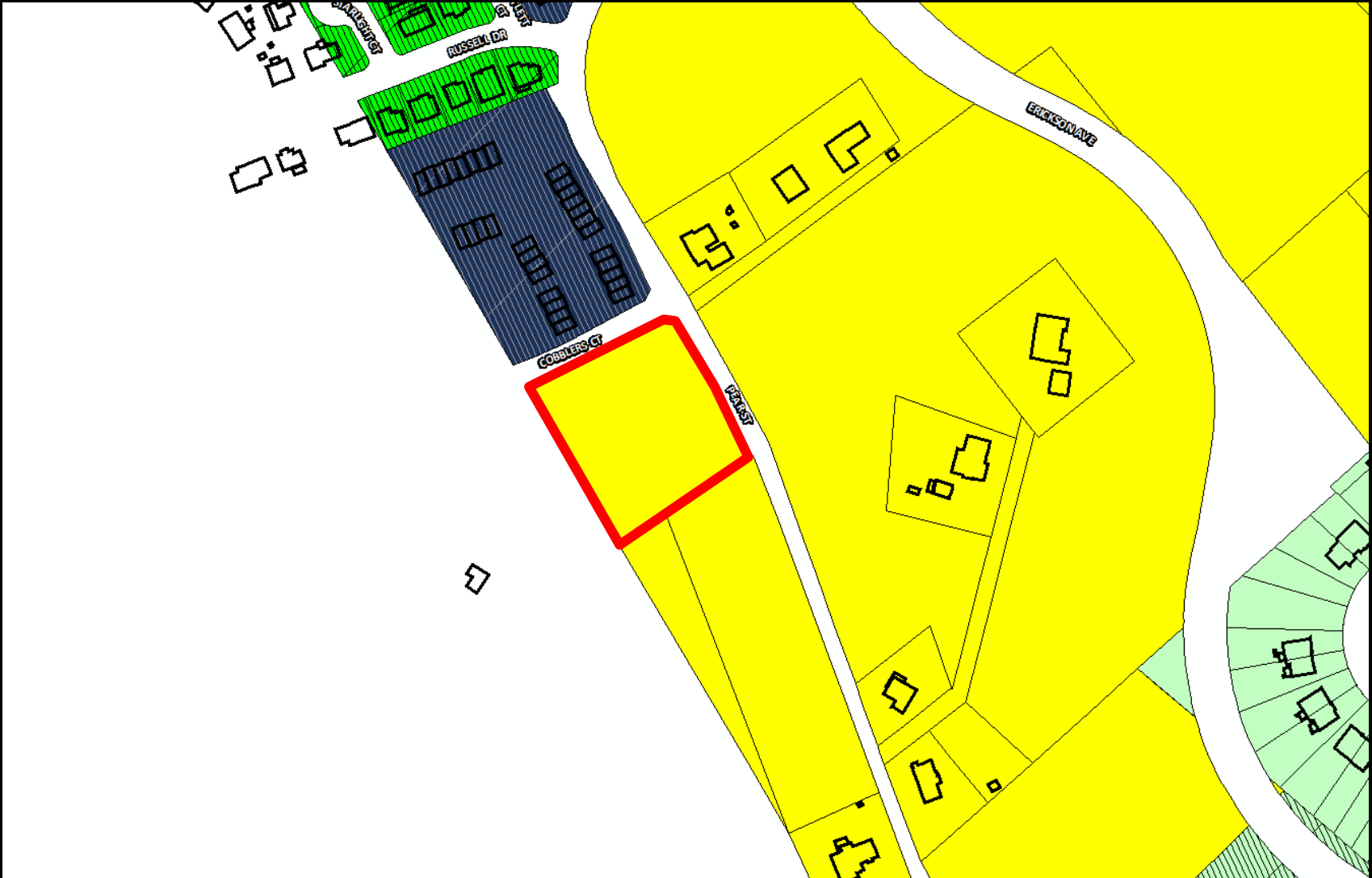
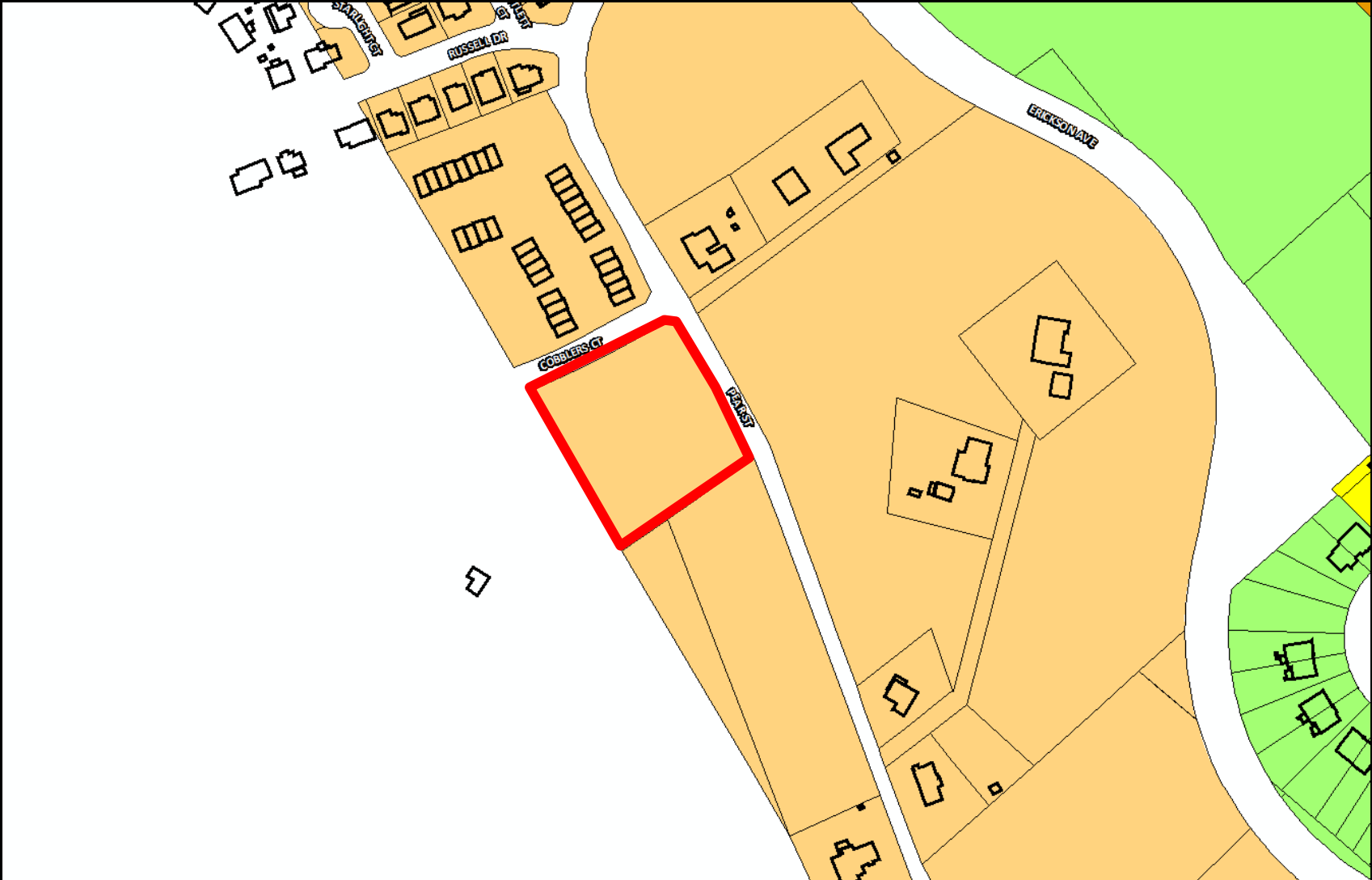


PROPERTY	
TAX MAP	
1	113-D
2	113-D
3	113-D
4	113-D
5	113-D
6	101D-4
7	101D-4
8	101D-4
9	101D-4
10	101D-4
11	101D-4
12	101D-4
13	101D-4
14	101D-4
15	101D-4
16	101D-4
17	103-11

# Rezoning and SUP – 585 Pear Street (R-1 to R-8C and to Allow Townhomes in R-8)



# Rezoning and SUP – 585 Pear Street (R-1 to R-8C and to Allow Townhomes in R-8)





# Rezoning and SUP – 585 Pear Street (R-1 to R-8C and to Allow Townhomes in R-8)











# Proffers Summarized

1. No more than 21 units.
2. Vehicular connection/Private Street Connection to Zephyr Hills development.
3. Provide 5-foot-wide sidewalk along Cobblers Court to Tailor Drive.
4. Provide 5-foot-wide sidewalk along the private drive as generally depicted on the concept plan.
5. Amendment of the 2018 Signal Agreement to follow the new Traffic Signal Cost Sharing Agreement.
6. Install and maintain speed limit sign not to exceed 15 mph.
7. Install and maintain raised crosswalk.
8. Public access easement encompassing the 5-foot-wide sidewalk from Cobbler's Court to southern property line.



008-D-8  
MERYLY L MILLER  
ZONED: R-1  
USE: RESIDENTIAL

008-D-2  
JILL L & HOAK  
DOLORES H TRUSTEE  
OF THE JAMES F HOAK  
FAMILY TRUST UAD  
ZONED: R-1  
USE: RESIDENTIAL



CRAFTSMAN DRIVE  
PRIVATE STREET

008-E-2  
GREENWOOD HOMES  
- CHARLOTTESVILLE  
LLC  
ZONED: R-RC  
USE: RESIDENTIAL

008-E-2A  
COBBLERS VALLEY  
DEVELOPMENT INC  
2.17 ACRES

008-E-3  
J&D GROUP LLC  
ZONED: R1  
USE: VACANT

008-E-6  
J&D GROUP LLC

108-1A-1164B  
J&D GROUP LLC  
ZONED: RS  
USE: RESIDENTIAL

PEAR STREET  
30 ROW

COBBLERS COURT  
50 ROW

CITY OF HARRISONBURG  
ROCKINGHAM COUNTY

CITY OF HARRISONBURG  
ROCKINGHAM COUNTY

SWM FACILITY  
APPROVED UNDER  
SEPARATE COVER

FUTURE CONNECTION

LIMITS OF REZONING

LIMITS OF REZONING

POSTED SPEED  
LIMIT SIGN

S SIDEWALK

PUBLIC ACCESS  
EASEMENT

EXISTING 50  
POWER LINE  
RIGHT OF WAY

EXISTING 50  
POWER LINE  
RIGHT OF WAY

EXISTING  
BUS STOP

1334

1330

1390

1378

1365

1365

12 XW

12 XW

12 XW

12 XW

12 XW

12 XW

12 XW

12 XW

12 XW

12 XW

12 XW

N25° 30' 23.93" W - 344.612'

L=158.25; R=1175.00'

S25° 17' 11.55" E - 129.200'

N45° 20' 54.88" E - 120.200'

S55° 32' 54.54" W - 355.500'

X ELEC. OH

X ELEC. OH

COMM. OH

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## **Recommendation**

Staff and Planning Commission (7-0) recommends approval for both the rezoning and SUP and to allow 48 months to initiate the SUP.