

Date Application Received: 11-10-15

Total Paid: \$615.00 *Paid in Full AP*

## Application for Comprehensive Plan Amendment City of Harrisonburg, Virginia

### Section 1: Property Owner's Information

Name: Spotswood Country Club- Aki Heydarian-Gen. Manager; Ben Amoss-President  
Street Address: 1980 Country Club Rd Email: aheydarian@spotswoodcc.com  
City/State/Zip: Harrisonburg, VA 22801  
Telephone (work): 540.433.2659 (home or cellular): \_\_\_\_\_ (fax): 540.433.2619

### Section 2: Owner's Representative Information

Name: Spotswood Country Club- Aki Heydarian-Gen. Manager; Ben Amoss-President  
Street Address: 1980 Country Club Rd Email: aheydarian@spotswoodcc.com  
City/State/Zip: Harrisonburg, VA 22801  
Telephone (work): 540.433.2659 (home or cellular): \_\_\_\_\_ (fax): 540.433.2619

### Section 3: Description of Property

Location (street address): Northeast corner of E Market St and Country Club Rd  
Tax Map Number: Sheet: 73 Block: B Lot: 1 Total Land Area (acres or square feet): 8+/-  
Existing Comprehensive Plan Designation: conservation recreation Proposed Comprehensive Plan Designation: commercial  
Existing Zoning Classification: conservation recreation

### Section 4: Application Fee

\$375.00 plus \$30.00 per acre, and if applicable, Fees for a Traffic Impact Analysis (TIA) Review (see below)

$375.00 + (8 \times 30) = \$615$

- (a) Would the development from this Comprehensive Plan Amendment require a Traffic Impact Analysis by VDOT?  
Yes \_\_\_\_\_ No X

*If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.*

*PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.*

- (b) Would the development from this Comprehensive Plan Amendment require a Traffic Impact Analysis review by the City?  
Yes X No \_\_\_\_\_

*If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review. TIA payment included w/ Rezoning application*

*PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.*

### Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: N/A  
East: \_\_\_\_\_  
South: \_\_\_\_\_  
West: \_\_\_\_\_

### Section 6: Certification

I certify that the information contained herein is true and accurate. Signature: \_\_\_\_\_

*B.A. Amoss*

Property Owner

*See Back for Items Required for Submission*

Date Application Received: 11-10-15

*Paid in Full AT*

Total Paid: \$615 + \$1000 = \$1615

## Application for Change of Zoning District City of Harrisonburg, Virginia

### Section 1: Property Owner's Information

Name: Spotswood Country Club- Aki Heydarian-Gen. Manager; Ben Amoss-President  
Street Address: 1980 Country Club Rd Email: aheydarian@spotswoodcc.com  
City/State/Zip: Harrisonburg, VA 22801  
Telephone (work): 540.433.2659 (home or cellular): \_\_\_\_\_ (fax): 540.433.2619

### Section 2: Owner's Representative Information

Name: Richard Blackwell - Blackwell Engineering  
Street Address: 566 E Market St Email: dick@blackwellengineering.com  
City/State/Zip: Harrisonburg, VA 22801  
Telephone (work): 540.432.9555 (home or cellular): 540.820.2664 (fax): 540.434.7604

### Section 3: Description of Property

Location (street address): Northeast corner of E Market St and Country Club Rd  
Tax Map Number: Sheet: 73 Block: B Lot: 1 Total Land Area (acres or square feet): 8  
Existing Zoning District: R-1 Proposed Zoning District \* : B-2C  
Existing Comprehensive Plan Designation: Conservation Recreation

*\*If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper*

### Section 4: Application Fee

\$375.00 plus \$30.00 per acre, and if applicable, Fees for a Traffic Impact Analysis (TIA) Review (see below)  
*375 + (8 x 30) = 615*

- (a) Would the development from this rezoning require a Traffic Impact Analysis by VDOT?  
Yes \_\_\_\_\_ No x

*If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.*

*PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.*

- (b) Would the development from this rezoning require a Traffic Impact Analysis review by the City?  
Yes x No \_\_\_\_\_


*If yes, then an additional \$1,000.00 must be made payable to the City to cover costs associated with the TIA review.*

*PLEASE NOTE - If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.*

### Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: Per conversation with Alison, not included with this application  
East: \_\_\_\_\_  
South: \_\_\_\_\_  
West: \_\_\_\_\_

### Section 6: Certification

I certify that the information contained herein is true and accurate. Signature:   
Property Owner

*See Back for Items Required for Submission*





December 3, 2015

Mr. Adam Fletcher  
Sr. Planner  
City of Harrisonburg  
409 South Main Street  
Harrisonburg, VA 22801

Reverence: Comprehensive Plan Amendment and Rezoning Application for a portion of Spotswood Country Club.

Dear Mr. Fletcher,

It is requested that approximately eight (8) acres on the corner of East Market Street and Country Club Road be rezoned from R-1 to B-2C. In addition, it is requested that the Comprehensive Plan be amended from "Conservation Recreation" to "Commercial" for the eight (8) acres (see attached proposed general boundary to be changed to Commercial).

At this time, all the actual uses are not finalized, however, a variety of uses were used to determine the likely maximum peak hour traffic volumes. The TIA has been submitted to the Public Works Department.

1. Only the following uses allowed in the B-2 General Business District will be allowed:

- a. Mercantile establishments which promote the show, sale and rental of goods, personal service establishments, restaurants and other shops and stores customary to shopping centers and convenience outlets.
- b. Governmental, business and professional offices and financial institutions.
- c. Hotels, motels and similar types of transient accommodations. Nontransient housing facilities are not permitted nor may existing housing facilities be expanded.
- d. Theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. In addition, customary recreational and leisure-time activities which are compatible with surrounding uses are permitted.
- e. Religious, educational, charitable or benevolent institutional uses which do not provide housing facilities.
- f. General service or repair shops permitted by right in the B-1 Central Business district but without the limitation as to the number of employees.
- g. Pet shop or pet grooming establishment and animal hospitals however outdoor space shall not be permitted.
- h. Public utilities, public service or public transportation uses or buildings, generating, purification or treatment plants, water storage tanks, pumping or regulator stations, telephone exchange and transformer or substations.
- i. Public and privately owned parking lots and parking garages.
- j. Research and development activities which do not cause any more smoke, dust, odor, noise, vibration or danger of explosion than other uses permitted in this district and which involve no more than fifteen (15) percent of the gross floor area in the assembling or processing of products. Any assembling or



processing shall only involve products developed on the premises. All services and storage shall be conducted within the principal structure which is to be completely enclosed.

- k. Plant nurseries and greenhouses provided any outside storage of materials, other than plants, must be screened.
  - l. Public uses.
  - m. Vehicle fuel stations. Vehicle excludes over the road tractors, their trailers, heavy equipment, manufactured homes, industrialized buildings, and agricultural equipment. No vehicle salvage, storage of inoperable vehicles, or sale of junk is allowed.
  - n. Concealed wireless telecommunications facilities, industrial microcells, distributed antenna systems, and macrocells. Telecommunications towers are permitted only by special use permit. Wireless telecommunications facilities are further regulated by article CC.
  - o. Accessory buildings and uses customarily incidental to any of the above listed uses.
2. Only the following uses are permitted by Special Use Permit:
3. Traffic and street improvements as recommended by the Traffic Impact Analysis completed by Ramey Kemp, RKA Project 15175 dated October 2015, shall be constructed and implemented as required by the City of Harrisonburg. In addition, any traffic and street improvements recommended by revisions to the identified TIA or by future TIAs completed for planned uses on the subject property shall be constructed and implemented as required by the City of Harrisonburg.

Sincerely,

Aki Heydarian  
General Manager