

Date Application Received: 11/23/16.

Total Paid: 405<sup>00</sup> 03

### Application for Change of Zoning District City of Harrisonburg, Virginia

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

#### Section 1: Property Owner's Information

Name:  Sunrise Church of the Brethren   
Street Address:  1496 S MAIN ST  Email: \_\_\_\_\_  
City/State/Zip:  Harrisonburg VA 22801   
Telephone (work):  540-434-1773  (home or cellular): \_\_\_\_\_ (fax): \_\_\_\_\_

#### Section 2: Owner's Representative Information

Name:  Curtis J. JENSEN   
Street Address:  8231 INDIAN TRAIL RD  Email:  c.jensen@ccsigns.biz   
City/State/Zip:  HARRISONBURG VA 22802   
Telephone (work):  540-434-8595  (home or cellular):  540-810-6198  (fax):  540-434-8561

#### Section 3: Description of Property

Location (street address):  1476<sup>-1486</sup> S MAIN ST HARRISONBURG VA 22801   
Tax Map Number: Sheet:  11  Block:  C  Lot:  12-15  Total Land Area (acres or square feet):  1.6 Acres   
Existing Zoning District:  R-3  Proposed Zoning District \*:  B-2   
Existing Comprehensive Plan Designation:  BUSINESS

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

#### Section 4: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: \_\_\_\_\_  
East: \_\_\_\_\_  
South: \_\_\_\_\_  
West: \_\_\_\_\_

#### Section 5: Certification

I certify that the information contained herein is true and accurate. Signature:  Curtis J. Jensen   JENSEN   
Property Owner

**PLEASE NOTE** – 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/site-development](http://www.harrisonburgva.gov/site-development)

#### ITEMS REQUIRED FOR SUBMISSION

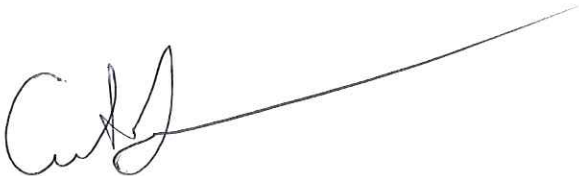
- Completed Application
- Survey of Property
- Description of Proposed Use
- ~~Adjacent Property Owners~~
- TIA Determination Form OR Accepted TIA Letter, signed by Public Works

- Fees Paid
- ~~Source Deed~~
- Proffers (if applicable)

-END-

Sunrise Church of the Brethren at 14906 South Main Street is requesting to have the Property located at 1476-1486 Rezoned from Residential to Business for the purpose of leasing to a Food Truck Owner who wished to have a Sit Down Restaurant

Sincerely

A handwritten signature in black ink, appearing to read 'Curtis Joiner', with a long horizontal line extending to the right.

Curtis Joiner

Sunrise Church of the Brethren Rezoning Application (R-3 to B-2C)  
1476 & 1486 South Main Street  
Tax Map Parcels 11-C-12 through 15  
Revised March 24, 2017

The following B-2 uses will be retained:

- Mercantile establishments which promote the show, sale and rental of goods, personal service establishments, restaurants and other shops and stores customary to shopping centers and convenience outlets.
- Governmental, business and professional offices and financial institutions.
- Hotels, motels and similar types of transient accommodations. Nontransient housing facilities are not permitted nor may existing housing facilities be expanded.
- Theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. In addition, customary recreational and leisure-time activities which are compatible with surrounding uses are permitted.
- Religious, educational, charitable or benevolent institutional uses which do not provide housing facilities.
- General service or repair shops permitted by right in the B-1 Central Business district but without the limitation as to the number of employees.
- Pet shop or pet grooming establishment and animal hospitals.
- Warehousing and other storage facilities with floor area limited to twenty thousand (20,000) square feet, which are contiguous to permitted uses in this district.
- Funeral homes.
- Research and development activities which do not cause any more smoke, dust, odor, noise, vibration or danger of explosion than other uses permitted in this district and which involve no more than fifteen (15) percent of the gross floor area in the assembling or processing of products. Any assembling or processing shall only involve products developed on the premises. All services and storage shall be conducted within the principal structure which is to be completely enclosed.
- Plant nurseries, greenhouses, landscaping businesses, and similar operations provided any outside storage of material, other than plants, must be screened.
- Public uses.
- Concealed wireless telecommunications facilities, industrial microcells, distributed antenna systems, and macrocells. Telecommunications towers are permitted only by special use permit. Wireless telecommunications facilities are further regulated by article CC.
- Accessory buildings and uses customarily incidental to any listed uses in these proffers.

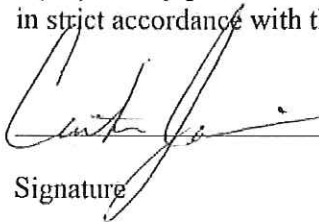
In addition, the applicant retains the right to seek special use permits allowed in the B-2 district.

With regard to the site, the applicant proffers:

- An opaque fence 6 feet in height to be located along the rear of the property between the parking lot and the adjoining R-1, Single-Family Residential properties to the East.

- All exterior lighting that is located between any building and the adjoining R-1, Single-Family Residential properties to the East shall be of the type and design as to direct the illumination away from the residentially used property and toward the building and parking areas of the subject property.
- When redevelopment of the site triggers an engineered comprehensive site plan, the redeveloped site shall include a minimum 10 foot landscaping buffer with trees or other plants installed and maintained with the intent to form a dense screen. The installed vegetation shall be 6 feet in height at the time of planting, installed at a minimum of 5 feet oncenter, and located along the rear of the property between the parking lot and the adjoining R-1, Single-Family Residential properties to the East.
- When redevelopment of the site triggers an engineered comprehensive site plan, a Traffic Impact Analysis determination and/or study shall be performed with the baseline use to be classified as a professional office of 1,632 square feet. This proffer shall be binding only during the first redevelopment since approval of the rezoning request.

I (we) hereby proffer that the development of the subject property on this application shall be in strict accordance with the conditions set forth in this submission.

 \_\_\_\_\_ CURTIS TURNER \_\_\_\_\_ 3-27-17  
Signature Printed Name Date

City of Harrisonburg, VA - Determination of Need for a Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Applicant Suprise Church of the Brethren Curtis Joiner  
Name of Project REZONING FROM R-3 TO B-2  
Project Address or TM # 1476-1486 S MAIN STREET  
Proposed Use in General RESTAURANT

Breakdown of Peak Hour Trip Generation by Land Use per ITE:

Land Use 1. Type & Code # Fast Food w/o Drive-Thru (#933)  
Unit base (SF, # units, # empl., etc.) 1000 SQ FT  
Quantity 1000 sq ft  
Peak Hour Trip Generation 44-AM/27-PM  
(use greater of AM or PM and indicate which one)

Land Use 2. Type & Code # \_\_\_\_\_  
Unit base (SF, # units, # empl., etc.) \_\_\_\_\_  
Quantity \_\_\_\_\_  
Peak Hour Trip Generation \_\_\_\_\_  
(use greater of AM or PM and indicate which one)

Land Use 3,4, etc. (attach additional information as necessary)

**Total Project Peak Hour Trip Generation** 44-AM/27-PM

(reserved for Public Works staff)

TIA Required? Yes \_\_\_\_\_ No X

Comments:

Accepted by: [Signature]  
Signature

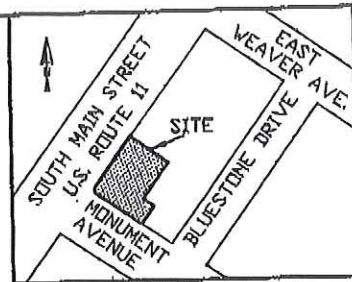
Date: 11/17/17

**NOTES**

- 1) DATUM AS SHOWN HEREON IS ACCORDING TO A CURRENT FIELD SURVEY.
- 2) THIS PROPERTY IS SHOWN ON TAX MAP PARCELS 11-C-12 THRU 15 AND ZONED "R-3" AND PARCELS 11-C-16 THRU 20 ZONED "B-2".
- 3) BEARINGS ARE ROTATED TO SUBDIVISION PLAT RECORDED IN D.B. 782 P. 138.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT REFLECT ALL ENCUMBRANCES.

**LEGEND:**

- ▲ IRON PIN FOUND
- IRON PIN SET

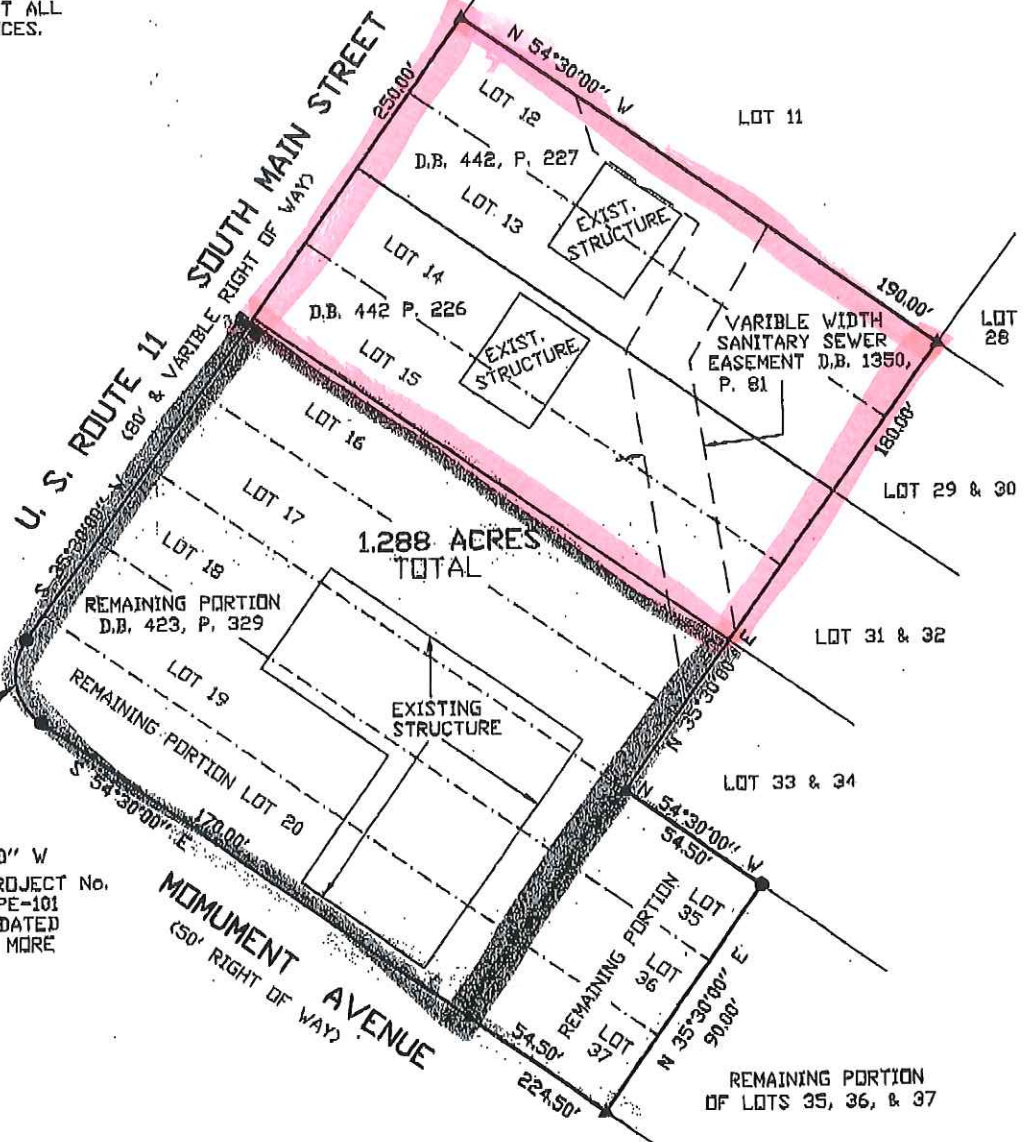


VICINITY MAP NOT TO SCALE

R-3

R-1

09 year lease  
approx: 84 yrs remaining



D 90°00'00"  
R 20.00'  
L 31.42'  
CB 28.28'  
CD N 09°30'00" W

SEE VDOT PROJECT No.  
0011-115-101-PE-101  
C502 RV201 DATED  
6/11/76 FOR MORE  
DETAILS.

**PLAT SHOWING  
1,288 ACRES OF LAND  
PRESENTLY IN THE NAME OF  
TRUSTEES OF THE PEOPLES BAPTIST CHURCH**

CITY OF HARRISONBURG, VIRGINIA

CERTIFICATE OF SURVEY  
THIS SURVEY IS BASED ON AN ACTUAL  
FIELD SURVEY PERFORMED UNDER MY DIRECT  
SUPERVISION.

*J. Mitchell Ball* 7/26/01  
S. MITCHELL BALL, LICENSE No. 1857

SURVEY PERFORMED BY  
S. MITCHELL, BALL, LS  
3205 NUTMEG COURT  
HARRISONBURG, VA  
DATE: JULY 26, 2001  
SCALE 1" = 40'

