

Harrisonburg Planning Commission
Harrisonburg City Council
409 South Main Street
Harrisonburg, VA 22802

Date: July 22, 2020

In connection with the rezoning request from M-1 to B-2 (Conditional) for the +/- 2.0-acres subject property described as 153 Charles Street, Tax Map Parcels 41-F-17 – 22 and 48 – 53, the following is proffered:

1. There will be no entrances or exits from the subject property onto Clinton Street.
2. At the time of redevelopment, or when any new use occupies the property, an eight-foot tall opaque fence will be constructed and maintained by the property owner, along the Clinton Street side of the property and along the undeveloped Albert Street side of the property. The fence will be placed at least 10-ft from the Clinton Street property line and will connect to the existing structure situated entirely on tax map parcels 41-F-17 & 18. If the structure on tax map parcels 41-F-17 & 18 is ever removed, the fence must be extended to the western property line of the subject property. (Reference "Exhibit A", attached with this rezoning letter.)
3. Twelve evergreen trees will be planted and maintained by the property owner, along the Clinton Street side of the 8-ft tall opaque fence. One tree will be planted every twenty-five (25) linear feet of frontage.

At the time of planting, trees shall meet the following:

- a. Evergreen tree: does not shed its foliage annually. When planted, the evergreen trees shall be at least six (6) feet in height.
4. There will be no advertising signs, freestanding or wall, placed within 150-ft of the property line with Clinton Street. (Reference "Exhibit A", attached with this rezoning letter.)
 5. At the time of redevelopment, or when any new use occupies the property, the subject property will be limited to two vehicular openings (entrances) along the Charles Street frontage. The vehicular openings shall meet the following:
 - a. Be separated by 150-ft or more.
 - b. Be 30-ft wide for two-way (entrance/exit) vehicular traffic or 14-ft for one-way vehicular traffic.
 - c. Be delineated with material or structures, such as a permanent post and chain or other permanent fencing, along the remainder of the Charles Street frontage as approved by the Department of Public Works. The material or structures will be installed maintained by the property owner. (If and when curb and gutter is installed along Charles Street and serves to delineate the vehicular opening, the property owner will not be required to maintain the aforementioned materials or structures along the Charles Street frontage.)

6. Event center hours of operation: Sunday through Thursday from 8 am to 9 pm. Friday and Saturday from 8 am to 11 pm. Any events held outside of the event center facility would occur between 9 am until 8 pm.


Property Owner

07-27-2020
Date


Property Owner

7-27-20
Date