



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

44, 36, & 81 Wilson Avenue, 45, & 55 Mt. Clinton Pike, 1411 & 1421 N Main St  
 Property Address 42-B-32, 42-B-33, 42-B-34,  
42-B-35, 42-B-36, 42-B-8C,  
42-B-9-A, 42-B-10 2.93 acres or sq.ft.  
Tax Map Parcel/ID Total Land Area (circle)

Existing Zoning District: R-2 Proposed Zoning District: R-8

Existing Comprehensive Plan Designation: Mixed Use

**PROPERTY OWNER INFORMATION**

Northside LLC 540-405-4495  
 Property Owner Name Telephone  
 9527 Centerville Rd. jemjam1@aol.com  
E-Mail

Bridgewater VA 22812  
 City State Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Gil Colman, PE - Colman Engineering 540-615-5107  
 Owner's Representative Telephone  
 1123 South High Street gil@colmanengineering.com  
E-Mail

Harrisonburg VA 22801  
 City State Zip

**CERTIFICATION**

*I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.*

PROPERTY OWNER James E. Moore DATE 10-6-2022

**REQUIRED ATTACHMENTS**

- Letter explaining proposed use & reasons for seeking change in zoning.
- Statement on proffers, if applying for conditional rezoning.
- Survey of property or site map.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis).

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

10/7/22 Total Fees Due: \$ paid  
 Date Application and Fee Received Application Fee: \$550.00 + \$30.00 per acre

JHD  
 Received By





CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

Change of Zoning District  
(Rezoning) Application  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

75 Wilson Avenue  
Property Address

42-B-8A, 42-B-8B  
Tax Map Parcel/ID

0.87  
Total Land Area

acres or sq.ft.  
(circle)

Existing Zoning District: R-2

Proposed Zoning District: R-8

Existing Comprehensive Plan Designation: Mixed Use

**PROPERTY OWNER INFORMATION**

Joseph & Linda Moore  
Property Owner Name

75 Wilson Ave.  
Street Address

Harrisonburg VA 22802  
City State Zip

540-421-6544  
Telephone

hme@comcast.net  
E-Mail

**OWNER'S REPRESENTATIVE INFORMATION**

Gil Colman, PE - Colman Engineering  
Owner's Representative

1123 South High Street  
Street Address

Harrisonburg VA 22801  
City State Zip

540-615-5107  
Telephone

gil@colmanengineering.com  
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Joseph & Linda Moore, Linda Moore  
PROPERTY OWNER

10-6-22  
DATE

**REQUIRED ATTACHMENTS**

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- Statement on proffers, if applying for conditional rezoning.
- Survey of property or site map.
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10/7/22  
Date Application and Fee Received

PAID  
Received By

Total Fees Due: \$ paid  
Application Fee: \$550.00 + \$30.00 per acre





**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Change of Zoning District  
(Rezoning) Application**  
[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

44 & 36 Wilson Avenue, 25, 35, 45, & 55 Mt. Clinton Pike, & 1431 N Main St  
 Property Address 42-B-32, 42-B-33, 42-B-34,  
42-B-35, 42-B-35-A, 42-B-36,  
42-B-10, 42-B-11 1.44 acres or sq.ft.  
 Tax Map Parcel/ID Total Land Area (circle)

Existing Zoning District: R-2, M-1 Proposed Zoning District: R-5

Existing Comprehensive Plan Designation: Mixed Use

**PROPERTY OWNER INFORMATION**

Northside LLC 540-405-4495  
 Property Owner Name Telephone  
 9527 Centerville Rd. jemjam1@aol.com  
 Street Address E-Mail  
 Bridgewater VA 22812  
 City State Zip

**OWNER'S REPRESENTATIVE INFORMATION**

Gil Colman, PE - Colman Engineering 540-615-5107  
 Owner's Representative Telephone  
 1123 South High Street gil@colmanengineering.com  
 Street Address E-Mail  
 Harrisonburg VA 22801  
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James E. Moore 10-6-22  
 PROPERTY OWNER DATE

**REQUIRED ATTACHMENTS**

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**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

10/7/22 Total Fees Due: \$ paid  
 Date Application and Fee Received Application Fee: \$550.00 + \$30.00 per acre

[Signature]  
 Received By





**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

44, 36, & 81 Wilson Avenue, 45, & 55 Mt. Clinton Pike, 1411 & 1421 N Main St  
 Property Address 42-B-32, 42-B-33, 42-B-34,  
42-B-35, 42-B-36, 42-B-8C,  
42-B-9-A, 42-B-10

Existing Zoning Classification: R-2

Special Use being requested: Allow for Townhouses in R-8 zoning

2.93 acres or sq.ft.  
Total Land Area (circle)

Tax Map

**PROPERTY OWNER INFORMATION**

Northside LLC  
 Property Owner Name 540-405-4495

9527 Centerville Road  
 Street Address Telephone

Bridgewater VA 22812  
 City State Zip jemjam1@aol.com

E-Mail

**OWNER'S REPRESENTATIVE INFORMATION**

Gil Colman, PE - Colman Engineering  
 Owner's Representative 540-615-5107

1123 South High Street  
 Street Address Telephone

Harrisonburg VA 22801  
 City State Zip gil@colmanengineering.com

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James E. Moore 10-6-22  
 PROPERTY OWNER DATE

**REQUIRED ATTACHMENTS**

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis). This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

10/7/22 Total Fees Due: \$ paid  
 Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre

[Signature]  
 Received By





**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

75 Wilson Avenue  
Property Address

42-B-8A, 42-B-8B  
Tax Map

0.87  
Total Land Area

acres or sq.ft.  
(circle)

Existing Zoning Classification: R-2

Special Use being requested: Allow for Townhouses in R-8 zoning

**PROPERTY OWNER INFORMATION**

Joseph & Linda Moore  
Property Owner Name

75 Wilson Ave.  
Street Address

Harrisonburg VA 22802  
City State Zip

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hme@comcast.net  
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*Joseph & Linda Moore, Linda Moore*  
PROPERTY OWNER

10-6-22  
DATE

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10/7/22  
Date Application and Fee Received

Total Fees Due: \$ Paid  
Application Fee: \$425.00 + \$30.00 per acre

*[Signature]*  
Received By





**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

**PROPERTY INFORMATION**

44 & 36 Wilson Avenue, 25, 35, 45, & 55 Mt. Clinton Pike, & 1431 N Main St  
 Property Address  
 Existing Zoning Classification: R-2 & M-1  
 Special Use being requested: Allow for more than 12 dwelling units per building in R-5 zoning

42-B-32, 42-B-33, 42-B-34,  
 42-B-35, 42-B-35-A, 42-B-36,  
 42-B-10, 42-B-11  
 Tax Map  
 1.44  
 Total Land Area  
 acres or sq.ft.  
 (circle)

**PROPERTY OWNER INFORMATION**

Northside LLC  
 Property Owner Name  
 9527 Centerville Road  
 Street Address  
 Bridgewater VA 22812  
 City State Zip  
 540-405-4495  
 Telephone  
 jemjam1@aol.com  
 E-Mail

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James E. Moore  
 PROPERTY OWNER  
 DATE 10-6-22

**REQUIRED ATTACHMENTS**

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis). This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

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**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

10/7/22  
 Date Application and Fee Received  
 Received By [Signature]  
 Total Fees Due: \$ paid  
 Application Fee: \$425.00 + \$30.00 per acre





**APPLICANT INFORMATION**

Northside LLC 540-405-4495  
 Applicant's Name Telephone  
 9527 Centerville Road jemjam1@aol.com  
 Street Address E-Mail  
 Bridgewater VA 22812  
 City State Zip

**APPLICANT'S REPRESENTATIVE INFORMATION (if applicable)**

Gil Colman, PE - Colman Engineering 540-615-5107  
 Applicant's Representative Telephone (work, fax, mobile)  
 1123 South High Street gil@colmanengineering.com  
 Street Address E-Mail  
 Harrisonburg VA 22801  
 City State Zip

Property Location: 44 & 36 Wilson Avenue, 25, 35, 45, & 55 Mt. Clinton Pike, 1411, 1421, & 1431 N Main St

Estimated Cost of Street/Alley Closing: Estimated area to be closed (A): <u>5,529</u> sq. ft. Estimated cost per sq. ft. (B): \$ <u>2.50</u> per sq. ft. Estimated total cost (A x B): \$ <u>13,822.50</u> <sup>1</sup>	Estimated area to be closed can be obtained from the Department of Community Development, City Hall, 2 <sup>nd</sup> Floor.  Estimated cost per sq. ft. must be obtained from the Real Estate Office, City Hall, 1 <sup>st</sup> Floor and documented by e-mail or letter attached to this application, or by staff initials here. Staff Initials: _____ Date: _____
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**CERTIFICATION**

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APPLICANT Jessie Moore DATE 10.6.22

**REQUIRED ATTACHMENTS**

- Letter providing a description of the proposed closure and reason for the desired closure.
- Location sketch of the street/alley to be closed or a survey of the property.<sup>2</sup>
- Email or Letter from Real Estate Office providing estimated costs if staff initials are not provided above.

**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

Date Application and Fee Received 10/3/22 Total Fees Due: \$ paid  
Application Fee: \$50.00<sup>3</sup>  
 Received By \_\_\_\_\_

<sup>1</sup> Adjacent property owners are entitled to purchase half of the street/alley and have 60-days to notify the City from the date of notification from the City following the first reading at City Council. If the adjoining property owners do not wish to purchase their half of the street/alley, the applicant will be required to purchase the remaining half. The final cost shall be a fair market value determined by the Real Estate Office and City Manager after the survey is provided by the applicant and after the first reading.

<sup>2</sup> The Department of Community Development can assist with the location sketch for this application. After the first reading, the applicant is responsible for providing a survey of property and metes and bound description (prepared by a surveyor, engineer, or other person duly authorized by the state). A survey is not required at the time of application for the first reading at City Council.

<sup>3</sup> The applicant is responsible for additional fees for newspaper advertisements prior to the first hearing at City Council.





1123 S. High Street  
Harrisonburg, VA 22801  
540-246-3712  
contact@colmanengineering.com

October 7, 2022

Adam Fletcher  
Director of Community Development  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

Mr. Fletcher,

The purpose of this letter is to seek rezoning and special use permit for the properties TM#'s 042-B-32-33, 042-B-34, 042-B-35, 042-B-35-A, 042-B-36, 042-B-8B, 042-B-8C, and portions of the properties TM#'s 042-B-8A, 042-B-9-A, 042-B-10, and 042-B-11, located south of Mt. Clinton Pike, south of Boulevard Avenue, and on either side of Wilson Avenue.

This request seeks to Rezone the above listed properties from R-2 and M-1 to R-8, small lot residential district; and to R-5, High Density Residential District. Special Use Permits are also requested to allow for townhomes on proposed R-8 zoned property, and to allow for multi-family dwellings of more than 12 units per building on the proposed R-5 zoned property. It is also requested that the Special Use Permits be allowed a 5-year period as a condition to commence and diligently pursue any City-authorized construction.

In addition to the proposed rezonings, a Right-of-Way (ROW) closing along Wilson Avenue is requested with the intent to proffer a Right-of-Way dedication along Mt. Clinton Pike contingent upon the approval of the requested ROW closing. The estimated area of the proposed ROW closing is approximately 5,529 sf, and the subsequent ROW dedication area is approximately 5,413 sf.

The total property area to be rezoned is 5.23± acres. Developing these properties will include improving Wilson Avenue, including street sidewalks, as well as internal walkways connecting to a proposed shared-use path along Mt. Clinton Pike and adjacent properties.

The proposed rezoning is planned as a townhome's development with apartment buildings along Mt. Clinton Pike, these will include for-sale and for rent-properties. This development will benefit the City of Harrisonburg by helping to alleviate the increasing need of housing in the city and surrounding area. This proposed development also aligns with the City's Comprehensive Plan as the area is designated as mixed use, with the intent to combine residential and non-residential uses in neighborhoods. The proposed development is adjacent to the Community Service Board property to the south, as well as existing and marketed commercial properties along and across North Main Street.

As required by the Subdivision ordinance, a Preliminary Plat will be needed for the creation of the proposed lots, which will require approval by Planning Commission and City Council. So, a Preliminary Plat request will follow the rezoning request. The preliminary plat request will include variances to the Subdivision Ordinance, including lots fronting private streets and variances to Appendix F, Local Street Standards, for requirements along Wilson Ave.

We believe the proposed rezoning aligns with the City Comprehensive Plan land use as described above, as well as the plan's goals to increasing the opportunity for home ownership.





We ask your recommendation for approval of this request with the attached associated proffers.

Thank you and staff for your consideration.

Northside, LLC  
9527 Centerville Road  
Bridgewater, VA 22812

Joseph & Linda Moore  
75 Wilson Avenue  
Harrisonburg, VA 22802



November 1, 2022

Adam Fletcher  
Director of Community Development  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

RE: Wilson Avenue Development Proposed Proffers associated with Rezoning Request

Mr. Fletcher,

As part of our rezoning request for the Wilson Avenue Properties TM#'s 042-B-32-33, 042-B-34, 042-B-35, 042-B-35-A, 042-B-36, 042-B-8B, 042-B-8C, and portions of the properties TM#'s 042-B-8A, 042-B-9-A, 042-B-10, and 042-B-11, we offer the following proffers:

1. As illustrated in the attached exhibit, if City Council approves the Wilson Avenue public street right-of-way closing request to close and convey at no cost the approximate 5,529 square feet of property to the applicant, then the applicant shall convey at no cost approximately 5,413 square feet of property to the City for additional Mt. Clinton Pike public street right-of-way. The applicant shall be responsible for completing all surveys and plats for both conveyances.
2. If the application to close a portion of Wilson Avenue is approved and the ROW exchange is completed, then applicant agrees to install a 10-foot-wide shared use path with 5-ft-wide grass strip along the road and a 2.5-ft grass strip on the opposite side of the path with an associated access easement set 6-inches behind the path's 2.5-ft grass strip.
3. Construct street improvements along Wilson Avenue to meet the minimum standards in the City's Design and Construction Standards Manual, Appendix F, for local street, or as approved by City Council through a preliminary plat with variance(s) request. The street improvements shall be required along the frontage of all parcels as shown on the exhibit.
4. Applicant will construct designated walkways to allow connectivity from the proposed shared-use path to Wilson Ave.
5. There shall be no vehicular entrances connecting the subject site to Mt. Clinton Pike.
6. Applicant will construct an open recreational area of at least 2,000 square feet which may include a playground, dog park, basketball court, benches and tables, or the like.
7. Multi-family units within the R-5 district may be occupied by a single family or no more than three (3) unrelated persons.
8. Multi-family unites within the R-5 district shall provide 1 parking space per dwelling unit with one bedroom or 1.5 parking spaces per dwelling unit with two or more bedrooms.

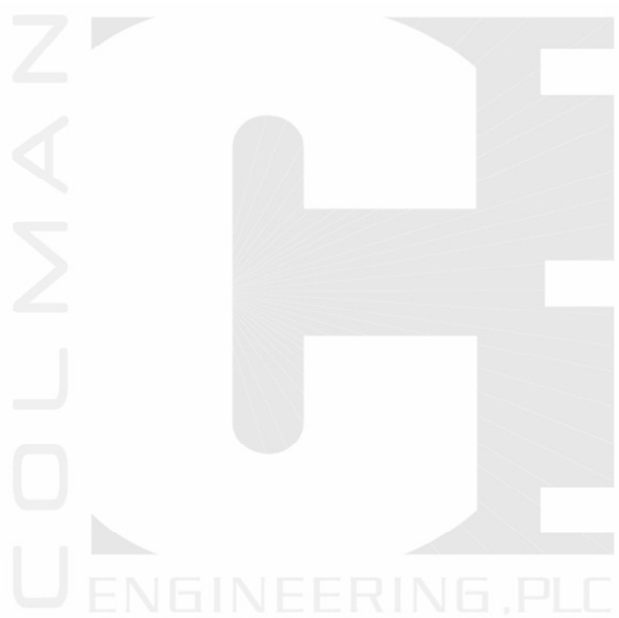




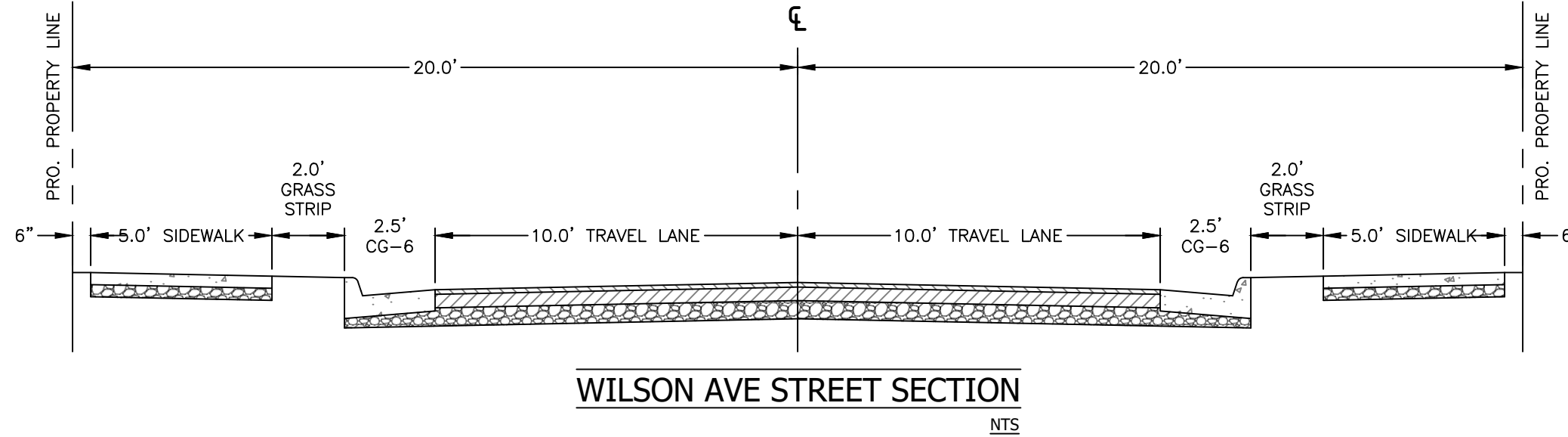
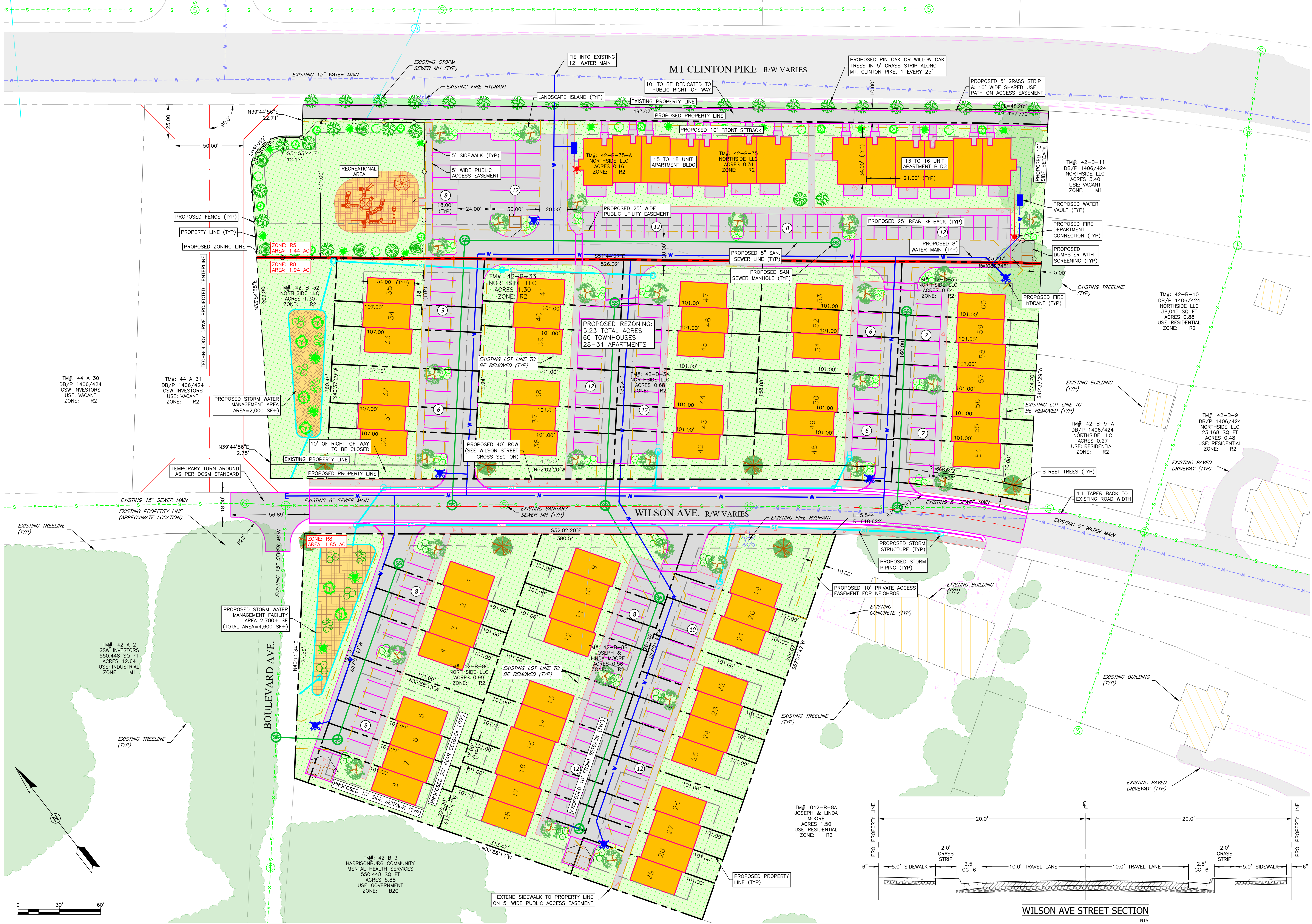
Regards,

Northside LLC  
9527 Centerville Road  
Bridgewater, VA, 22812

Joseph & Linda Moore  
75 Wilson Avenue  
Harrisonburg, VA 22802







Date: 11/4/2022  
 Scale: 1"=30'  
 Designed by: Gil Colman, PE  
 Drawn by: Josh Yoder, PE

Revision	Date	Description

**COLMAN**  
 ENGINEERING, PLLC

P.O. BOX 1764 | Harrisonburg, VA 22801 | Ph: (540) 246 3712  
 E-mail: contact@colmancivil.com | www.colmancivil.com

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**CONCEPTUAL SITE LAYOUT**  
 WILSON AVENUE DEVELOPMENT  
 Wilson Avenue Development  
 81 Wilson Ave.  
 Harrisonburg, VA 22801

Project No.  
**CE202229**

Drawing No.  
**C**  
 of 1 Sheets

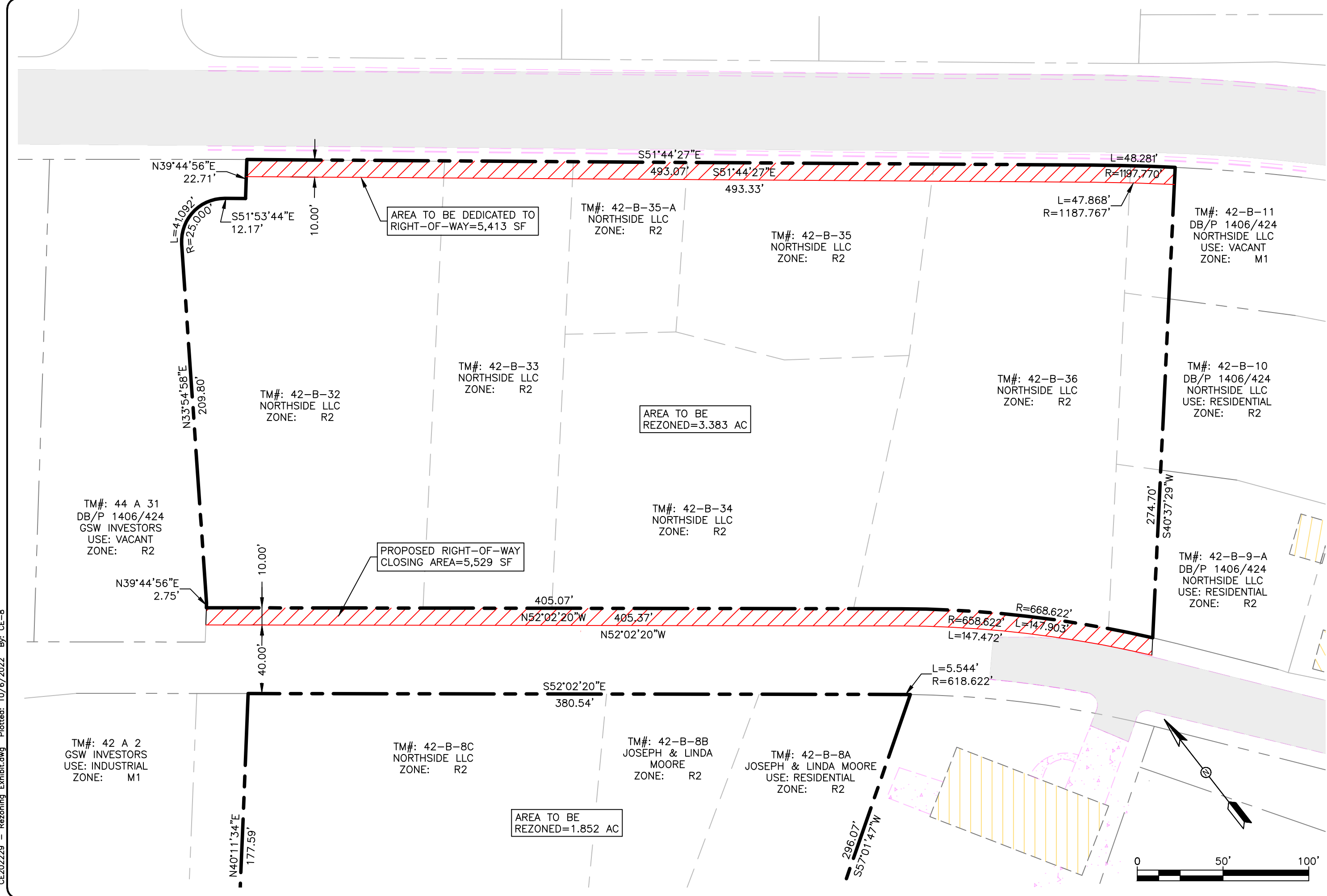


Revisions

Date: 10/6/2022  
 Scale: 1" = 50'  
 Designer: GLC  
 Drafter: JDY  
 Reviewer: GLC

**STREET CLOSING EXHIBIT**  
 WILSON AVE DEVELOPMENT  
 WILSON AVENUE DEVELOPMENT  
 81 WILSON AVE.  
 HARRISONBURG, VA

**COLMAN ENGINEERING .PLC**  
 1123 South High Street | Harrisonburg, VA 22801 | Ph: (540) 246-3712  
 Email: contact@colmanengineering.com | www.colmanengineering.com



CE202229 - Rezoning Exhibit.dwg Plotted: 10/6/2022 By: CE-8