



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

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June 27, 2025

**TO THE MEMBERS OF CITY COUNCIL
CITY OF HARRISONBURG, VIRGINIA**

SUBJECT: *Consider a request to rezone 310 West View Street*

**EXTRACT FROM THE DRAFT MINUTES OF HARRISONBURG PLANNING
COMMISSION MEETING HELD ON: June 11, 2025**

Chair Baugh read the request and asked staff to review.

Ms. Soffel said the applicant is requesting to rezone a +/- 30,000 square foot property from R-1, Single-Family Residential District, to R-8C, Small Lot Residential District Conditional. The property is addressed as 310 West View Street and is identified as tax map parcel 26-U-12. If approved, the applicant plans to construct an addition to the first floor, extending west toward the alley, in the area currently occupied by an existing carport.

The applicant explains in their letter that “[w]hile there is ample room on the site to the southeast of the existing home, the grade drops dramatically, and an addition here would greatly increase the cost and impede the functionality of the walk-out basement on that side of the house.” The flatter terrain closer to the alley presents a more viable option for the proposed addition but would not be possible in the current R-1 zoning district.

Proffers

The applicant has offered the following proffer (written verbatim):

The use of the subject property shall be limited to those uses permitted by right in the R-8 Small Lot Residential District. However, no more than one dwelling unit shall be permitted on the property.

In the R-8 district, single-family detached homes and duplexes are allowed by right so long as, among other things, lot area and dimensional requirements are met. The submitted proffer prevents more than a single unit within the R-8-zoned area.

Land Use

The Comprehensive Plan designates this site as Low Density Residential and states:

These areas consist of single-family detached dwellings in and around well-established neighborhoods with a target density of around 4 dwelling units per acre. The low density residential areas are designed to maintain the character of existing neighborhoods. It should be understood that established neighborhoods in this designation could already be above 4 dwelling units per acre.

The rezoning request, with the proffer, retains the target density for the Low Density Residential Land Use Guide Designation.

Transportation and Traffic

A traffic impact analysis (TIA) was not required for the rezoning request.

Public Water and Sanitary Sewer

Staff has no concerns with the requested rezoning regarding water and sewer matters.

Housing Study

Rezoning this property to R-8 will not impact housing because the property currently has one single-family detached dwelling, and the proffer restricts the property to one dwelling unit.

Public Schools

If the rezoning is approved, no additional dwelling units would be added to the property; therefore, the student generation is zero.

Conclusion

The rezoning request, with the proffer, retains both the occupancy and density of the R-1, Single-Family Residential District and aside from reduced setbacks maintains the development expectations of the surrounding neighborhood. Staff recommends approval of the rezoning.

Recommendation

Staff recommends approval of the rezoning request.

Chair Baugh asked if there any questions for staff.

Councilmember Dent said I have a question about the retaining wall. It looks like the proposed addition abuts to it.

Ms. Soffel said the retaining wall on the left image [referring to the screen]?

Councilmember Dent said along the alley.

Ms. Soffel said that may be a question for the applicant. I do not recall seeing that it was a significant grade adjustment towards that side.

Councilmember Dent said on the drawing it looks like the addition is well within that retaining wall.

Commissioner Nardi said it does not meet it. It does not go all the way over.

Chair Baugh asked if there were any more questions for staff. Hearing none, he invited the applicant or applicant's representative to speak to their request.

Stacy Rose, the applicant, called in to speak to the request. He said I am here to answer any questions you may have.

Chair Baugh said it is pretty straight forward. It seems like you can understand why you would want to build on the other side of the house.

Chair Baugh thanked the applicant and opened the public hearing and invited anyone in the room or on the phone to speak to the request. Hearing none, he closed the public hearing and opened the matter for discussion.

Vice Chair Finegan said Mister Chair if there are no other folks wanting to weigh in, I support this. I was there yesterday on the site tour and do not have any concerns and move to approve.

Commissioner Nardi seconded the motion.

Chair Baugh called for a roll call vote.

Commissioner Nardi	Aye
Vice Chair Finnegan	Aye
Councilmember Dent	Aye
Commissioner Alsindi	Aye
Commissioner Washington	Aye
Commissioner Porter	Aye
Chair Baugh	Aye

The motion to recommend approval of the rezoning request passed (7-0). The recommendation will move forward to City Council on June 8, 2025.