

Total Fees Due: \$ 580<sup>00</sup>  
Application Fee: \$550.00 plus \$30.00 per acre

Date Application & Fee Received: 11-27-18  
Received by: ABank

## Application for Change of Zoning District (Rezoning) City of Harrisonburg, Virginia

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

### Section 1: Description of Property

Location (street address): 120 Waterman Drive  
Tax Map Number: Sheet: 36 Block: M Lot: 10 Total Land Area: 24,171 acres or sq. ft.  
Existing Zoning District: M-1 Proposed Zoning District: B-2  
Existing Comprehensive Plan Designation: Commercial

### Section 2: Property Owner's Information

Property Owner's Name: The Club, Inc  
Street Address: 120 Waterman Dr. Email: ais11bvet@gmail.com  
City: Harrisonburg State: VA Zip: 22802  
Telephone: Work: \_\_\_\_\_ Fax: \_\_\_\_\_ Mobile/Home: (540) 435-7389

### Section 3: Owner's Representative Information

Owner's Representative: Larry Davis  
Street Address: 2800 Port Republic Rd. Email: \_\_\_\_\_  
City: Rockingham State: VA Zip: 22801  
Telephone: Work: (540) 437-9908 Fax: \_\_\_\_\_ Mobile/Home: (540) 435-7389

### Section 4: 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.*

Signature:   
Property Owner

### Section 5: Required Attachments to be provided by Applicant

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of 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 Department prior to submitting Rezoning application. More information at [www.harrisonburgva.gov/traffic-impact-analysis](http://www.harrisonburgva.gov/traffic-impact-analysis).

December 26, 2019

Larry Davis  
2800 Port Republic Road  
Rockingham, VA 22801  
[ais11bvet@gmail.com](mailto:ais11bvet@gmail.com)  
540-435-7389

Re: Rezoning for 120 Waterman Drive, Harrisonburg, VA 22801 (The Club)

Dear Planning Commission and City Council,

The Club, Inc. was incorporated in 1992 for the purpose of furnishing and providing activities for self-help groups having the primary purpose of recovery from alcoholism. These activities include maintaining and operating a Clubhouse to provide the following: space for Alcoholics Anonymous (AA) meetings; a place for Twelfth Step work; social events for AAs and their guests; and a place for fellowship among AAs.

Currently, the Club, Inc. has 33 members. Membership is open to any person who attends AA meetings and has three months continuous sobriety and pays dues. In addition to our 33 members, The Club serves hundreds of people who come here for AA meetings and events throughout the week. Meetings take place everyday at 12noon and 7pm, except on Tuesday there is no 7pm meeting.

We are requesting a zoning change from M-1, General Industrial District to B-2, General Business District to bring our property (120 Waterman Drive) into conformance with the Zoning Ordinance so that we may make improvements to our building. At this time, we plan to replace our front and back glass doors with new steel doors, and to create a covered seating area in the back of the building.

Respectfully,  
Larry Davis  
Club Treasurer



City of Harrisonburg, VA  
Department of Public Works

Determination of Need for a  
Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

<b>Contact Information</b>				
Consultant Name:	Larry Davis			
Telephone:	(540) 435-7389			
E-mail:	ais11.bvet@gmail.com			
Owner Name:	Heatwole Estate			
Telephone:				
E-mail:				
<b>Project Information</b>				
Project Name:	Rezoning			
Project Address:	120 Waterman Drive			
TM #:	Harrisonburg, VA 22802			
Existing Land Use(s):	M-4			
Proposed Land Use(s): (if applicable)	B-2			
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)	Changing zoning for commercial use. No changes proposed to the existing building size/use			
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>				
AM Peak Hour Trips:	0			
PM Peak Hour Trips:	0			

(reserved for City staff)

TIA required? Yes \_\_\_\_\_ No

Comments:

Accepted by: 

Date: 11/29/18

Revised Date: May 2017



**Peak Hour Trip Generation by Land Use**

Row	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					
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1					
9	Existing #2					
10	Existing #3					
11	Existing #4					
12	Existing #5					
13	Existing #6					
14	Total Existing Trips					
15	Final Total (Total New – Total Existing)					

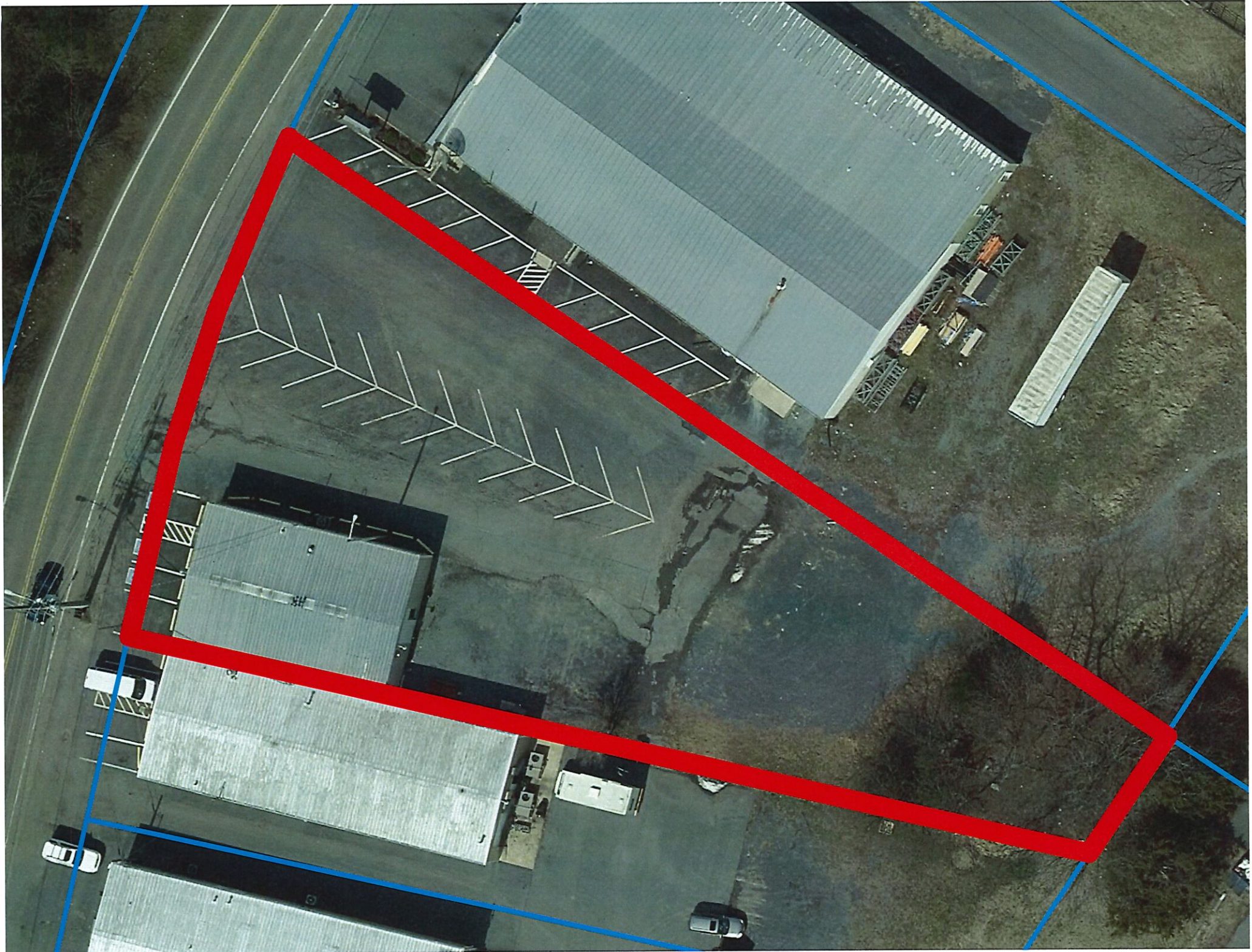
**Instructions**

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.

Revised Date: May 2017







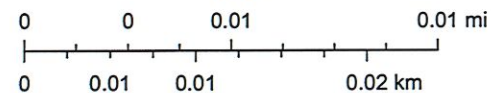
# ArcGIS Web Map



11/26/2018, 11:11:55 AM

- |             |                  |                        |                           |
|-------------|------------------|------------------------|---------------------------|
| City Limits | Streets          | JMU                    | MINOR ARTERIAL STREET     |
| Real Estate | COLLECTOR STREET | LOCAL STREET           | MINOR COLLECTOR STREET    |
|             | INTERSTATE       | MAJOR COLLECTOR STREET | PRINCIPAL ARTERIAL STREET |

1:564



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus

City of Harrisonburg  
Commonwealth of Virginia, Microsoft