

Date Application Received: 4-24-18

Total Fees Due: \$ 405⁰⁰
Date Paid: 4-24-18 *AB.pdl*

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

www.harrisonburgva.gov/zoning-applications

Application Fee: \$375.00 plus \$30.00 per acre

Section 1: Property Owner's Information

Property Owner's Name: Campbell and Main, LLC

Street Address: 412 South Main Street Email: eagleinc@comcast.net

City: Harrisonburg State: VA Zip: 22801

Telephone: Work: 540-810-9999 Fax: 540-434-0453 Mobile/Home: _____

Section 2: Owner's Representative Information

Owner's Representative: Rodney L. Eagle

Street Address: 1188 Port Republic Road Email: eagleinc@comcast.net

City: Harrisonburg State: VA Zip: 22801

Telephone: Work: 540-810-9999 Fax: 540-434-0453 Mobile/Home: _____

Section 3: Description of Property

Location (street address): 412 South Main Street (Joshua Wilton House)

Tax Map Number: Sheet: 26 Block: 0 Lot: 3 Total Land Area: 18,901 sf

Existing Zoning District: B-1C Proposed Zoning District * : proffer change only

Existing Comprehensive Plan Designation: _____

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

Section 4: Certification

I certify that the information contained herein is true and accurate.

Signature: *Rodney L. Eagle*
Property Owner

Section 5: Required Attachments

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of Proffers, if applicable
- Survey of Property or Site Map
- TIA Determination Form OR Accepted TIA, signed by Public Works Department*

* Applicant is responsible for coordinating with Public Works Department prior to submitting Rezoning application. If a Traffic Impact Analysis is required, this application shall not be considered accepted until the TIA has been reviewed and TIA fees paid. More information at www.harrisonburgva.gov/traffic-impact-analysis.

Campbell and Main, LLC

c/o Rodney L. Eagle
1188 Port Republic Road
Harrisonburg, VA 22801

May 24, 2018

City of Harrisonburg
Planning Commission
409 South Main Street
Harrisonburg, VA 22801

RE: Request Change in Proffers for 412 South Main Street – Joshua Wilton House

To Whom It May Concern:

In 2015, Campbell and Main, LLC sought and received approval to rezone the Joshua Wilton House, located at 412 South Main Street from B-2C to B-1C. At that time, proffers were made and accepted. This request is to amend those proffers as indicated below:

Currently: The subject property shall only be used for inn (transient lodging), restaurant and related activities such as weddings, meetings, civic and other special events. Catering activities for off-premises purposes shall also be permitted.

Requested: The subject property shall be used for an inn (transient lodging), restaurant, and related activities such as weddings, meetings, civic and other special events. Catering activities for off-premises purposes shall also be permitted. Furthermore, the property may have one non-transient dwelling unit. The one, non-transient dwelling unit shall be limited to occupancy by a family or two unrelated persons.

Currently: The restaurant operation shall not be open to the public between the hours of 1:00 am to 11:00 am on Sundays. Limited food service to in-house inn guests from the kitchen may be provided during these hours.

Requested: Removal of this proffer entirely.

For security purposes, it is preferable that an employee remain on the premises at all times. This person would assist overnight guests with any needs they may have as well as maintain the security of the property. The Joshua Wilton House would like to be able to offer a full brunch menu beginning at 10:00 AM on Sundays.

I will be happy to respond to any questions you may have.

Sincerely,



Rodney L. Eagle

Campbell and Main, LLC

c/o Rodney L. Eagle
1188 Port Republic Road
Harrisonburg, VA 22801

Existing Proffers:

1. The subject property shall only be used for inn (transient lodging), restaurant and related activities such as weddings, meetings, civic and other special events. Catering activities for off-premises purposes shall also be permitted.
2. The restaurant operation shall not be open to the public between the hours of 1:00 am to 11:00 am on Sundays. Limited food service to in-house inn guests from the kitchen may be provided during these hours.
3. The property shall maintain the existing off-street parking area enclosed by the existing vinyl fencing on the north side of the property adjacent to Campbell Street. Portions of the property (not restricting the Campbell Street entrance), may also be used for non-permanent outdoor storage of landscaping, construction or similar materials (with outdoor storage at no time to take up more than 20% of the fence-in area).
4. The property shall maintain a thirty-foot (30') setback along South Main Street and a twenty foot (20') setback along Campbell Street for permanent structures. Fences, patios or other non-enclosed and uncovered structures shall not be subject to this restriction.

Requested Revised Proffers:

- 1 The subject property shall be used for an inn (transient lodging), restaurant, and related activities such as weddings, meetings, civic and other special events. Catering activities for off-premises purposes shall also be permitted. Furthermore, the property may have one non-transient dwelling unit. The one, non-transient dwelling unit shall be limited to occupancy by a family or two unrelated persons.
- 2 The property shall maintain the existing off-street parking area enclosed by the existing vinyl fencing on the north side of the property adjacent to Campbell Street. Portions of the property (not restricting the Campbell Street entrance), may also be used for non-permanent outdoor storage of landscaping, construction or similar materials (with outdoor storage at no time to take up more than 20% of the fence-in area). – no change requested
- 3 The property shall maintain a thirty-foot (30') setback along South Main Street and a twenty foot (20') setback along Campbell Street for permanent structures. Fences, patios or other non-enclosed and uncovered structures shall not be subject to this restriction. – no change requested



City of Harrisonburg, VA
Department of Public Works

Determination of Need for a
Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Information				
Consultant Name: Telephone: E-mail:				
Owner Name: Telephone: E-mail:	Campbell and Main LLC 540-810-9999 eagleinc@comcast.net			
Project Information				
Project Name:	Joshua Wilton House			
Project Address: TM #:	412 S Main St			
Existing Land Use(s):	Inn			
Proposed Land Use(s): (if applicable)	proffer change			
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)				
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	0			
PM Peak Hour Trips:	0			

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

Accepted by: *Jan R*

Date: 5/14/18

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	311	Rooms	5	2	2
2	Proposed #2					
3	Proposed #3					
4	Proposed #4					
5	Proposed #5					
6	Proposed #6					
7	Total New Trips					
8	Existing #1	311	Rooms	5	2	2
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)				0	0

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.