



CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT

**Change of Zoning District
(Rezoning) Application**
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

820 Waterman Drive, Harrisonburg, Virginia 22801
Property Address
Existing Zoning District: R-1
Existing Comprehensive Plan Designation: Neighborhood Residential

portion of
39-(O)-1, & a Portion of:
39-(O)-4
Tax Map Parcel/ID
0.36
Total Land Area
acres or sq.ft.
(circle)
Proposed Zoning District: M-1

PROPERTY OWNER INFORMATION

Gary Meyers, New Venture Partners, LLC
Property Owner Name
P.O. Box 1215
Street Address
Harrisonburg VA 22803
City State Zip

540-433-8518
Telephone
myersbc@comcast.net
E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Gil Colman, PE
Owner's Representative
1123 S. High Street
Street Address
Harrisonburg VA 22801
City State Zip

540-615-5107
Telephone
gil@colmanengineering.com
E-Mail

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] Gary J. Myers 8-4-22
PROPERTY OWNER DATE

REQUIRED ATTACHMENTS

- ☒ Letter explaining proposed use & reasons for seeking change in zoning.
- ☒ Statement on 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 prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

originally submitted 7/8/22
Date Application and Fee Received updated 8/4/22

Total Fees Due: \$ 610.
Application Fee: \$550.00 + \$30.00 per acre

[Signature]
Received By



1123 S. High Street
Harrisonburg, VA 22801
540-246-3712
contact@colmanengineering.com

July 8, 2022

Adam Fletcher
Director of Community Development
City of Harrisonburg
409 South Main Street
Harrisonburg, VA 22801

Mr. Fletcher,

The purpose of this letter is to seek the rezoning for the properties located at the west side of the corner of North Dogwood Drive and 3rd Street, identified as portions of TM: 39-O-1 and 39-O-4 to be rezoned from R-1 to M-1.

The properties are currently vacant, and we would like to develop a portion of it (0.36 acres), as M-1 general industrial, to allow for the expansion of the existing self-storage units. The properties, under the current conditions and current zoning R-1, are very difficult to develop due to the steep embankment, difficulty to provide sewer services, and therefore cost of development and projected low yield. So, they have and will continue to remain undeveloped unless the property is rezoned to make developing the property feasible.

There are other parcels associated with the property, identified as TM 39-O-2, 39-O-3, 39-U-1 and portion of 39-O-1 and 39-O-4 that we plan to come back at a future date to rezone from R-1 to R-5. The R-5 rezoning is not part of this request, but conceptual layouts are provided for full context.

The portion of the property to be rezoned as M-1 industrial, expands the existing self-storage units fronting Waterman Drive, and utilizes a triangular portion of the property that is mostly landlocked, and otherwise unusable, give its location. The proposed rezoned property would be screened from the residential portion, as well as from the adjacent shared-use path that runs along North Dogwood/Rockingham Drive.

Thank you and staff for your consideration.

A handwritten signature in dark ink, appearing to read 'Myers', with a stylized flourish at the end.

New Venture Partners, LLC
Attn: Gary Myers
P.O. Box 1215
Harrisonburg, VA 22803



1123 S. High Street
Harrisonburg, VA 22801
540-246-3712
contact@colmanengineering.com

July 8, 2022

Adam Fletcher
Director of Community Development
City of Harrisonburg
409 South Main Street
Harrisonburg, VA 22801

RE: Waterman Drive Self-Storage Proposed Proffers associated with Rezoning Request

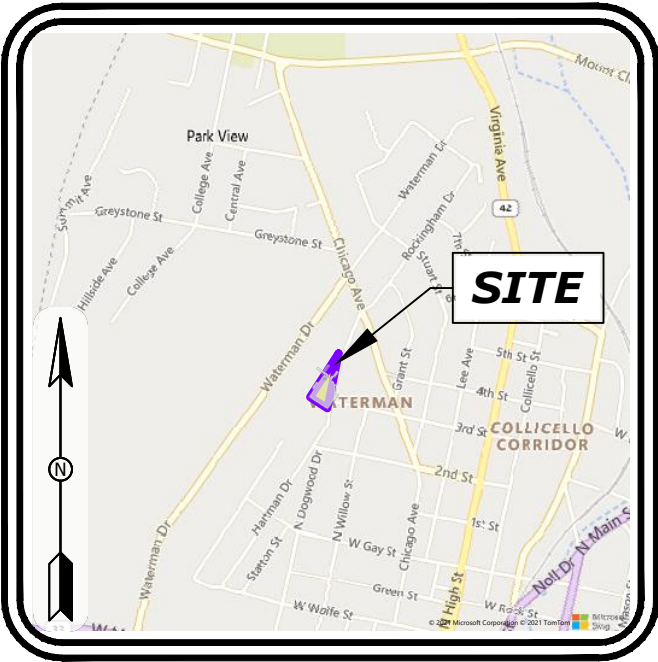
Mr. Fletcher,

As part of our rezoning request for the Waterman Drive Self-Storage Properties, portions of TM: 39-O-1, and 39-O-4, New Venture Partners, LLC offers the following proffer:

1. At the time of development, along the property boundary adjacent to the North Dogwood Drive right-of-way, construct a 5 ft tall fence and provide a 10-ft wide landscaping buffer with trees or vegetation with the intent to form a dense screen. The installed vegetation shall be 6-ft in height at the time of planting and installed at a distance not greater than 7-ft on center. Both the fence and landscaping shall be maintained by the property owner.

Regards,

New Venture Partners, LLC
Attn: Gary Myers
P.O. Box 1215
Harrisonburg, VA 22803



VICINITY MAP
1" = 2000'

PRELIMINARY
NOT FOR CONSTRUCTION

CFW COMMUNICATIONS SERVICES
PO BOX 1990
WAYNESBORO, VA 22980
TAX MAP 39-P-1
ZONE: B-2C
USE: VACANT

ANTONIO P & RACHEL E FLOWE
580 3RD ST
HARRISONBURG, VA 22802
TAX MAP 39-P-6
ZONE: R-1
USE: RESIDENTIAL - SINGLE
FAMILY DETACHED

ALL PROPERTIES OWNED BY
NEW VENTURE PARTNERS, LLC
P.O. BOX 1215
HARRISONBURG, VA 22803

22802
TAX MAP 39-(U)-2
ZONE: R-1
USE: VACANT

ROBERT D & MIRIAM F SHENK
1256 PEAKE MT RD
HARRISONBURG, VA

AIRPORT ADDITION
LOT 2, BLOCK 4

ROBERT D. & MIRIAM F. SHENK
1256 PEAKE MT RD
HARRISONBURG, VA 22802
TAX MAP 39-(E)-8
ZONE: M-1
USE: COMMERCIAL

ELIZABETH ORELLANA CAMPOS
866 COLLEGE AVE
HARRISONBURG, VA 22802
TAX MAP 39-(E)-7A
ZONE: M-1
USE: VACANT



Project: CE202140
Sheet: C
of 1

Revisions
8-4-22

Date: 7/8/2022
Scale: 1" = 40'
Designer: GLC, PE
Drafter: JDY
Reviewer: GLC, PE

REZONING EXHIBIT
675,705, & 745 N Dogwood Dr & 860 Waterman Dr
New Venture Partners, LLC
P.O. BOX 1215
HARRISONBURG, VA 22803

COLMAN
ENGINEERING, PLC
1123 South High Street | Harrisonburg, VA 22801 | Ph: (540) 246-3712
Email: contact@colmanengineering.com | www.colmanengineering.com

PRELIMINARY
NOT FOR CONSTRUCTION

PROPOSED TOWNHOMES WILL BE LOCATED
BETWEEN 6' AND 8' BELOW STREET LEVEL



NORTH DOGWOOD DRIVE

EXISTING ELEVATIONS FOR
HOMES ALONG 3RD ST AND
NORTH DOGWOOD DRIVE (TYP)



3RD STREET

CONCEPT ELEVATION DRAWING
(NOT TO SCALE)



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Email: contact@colmanengineering.com
www.colmanengineering.com

Rezoning Exhibit

675,705, & 745 N Dogwood Dr & 860 Waterman Dr

New Venture Partners, LLC
P.O. Box 1215
Harrisonburg, VA 22803

PROJECT #:	CE202140
DATE:	07/31/22
DESIGN BY:	GLC
SCALE:	NTS

DWG No.

E-1