

CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

**Change of Zoning District
(Rezoning) Application**
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

2580 South Main Street
Property Address

2-B-5
Tax Map Parcel/ID
2.5 acres _____ acres or sq.ft.
Total Land Area (circle)

Existing Zoning District: M-1

Proposed Zoning District: R-3

Existing Comprehensive Plan Designation: _____

PROPERTY OWNER INFORMATION

Todd Stone

804-399-9998

Property Owner Name
2580 South Main Street

Telephone
todd@toddstonelaw.com

Street Address
Harrisonburg VA 22801
City State Zip

E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative

Telephone

Street Address

E-Mail

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

12/5/25
DATE

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.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

12/5/25

Date Application and Fee Received

Total Fees Due: \$ 640 (Paid)
Application Fee: \$550.00 + \$30.00 per acre

Received By

Proffer Statement

In connection with the rezoning request for +/- 2.5 acre portion of the parcel addressed as 2580 South Main Street and identified as tax map parcel 2 B 5, I hereby proffer that the use and development of the subject property shall be in strict accordance with the conditions set forth in this submission.

1. There shall be no more than three dwelling units.
2. The following uses shall be prohibited:
 - a. College and university buildings and functions, which are either owned or leased by such institutions, and which may include fraternities and sororities.
 - b. Cemeteries.
3. All traffic generating uses shall be limited to a combined total of 100 vehicle trips in either the AM or PM peak hour as calculated using the latest edition of the Institute of Transportation Engineer's Trip Generation Manual unless the property owner first, at their cost: (1) completes a Traffic Impact Analysis approved by the City Department of Public Works and (2) implements all identified mitigation measures or improvements. The City Department of Public Works may, in its sole discretion, waive, in whole or in part, completion of a Traffic Impact Analysis or any identified mitigation measures or improvements.



Todd B. Stone

12/5/25
Date

Rezoning Application for 2580 South Main Street, Harrisonburg

Applicant/Owner: Todd Stone

Tax Map Parcel: 2-B-5

Total Acreage: 13.125 acres

Existing Zoning: M-1 (General Industrial)

Proposed Rezoning: ~2.5 acres to R-3 (Medium Density Residential)

Address: 2580 South Main Street, Harrisonburg, VA

Owner contact information:

Todd Stone; Tel. 804-399-9998; Email. Todd@ToddStoneLaw.com

Alexandria Stone; Tel. 804-297-5792; Email. AlexStoneRva@ProtonMail.com



Aerial Overlay

General Map: Property Viewer

Additional GIS Maps

Real Estate Information System

Address or Tax Map Number

Main

E Mosby Rd

Chesapeake Western Railway

Blacks Run

Railway

Selected features: 0

200 ft

Commonwealth of Virginia, Microsoft, Vantor | City of Harrisonburg | Esri Powered by Esri

This aerial map displays a property viewer interface for the City of Harrisonburg. The map shows a mix of industrial and residential areas. Two parcels are highlighted: one in green and one in orange. The green parcel is located along Main Street and E Mosby Rd, containing several industrial buildings and shipping containers. The orange parcel is a larger, irregularly shaped area to the east, containing a mix of industrial buildings, shipping containers, and a small residential structure. The map includes a scale bar (200 ft), a compass rose, and various street and railway labels. A search bar at the top right allows users to enter an address or tax map number. The bottom right corner displays the text "Selected features: 0".

◆ Rezoning Area Description

The area proposed for rezoning is approximately 2.5 acres of the larger 13.125-acre parcel, located in the southeastern portion of the property. It includes:

- An existing single-family home and historic barn structure
- A proposed 2,000 square foot (estimated) addition to the residence
- Landscaped open area currently in residential use

This 2.5-acre section is currently shaded yellow on the accompanying “Aerial Overlay” and contains the primary residential structures. Survey dated “October 24, 2024” is attached with proposed lines for rezoning drawn (in blue) by Owner/Applicant.

■ Access Description

A 50-foot wide strip, ***shaded in green on the accompanying “Aerial Overlay”***, will serve as access. It connects the proposed residential area to South Main Street. This strip will provide:

- Primary vehicle access for residential use
- Emergency vehicle and service access
- Planned future driveway upgrades

Approximate Area Of Proposed Renovation

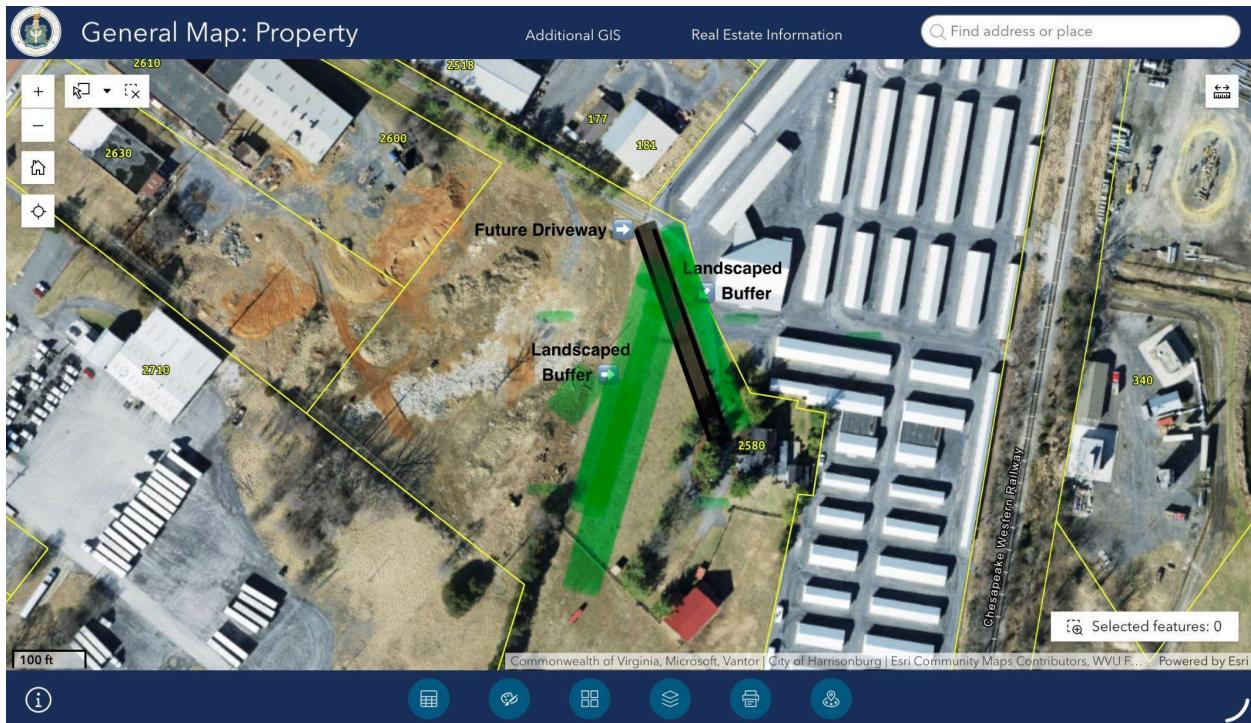


• Proposed Renovation and Use

The applicant proposes:

- A 2,000 sq ft addition (estimated) to the existing residence (expanding livable space for multigenerational housing needs)
- Continued use of the historic barn for non-commercial personal purposes
- Improvement of landscaping and fencing to better delineate residential use from the surrounding industrial zoning. Future plans include improvements to the driveway/easement to create a visually improved entrance for the property as well as the remaining land surrounding the property to be improved.

Driveway Development



Adjoining Properties and Remaining Parcel

- The property to the area to be rezoned is adjacent to the storage facility which is owned by the homeowner and siblings.
- The homeowner plans improvements to the driveway (a 50' wide access to South Main Street) that would allow for future development while also creating a more private residential entrance to the home property. (See "*Driveway Development*")
- Landscape buffer (Including 32 trees recently planted and additional planned landscaping buffer) will allow for the home to retain a unique residential character while also allowing remaining parcels to be considered for future development consistent with the Harrisonburg Comprehensive Plan.

Good Faith Residential Improvements

In preparation for this rezoning request, we have already undertaken several steps to enhance the residential character and livability of the property. These efforts include:

- **Fencing and Privacy:** We have installed new fencing around the home to create a more defined residential area and provide privacy from the surrounding industrial properties.

- **City Sewer Connection:** We have voluntarily connected the house to the city sewer system, investing significantly to ensure it meets modern residential standards. The septic system that the home has used since it was built has been emptied and deleted.
- **Landscaping and Tree Planting:** We've planted approximately 32 trees along the front lawn to create a natural buffer, enhancing the aesthetic appeal and separation from adjacent properties.
- **Cottage Renovation:** We are currently renovating the small cottage behind the main house to bring it up to modern residential standards, further aligning the property with the intended R-3 residential zoning.

These improvements reflect our commitment to integrating the property more harmoniously into the residential fabric of the neighborhood.

• **Justification for Rezoning**

- The historic home has always been used for residential purposes and is not suitable for industrial development. The brick portion of the home was built around 1805 and the frame portion in the early 1900's. Homeowners wish to relocate from Richmond to Harrisonburg to renovate and reside on the property, which was the homeowner's childhood home.
 - The land was originally part of a land grant to Robert Cravens who is said to have gotten his land on the same day that his brother-in-law, Thomas Harrison, received his land. (See *"Land Grant History"* prepared by I.L. Terrell in 1976).
 - The home is one of the oldest homes in the Harrisonburg/Rockingham County area and has a significant connection to the early days of Harrisonburg. Requiring it to be in a manufacturing/industrial zone some two-hundred and twenty years after it was built would be inconsistent with the preservation of its historic character and the broader cultural heritage of the City of Harrisonburg.
 - The home is currently considered a non-conforming use. Renovation will allow the home to be updated to accommodate the homeowners' two adult children with disabilities who will always need to reside with their parents as well as allow the homeowners to proactively consider development opportunities in Harrisonburg.
 - Rezoning would allow the homeowner to complete necessary renovations in accordance with the City's zoning and permitting processes.
 - The change would align the zoning with the actual use and enhance compatibility with surrounding residential and mixed-use areas nearby.
 - The remainder of the parcel (approximately 10.6 acres) would retain M-1 zoning.

Land Grant History

I. L. TERRELL
1097 SOUTH MAIN STREET
HARRISONBURG, VIRGINIA 22801

May 17, 1976

Mr. Giles Stone
211 E. Mosby Road
Harrisonburg, Virginia

Dear Mr. Stone,

Attached is a copy of the Rockingham County Historic Sites Survey report of the brick house. This was prepared in 1935 and is, of course not up to date.

I was delighted to realize that the house was built earlier than I had guessed and would venture to say that this date (1805) is correct. This makes it one of the earlier brick houses in the county and adds to the romance of it.

Please let me know if I can be of any further assistance.

Very truly yours

Jim Terrell

I would like to come back and take some photographs for the Virginia Historic Landmarks Register.

SUBJECT: The Jeremiah Kyle Place.

PRESENT OWNER: Dr. Ashby Turner, November 9, 1936

DATE BUILT: Not definitely known; Supposedly not long after 1805.

NAMES OF ORIGINAL TO PRESENT DAY OWNERS (1936)

- a. John Cravens by grant, 400 acres, Sept. 10, 1755, B.R.D.B. 00, page 73.
- b. Robert Cravens, son of John Cravens, by inheritance, 1778.
- c. William Cravens, partly by inheritance and purchase of other heirs of Robert Cravens, 339 acres, Nov. 14, 1794, B.R.D.B. 00, page 73.
- d. Jeremiah Kyle from William Cravens, April 13, 1805, 441 acres for 2,700 pounds, B.R.D.B. 000, page 244.
- e. St. Clair Kyle by inheritance from father, Jeremiah Kyle and by division, 1832. B.R.D.B. 10, page 444.
- f. John Landes from St. Clair Kyle, April 1, 1850, 138 acres, \$7,267.00, B.R.D.B. 22, page 511
- g. Daniel Landes from John Landes, May 5, 1856, 115 acres, \$5,750.00, B.R.D.B. 29, page 106.
- h. David Landes from Daniel Landes, Dec. 6, 1867, acres not given, \$3,789.00, D.B. 3, page 41.
- i. Damiel Landes from David H. Landes, Dec. 6, 1867, 26 acres, 2 rods, 30 poles, D.B. 3, page 40.
- j. John A. Landes by inheritance, etc., from Daniel Landes March 1902, D.B. 166, page 485.
- k. Etta B. Landes, etc., by inheritance from John A. Landes,
- l. Dr. Ashby Turner, present owner, from Etta B. Landes, etc., Nov. 9, 1935., 40.344 acres, \$6,500.00, D. B. 166, page 485.

All the land in this immediate vicinity was patented by the Cravens. Robert Cravens, the pioneer and father of John, William, Robert and other children, seemed to have joined or to be adjacent to what became later the Kyle place. This land was patented to John Cravens in 1755 and consisted of 400 acres. John had other lands besides, both by patent and by purchase from others.

Robert the pioneer, is said to have gotten his first grant on the same day that his brother-in-law, Thomas Harrison received his about 1744. This first patent was located on a branch of Smith's Creek, northeast of Harrisonburg and not far distant from the town, then known only as Thomas Harrison's. Robert died in 1762 or 1769. He and his sons were large land owners, their holdings totaling something over two thousand acres.

Jeremiah Kyle came into possession of the property in 1805 and is supposed to have built the present brick residence. Just when he built the house is not definitely known but it is supposed to have been not long after 1805.

The farm and beautiful house now owned by the Trinity Presbyterian Church on South High Street was a gift by Jeremiah to his son Robert M. Kyle, the consideration being "natural love and affection" The house was built in 1825. The Kyles were all well-to-do, Robert M. considered the wealthiest man in the county at the time of his death.

St. Clair Kyle and George W. Kyle, two other sons of Jeremiah, inherited from their father, and by division this property which was sold to John Landes, April 1, 1850.

Attachment:

Survey and Description

The proposed rezoning boundary would be described as follows with respect to the attached survey by Benner and Associates dated "October 24, 2024", approximate line drawn in blue by Owner/Applicant.

Metes and Bounds Description:

Beginning at a point located along the existing boundary between Line L14 and Line L15, as shown on the attached survey; thence running south 17 degrees 44 minutes 10 seconds east a distance of approximately 450 feet, said line running generally parallel with Line L9; thence running south 51 degrees, 48 minutes, 21 seconds east for a distance of approximately 325 feet, said line running generally parallel with Line L10; thence to the existing eastern property line of the subject parcel, enclosing the existing barn, as shown on said survey.

The point of intersection of the two proposed rezoning boundary lines is located approximately 75 feet from the existing point of intersection between Lines L9 and L10, as depicted on the attached survey.

SUBDIVISION PLAT
DIVISION OF TAX MAP PARCEL 2 (B) 4
AND TAX MAP PARCEL 2 (B) 5

CITY OF HARRISONBURG, VIRGINIA
OCTOBER 24, 2024

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, CONTAINING 23.223 ACRES, MORE OR LESS, AND DESIGNATED AS SUBDIVISION PLAT DIVISION OF TAX MAP PARCEL 2 (B) 4 AND TAX MAP PARCEL 2 (B) 5, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF.

THE 10.087 ACRES OF LAND HEREBY SUBDIVIDED IS THE LAND CONVEYED TO STONE ENTERPRISES, L.L.C., BY GILES R. STONE AND DONNA S. STONE BY DEED DATED OCTOBER 7, 1999, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA, IN DEED BOOK 1744, PAGE 179, AND DEED BOOK 1322, PAGE 731.

THE 13.136 ACRES OF LAND HEREBY SUBDIVIDED IS THE LAND CONVEYED TO THE GILES R. STONE TRUST AGREEMENT DATED AUGUST 27, 1997, BY THE FOLLOWING DEEDS:

1. BY SUTER'S CABINET SHOP, INCORPORATED, BY DEED DATED DECEMBER 4, 2019, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA, IN DEED BOOK 5194, PAGE 538.
2. BY GILES R. STONE AND DONNA S. STONE, BY DEED DATED JANUARY 28, 2019, AND RECORDED ^{IN} IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA, IN DEED BOOK 5083, PAGE 50.

A SUBDIVISION PLAT OF TAX PARCELS 2 (B) 4 AND 2 (B) 5, DATED MAY 25, 2023, WAS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA, IN DEED BOOK 5720, PAGE 116.

GIVEN UNDER MY HAND THIS _____ DAY OF _____ 2024.

STONE ENTERPRISES, L.L.C.

BY: _____

TITLE

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF _____, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
_____, 2024, BY _____ ON BEHALF OF STONE
ENTERPRISES, L.L.C..

NOTARY PUBLIC

REGISTRATION NO. _____

MY COMMISSION EXPIRES: _____

GIVEN UNDER MY HAND THIS _____ DAY OF _____ 2024.

GILES R. STONE TRUST AGREEMENT DATED AUGUST 27, 1997

BY: _____

TITLE

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF _____, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF
_____, 2024, BY _____ ON BEHALF OF THE GILES R.
STONE TRUST AGREEMENT DATED AUGUST 27, 1997.

NOTARY PUBLIC

REGISTRATION NO. _____

MY COMMISSION EXPIRES: _____

BENNER & ASSOC., INC.

8 PLEASANT HILL ROAD
HARRISONBURG, VA 22801
510-171-0027

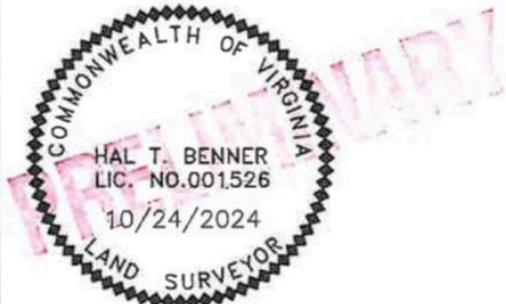
NOTE:

THE APPROVAL OF THE DIRECTOR OF COMMUNITY DEVELOPMENT IS NOT REQUIRED AS THE SUBDIVISION DOES NOT CREATE LOTS CONTAINING LESS THAN FIVE (5) ACRES.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE PLANNING COMMISSION AND ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 24th DAY OF OCTOBER, 2024.

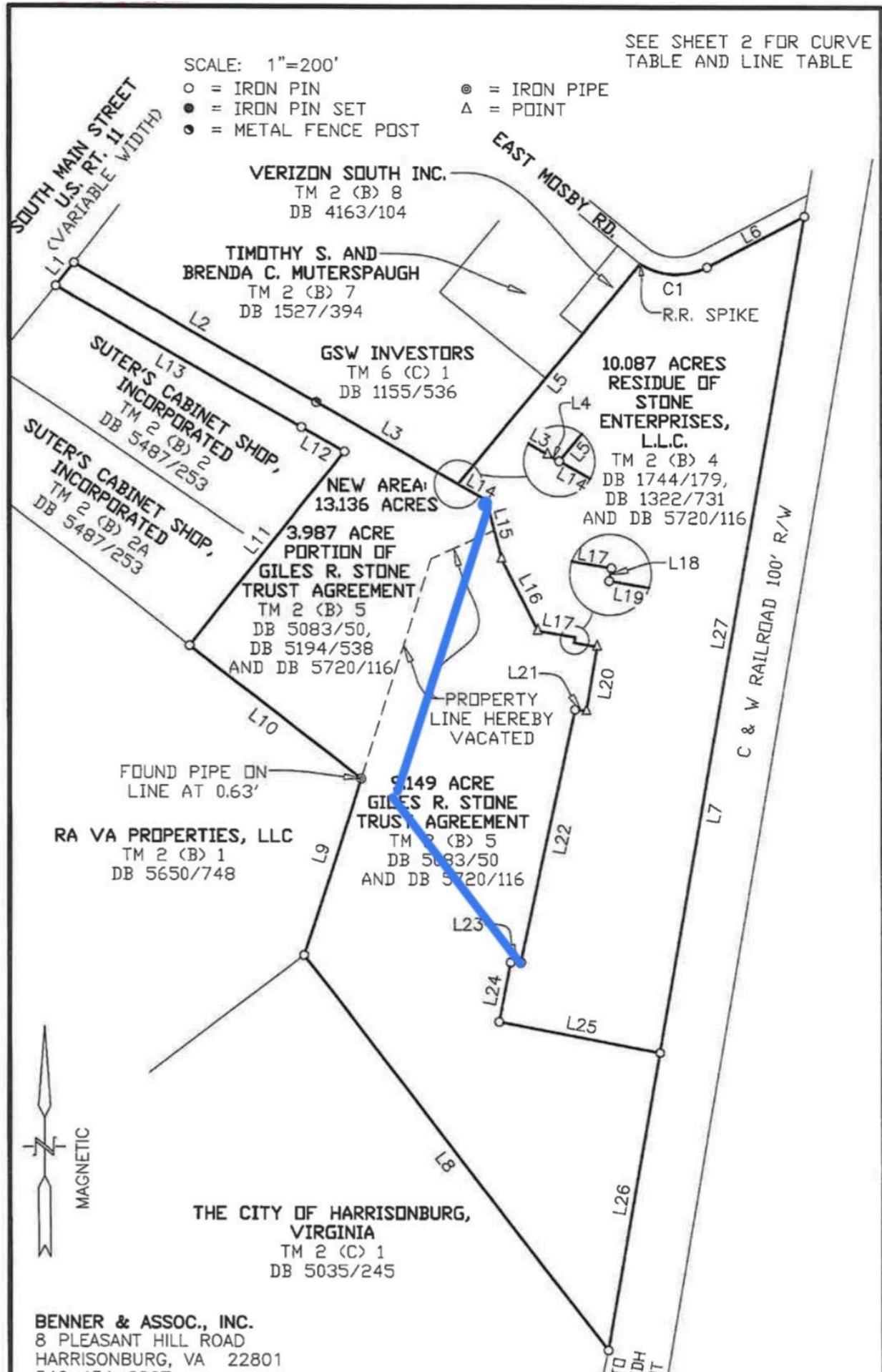


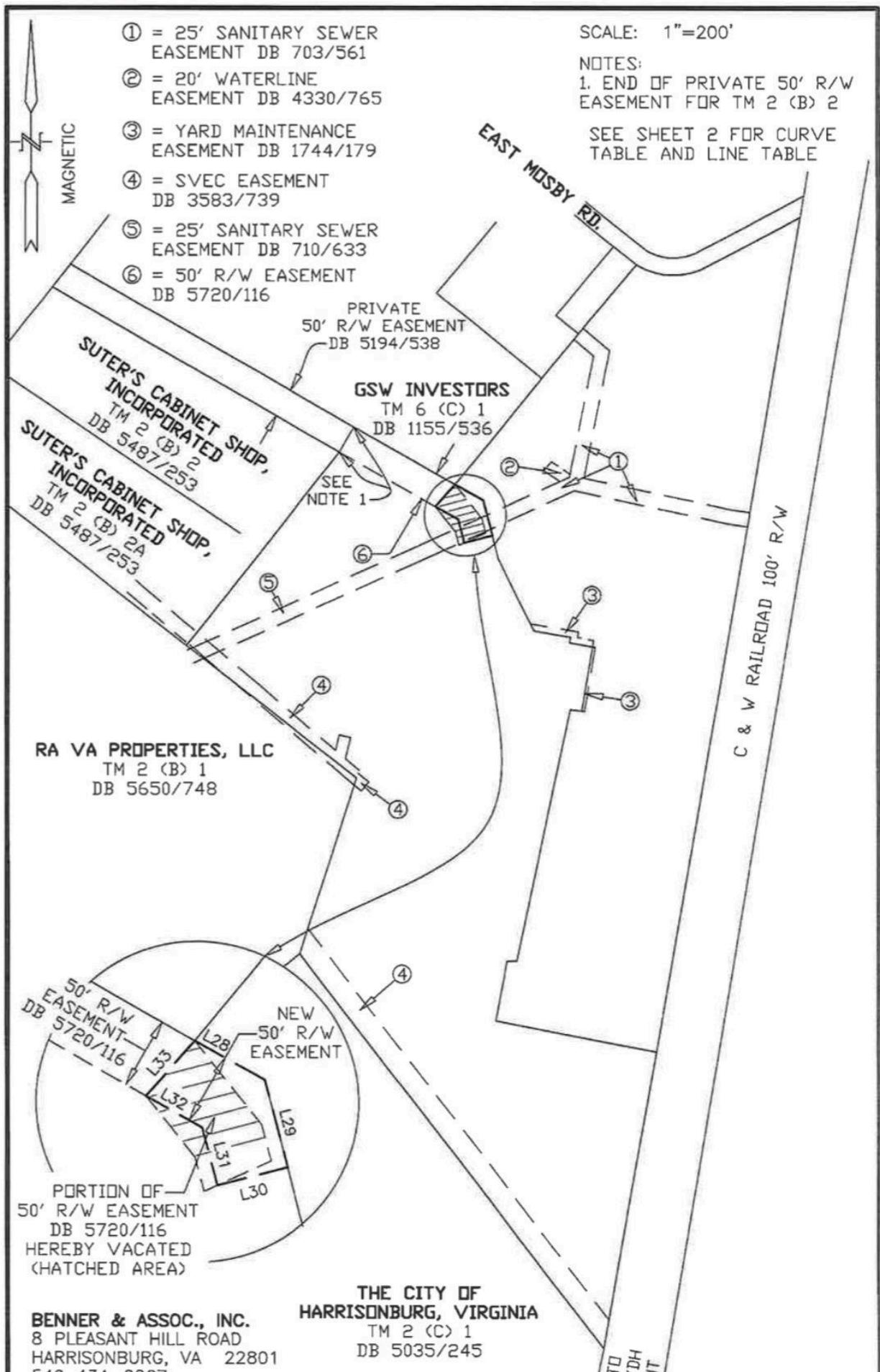
LINE	BEARING	DISTANCE
L1	N 38°15'00" E	50.53'
L2	S 60°03'56" E	479.80'
L3	S 60°06'39" E	277.26'
L4	S 60°06'39" E	5.74'
L5	N 39°25'18" E	492.59'
L6	N 62°14'04" E	188.95'
L7	S 09°49'34" W	1991.68'
L8	N 37°17'48" W	860.63'
L9	N 17°44'10" E	320.70'
L10	N 51°48'21" W	372.39'
L11	N 38°11'39" E	426.53'
L12	N 60°06'39" W	83.66'
L13	N 60°03'56" W	487.13'
L14	S 60°29'38" E	55.00'
L15	S 14°32'53" E	105.00'
L16	S 26°30'11" E	138.86'
L17	S 80°13'49" E	64.28'
L18	S 09°46'11" W	9.97'
L19	S 80°12'09" E	40.14'
L20	S 09°19'05" W	113.44'
L21	N 82°39'58" W	19.97'
L22	S 12°02'05" W	446.51'
L23	N 88°48'32" E	17.12'
L24	S 10°58'10" W	104.56'
L25	S 79°01'50" E	280.43'
L26	S 09°49'34" W	524.26'
L27	S 09°49'34" W	1467.42'

NEW 50' R/W

LINE	BEARING	DISTANCE
L28	S 60°29'38" E	55.00'
L29	N 14°32'53" W	63.26'
L30	N 75°27'07" E	50.00'
L31	S 14°32'53" E	42.15'
L32	S 60°29'38" E	43.87'
L33	S 40°58'33" W	50.95'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	117.71'	120.15'	115.00'	S 87°10'44" E	58°28'57"







City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**
www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information	
Consultant Name:	
Telephone:	
E-mail:	
Owner Name:	Todd Stone
Telephone:	804-399-9998
E-mail:	todd@toddstonelaw.com
Project Information	
Project Name:	Stone Home Rezoning
Project Address:	2580 South Main Street
TM #:	2-B-5
Existing Land Use(s):	Single Family Housing
Proposed Land Use(s): (if applicable)	N/A
Submission Type:	Comprehensive Site Plan <input type="radio"/> Special Use Permit <input type="radio"/> Rezoning <input checked="" type="radio"/> Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Rezoning to allow an addition to the existing single family house. Allows for up to three units to be built on the parcel.
Peak Hour Trip Generation (from row 15 on the second page)	
AM Peak Hour Trips:	1
PM Peak Hour Trips:	2

(reserved for City staff)

TIA required? Yes No ✓

Comments:

[Large empty box for comments]

Accepted by: Timothy Mason

Date: 12/09/2025

Peak Hour Trip Generation by Land Use						
Row	ITE Land Use	ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Single Family Detached Housing	210	Dwelling Unit	3	2
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips				2	3
8	Existing #1	Single Family Detached Housing	210	Dwelling Unit	1	1
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips				1	1
15	Final Total (Total New – Total Existing)				1	2

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.