



City of Harrisonburg

409 S. Main Street
Harrisonburg, VA 22801

Meeting Agenda - Final City Council

Tuesday, May 12, 2026

7:00 PM

Council Chambers

1. Roll Call

2. Moment of Silence

3. Pledge of Allegiance

4. Special Recognition

4.a. Proclamation for National Police Week

Attachments: [Proclamation](#)

5. Consent Agenda (any item placed on the consent agenda shall be removed and taken up as a separate matter, if so requested by any member of Council, otherwise all items will be voted on with one (1) motion)

5.a. Minutes from the April 28, 2026 City Council meeting

Attachments: [Minutes](#)

6. Public Hearings

6.a. Consider a request from Mick or Mack LC for a special use permit at 140 East Wolfe Street

Attachments: [Memorandum](#)
[Extract from Planning Commission](#)
[Site Maps](#)
[Application and supporting documents](#)
[PC Memorandum](#)
[CC Notice of Public Hearing 5-12-26](#)
[Surrounding Property Owners Notice](#)
[Presentation](#)

- 6.b. Consider a request from Big Brother and Holdings CO LLC for a special use permit at 165 South Main Street

Attachments: [Memorandum](#)
[Extract from Planning Commission](#)
[Site Maps](#)
[Application and Supporting Documents](#)
[PC Memorandum](#)
[CC Notice of Public Hearing 5-12-26](#)
[Surrounding Property Owners Notice](#)
[Presentation](#)

- 6.c. Consider a request from Collicello North LLC to amend the approved master development plan (rezoning) for various addresses on Collicello Street and Kates Lane.

Attachments: [Memorandum](#)
[Extract from Planning Commission](#)
[Updated Application and Supporting Documents](#)
[Site Maps](#)
[2013 staff report for the Collicello North Master Plan](#)
[2013 Collicello North Approved Master Plan](#)
[What is an R-7 Development? Information Sheet](#)
[PC Memorandum](#)
[Application and Supporting Documents](#)
[CC Notice of Public Hearing 5-12-26](#)
[Surrounding Property Owners Notice](#)
[Presentation](#)

7. Regular Items

- 7.a. Consider adopting an Ordinance for administrative issuance of Encroachment Licenses in downtown

Attachments: [Memorandum](#)
[Proposed Ordinance](#)
[Presentation](#)

- 7.b. Presentation on the Zoning Ordinance Update Project and to consider a request to endorse staff's recommended approach for 2026

Attachments: [Memorandum Zoning Ordinance Update](#)
[List of Current Ordinance Advisory Committee members](#)
[Presentation](#)

- 7.c. Consider adopting the Fiscal Year 2026-2027 budget and approving the Appropriation Ordinance

Attachments: [Memorandum](#)
 [Appropriation Ordinance](#)
 [Civic and Community Organizations](#)

- 7.d. Consider nominations for the Virginia Municipal League (VML) Policy Committees 2026

Attachments: [VML Policy committees and process 2026](#)
 [VML 2026 Nominations Form](#)
 [2025 Committee members](#)

8. Other Matters

8.a. Comments from the public, limited to five minutes, on matters not on the regular agenda. (Name and address are required)

8.b. City Council and Staff

9. Adjournment

NOTE TO THE PUBLIC:

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- Public Education Government Channel 1072

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El servicio de intérpretes inglés-español está disponible para las reuniones públicas del consejo municipal. Para asegurar la disponibilidad de intérpretes, cualquier interesado deberá solicitar la presencia de un intérprete al menos cuatro (4) días calendarios antes de la reunión comunicándose con la Secretaría Municipal al (540) 432-7701 o por medio de la página por internet al: <https://www.harrisonburgva.gov/interpreter-request-form>



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Legislation Text

File #: ID 26-171, **Version:** 1

Subject:

Proclamation for National Police Week

Presented By: Mayor Deanna Reed

A proclamation recognizing the week of May 10-16 as Police Week, with Chief Joe Tucker in attendance to accept.



CITY OF HARRISONBURG
**OFFICE OF
THE MAYOR**

MAYOR DEANNA REED

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

OFFICE (540) 432-7701 • FAX (540) 432-7778

**PROCLAMATION RECOGNIZING THE WEEK OF MAY 10 THROUGH MAY 16,
2026 AS POLICE WEEK**

WHEREAS, the men and women of the Harrisonburg Police Department unceasingly provide a vital public service, and report for duty every day with the knowledge of the dangers they may face and the sacrifices they may be called upon to make to safeguard the public and enforce the laws of the Commonwealth; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of the Harrisonburg Police Department recognize their duty to serve the people by safeguarding life and property, and by protecting them against violence and disorder; and

WHEREAS, it is vital that we pay tribute to the law enforcement officers who have fallen in the line of duty and recognize their sacrifices, as well as the hardship and loss suffered by the families of those fallen officers; and

WHEREAS, The Congress and President of the United States have designated May 15 as Peace Officers' Memorial Day, and the week in which May 15 falls as National Police Week;

NOW THEREFORE, I, Deanna Reed, Mayor of the City of Harrisonburg, Virginia, call upon all citizens of Harrisonburg and upon all patriotic, civic and educational organizations to observe the week of **May 10-16, 2026**, as Police Week with appropriate ceremonies and observances in which all of our people may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

I further call upon all citizens of Harrisonburg to observe **Friday, May 15th**, as Peace Officers' Memorial Day in honor of those law enforcement officers, and let us recognize and pay respect to the survivors of our fallen heroes.

In witness thereof, I have hereunto set my hand and caused the Seal of the Harrisonburg to be affixed.

BY: _____
Deanna Reed, Mayor

Attest: _____
Pamela Ulmer, City Clerk



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Legislation Text

File #: ID 26-168, **Version:** 1

Subject:
Minutes from the April 28, 2026 City Council meeting
Presented By: Pamela Ulmer, City Clerk



City of Harrisonburg

409 S. Main Street
Harrisonburg, VA 22801

Meeting Minutes - Draft City Council

Tuesday, April 28, 2026

7:00 PM

Council Chambers

1. Roll Call

Present: 5 - Mayor Deanna R. Reed, Vice-Mayor Dany Fleming, Council Member Laura Dent, Council Member Nasser Alsaadun and Council Member Monica Robinson

Also Present: 4 - City Manager Ande Banks, City Attorney Chris Brown, City Clerk Pam Ulmer and Deputy Police Chief Rod Pollard

2. Moment of Silence

Vice Mayor Fleming offered a moment of silence

3. Pledge of Allegiance

Vice Mayor Fleming led the Pledge of Allegiance

Authorize electronic participation

Chris Brown, city attorney, stated Mayor Reed would like to attend virtually from her home due to recovery of a medical procedure and due to the electronic participation guidelines Council needs to approve her remote participation.

A motion was made by Council Member Dent, seconded by Council Member Alsaadun, to approve remote participation of Mayor Reed. The motion carried with a unanimous voice vote.

4. Special Recognition

5. Consent Agenda (any item placed on the consent agenda shall be removed and taken up as a separate matter, if so requested by any member of Council, otherwise all items will be voted on with one (1) motion)

A motion was made by Council Member Robinson, seconded by Council Member Dent, to approve the consent agenda. The motion carried with a roll call vote as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

5.a. Consider the special event application request for Harrisonburg City Public Schools End of Year Celebration on Thursday, June 4, 2026 at Turner Pavilion.

This special event was approved on the consent agenda

- 5.b.** Consider the special event application request for Harrisonburg Downtown Renaissance's Best.Weekend.Ever on Saturday, June 13, 2026.

This special event was approved on the consent agenda

- 5.c.** Consider the special event application request for the Valley 4th Run on Friday, July 4, 2026.

This special event was approved on the consent agenda

- 5.d.** Consider a request from Katherine S Moran and Marcie E Harris to rezone (proffer amendment) 361 Franklin Street

This rezoning request was approved on second reading

- 5.e.** Consider a request from Center for Health and Human Development to rezone 851 Madison Street

This rezoning request was approved on second reading

- 5.f.** Minutes from the April 14, 2026 City Council Meeting

These minutes were approved on the consent agenda

6. Public Hearings

- 6.a.** Public hearing regarding the Fiscal Year 2026-2027 budget

Ande Banks, city manager, stated the full proposed FY 2026/27 Budget is posted on the city's website as well as the Budget in Brief. He noted that this proposed budget maintains the current real estate tax rate and maintains existing services while also meeting the capital needs of our community. He provided the schedule of the adoption of the budget.

At 7:05 pm Mayor Reed closed the regular session and called the first public hearing to order. A notice appeared in the Daily News-Record on Thursday, April 16, 2026 and Monday April 20, 2026.

Panayotis "Poti" Giannakouros, spoke on the budgets for the following: city schools, the Department of Community Development, the golf course, and the income from the photo enforced speed limit citations.

Candy Phillips, executive director, First Step, thanked Council and staff for allowing non-profits to apply for support through the Civic and Community Organization grant. She spoke on how these funds have helped First Step through past year funding provided by the city.

At 7:13 p.m., Mayor Reed closed the public hearing and the regular session reconvened.

No action required.

- 6.b.** Consider a request from Trenton Inc. and Bernard LC to rezone 435, 445, 457, 473, 483 & 495 South Main Street and 282, 288, 294 & 298 South Liberty Street (The Link Apartments)

Vice Mayor Fleming reviewed public hearing procedures.

Thanh Dang, deputy director, Community Development, presented a rezoning request for property located at South Main Street and South Liberty Street (The Link) from R-3 to B-1C. She reviewed the rezoning history and community engagement for this development. She reviewed the property, currently the Lindsey Funeral Home, the proposed development, revised rendering of the apartment building, submitted proffers, concept plan, comparisons to the Urban Exchange development, the Traffic Impact Analysis (TIA) study, and referenced the 2018 Comprehensive Plan and Harrisonburg Downtown 2040 Plan.

She stated staff and Planning Commission (5-1) recommended approval of the rezoning request.

Council and staff discussed the TIA results, traffic calming measures, the Paul Street extension, parking concerns, proffers offered, and access to the park once developed.

At 7:59 pm Mayor Reed closed the regular session and called the second public hearing to order. A notice appeared in the Daily News-Record on Wednesday, April 15, 2026 and Wednesday, April 22, 2026.

Todd Rhea, representative of the applicant, spoke on the efforts made since the last public hearing, including community engagement concerns. He reviewed the following:

- The history of the developer;
- The history of the development process to date;
- The Downtown 2040 Downtown;
- Similar developments just outside of city limits;
- Valuation of B-1 property in the downtown area;
- The concept plan;
- The recent redesign of the development related to vertical appearance;

- Changes in numbers of bedrooms available;
- Six areas of positive impact from the development;
- Parking deck specifications;
- Comparisons of the B-1C versus R-3 development on this property;

He thanked Council for their consideration to approve this rezoning request.

Mayor Reed stated her concern are on the size of the development and asked for clarification of the number of units that would be studio and 1 bedroom units. Mr. Rhea stated they were increased to 44% and the 4-bedroom units were decreased to 34%. Discussion took place regarding the 2 and 3-bedroom units. Mayor Reed stated she would prefer that this development be more for workforce housing and families rather than students.

Council Member Robinson spoke on the different bedroom units and multi-generational housing needs. She asked if there is an anticipated length of time that the developer will maintain ownership and management of this development. Mr. Rhea stated since this property is in an opportunity zone and being designed as an opportunity zone project it is likely the developer will be the owner for a decade at least. More discussion took place regarding this development when student housing needs are reduced due to JMU's plan for additional on-campus housing. She shared her concerns on what happens to such a large development after the newness wears off.

Council Member Alsaadun asked if this will be a gated community and how parties/events will be managed. Mr. Rhea stated it will be a secured community and management will be onsite for control of residents.

Council Member Dent stated she appreciates that there will be onsite management.

Vice Mayor Fleming asked for clarification of the necessity of a six floor development versus five floors. Mr. Rhea replied with several reasons. Vice Mayor Fleming spoke on the economic study and some of his concerns on the information provided in that study. He spoke on the mixed-use designation of this development, and asked if the public facing uses could be increased to best fit the mixed-use designation. Mr. Rhea explained the reason for the current square footage of the public facing uses, mostly related to parking. Further discussion took place regarding the convertibility of the 4-bedroom units and JMU's plan for additional on-campus housing.

At 8:57 p.m., Vice Mayor Fleming called the meeting into recess.

At 9:03 p.m., Vice Mayor called the meeting back into session.

The following individuals spoke against the rezoning request:

David Bernstein, Ott St.
Andrew Berker
Gary Provanka 317 S Liberty St.
Valerie Solfaro 611 Ott Street
Todd Alexander, Paul Street
Mr. Kaslan,
Roger
Elizabeth Swallow
Ellen Hopkins
Aaron Garber, Paul St.
Rich Ayers, 250 Franklin St.
Phillip Harrington, 28 W Rock St.
Mark Facknitz, 221 E Grattan St.
Marsha McGrath
Sarah Leichty, Paul St.
Carl Larson, 487 S. Mason St.
Sierra Lambert, E. Elizabeth St.
Sarah Koontz, 1040 Moore St.
TW Johnson, 98 Perry St.
Jennifer Cunningham, 286 Campbell St.
Cathy Moran, 361 Franklin St.
Stephanie West, 531 Myers Ave
John Mansfield , 505 S Mason St.

The following individuals spoke in favor of the rezoning request:

Peter Denby
Gary Flory
Sarah Baker-Everly
Will Harriston
David Miller Dernstein
Jordan Layman
Ed Rodriguez
Weston Marcus
Isaac Whitmore
Laura Commorado
Ashley Schwartz
Keith May, listing agent for Lindsay property
Jay Miller, 826 Stuart St.
Bucky Berry

The following individuals spoke neither for nor against, but recommend further study and considerations:

Ryan Mornell
Steven Horn, 285 Campbell St.
Panayotis "Poti" Giannakouros

At 11:43 pm Vice Mayor Fleming closed the public hearing and the regular session reconvened.

Mayor Reed stated Council has heard from the community and learned a lot from both sides, and stated if a vote is required now, she would vote against the rezoning as this development is not at the point she would like it to be. She stated her vote could change if certain things were amended such as size and more workforce/family housing.

Council Member Robinson agreed with Mayor Reed. She stated she does appreciate the developer's willingness to work towards a solution that is more acceptable for all. She spoke further on her concerns of the development.

Council Member Dent stated she is in favor of this project but wants to make sure that all on Council are on the same page and address the additional concerns that were addressed.

Council Member Alsaadun thanked the community for staying engaged in the process, changes have been made to the proposed development due to comments from the public. He thanked the developer for being so willing to listen to the communities concerns and adjusting what they have done to date. He stated the city is bound to continue to develop, things will change, and some decisions will be hard, Council just needs to keep on track with the 2040 Council Vision and work towards that.

Vice Mayor Fleming stated the project itself is a viable project, the question is whether this is the right location for this development. He spoke on the many investments the city has made to the parks throughout the city; the questions that need answered for this development; the Downtown Plan; some of his concerns on this development;

Further discussion took place regarding tabling this agenda item.

A motion was made by Council Member Dent, seconded by Council Member Alsaadun to table this item until the June 23, 2026 City Council meeting. The motion carried with a roll call vote as follows:

Yes: 5 - Mayor Reed, Vice-Mayor Fleming, Council Member Dent, Council Member Alsaadun and Council Member Robinson

No: 0

7. Regular Items

7.a. Consider nominations for the Virginia Municipal League (VML) Policy Committees 2026

Vice Mayor Fleming pushed this item to the May 12, 2026 City Council meeting

7.b. Consider adopting a resolution authorizing participation in the six remnant defendants National Opioid Settlement

Chris Brown, city attorney, presented a resolution related to the Opioid Litigation/Settlement. He stated this should be the last of the settlements.

A motion was made by Council Member Robinson, seconded by Council Member Dent, to adopt the resolution as presented. The motion carried by a unanimous voice vote.

8. Other Matters

8.a. Comments from the public, limited to five minutes, on matters not on the regular agenda. (Name and address are required)

Sarah Koontz, asked if there will be a mockup of the redesign of Liberty Street.

8.b. City Council and Staff

Council Member Alsaadun stated he was appointed to the executive committee for Central Shenandoah Planning District Committee (CSPDC).

9. Adjournment

At 12:18 a.m., April 29, 2026, there being no further business and on motion adopted, the meeting was adjourned.

CITY CLERK

MAYOR

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City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Legislation Text

File #: ID 26-117, **Version:** 1

Subject:

Consider a request from Mick or Mack LC for a special use permit at 140 East Wolfe Street

Presented By: Adam Fletcher, Director of Community Development

A request from Mick or Mack LC for a special use permit per Section 10-3-85 (1) to allow manufacturing, processing and assembly operations when not employing more than fifteen (15) persons on the premises in a single shift and provided that all storage and activities are conducted within a building in the B-1, Central Business District. The +/- 16,600-square foot property is addressed as 140 East Wolfe Street and is identified as tax map parcel 34-N-7.



May 12, 2026 City Council Meeting

Title

Consider a request for a Special Use Permit at 140 East Wolfe Street — Planning Commission and Adam Fletcher, Community Development

Summary

Project name	N/A
Address/Location	140 East Wolfe Street
Tax Map Parcels	34-N-7
Total Land Area	+/- 16,600
Property Owner	Mick or Mack LC
Owner’s Representative	Virginia Moons LLC
Present Zoning	B-1, Central Business District
Special Use Permit Request	To allow manufacturing, processing, and assembly operations per Section 10-3-85(1)
Planning Commission	April 8, 2026 (Public Hearing)
City Council	May 12, 2026 (Public Hearing)

Recommendation

Option 1. Staff and Planning Commission (5-0) recommend approval of the special use permit request with the suggested condition.

Context & Analysis

The following land uses are located on and adjacent to the property:

Site: Vacant commercial building, zoned B-1

North: Commercial uses and across East Rock Street, mixed use building with multi-family dwellings, zoned B-1

East: Commercial uses, zoned B-1

South: Across East Wolfe Street, municipal parking lot and religious uses, zoned B-1

West: Private parking lot and restaurant uses, zoned B-1

The applicant is requesting a special use permit (SUP) per Section 10-3-85(1) to allow manufacturing, processing, and assembly operations, provided the use does not employ more than fifteen (15) persons on the premises in a single shift and that all storage and activities are conducted within a building in the B-1, Central Business District. The +/- 16,600-square-foot property is addressed as 140 East Wolfe Street and is identified as tax map parcel 34-N-7.

On August 8, 2025, the applicant submitted a building alteration permit request for interior modifications and a change of use from retail (formally Gamer Oasis) to a tavern and arcade at 140 East Wolfe Street. The applicant describes in their letter that “[t]he primary use of the premises will be a tavern and arcade-style entertaining venue offering food and beverage service along with recreational activities such as classic arcade games and community events.” The applicant plans to serve beer produced from their brewery location at 120 West Wolfe Street (Restless Moons Brewing) at this site. If the SUP request is approved, the applicant plans to operate a canning line to package beer produced at 120 West Wolfe Street. Beer brewed at 120 West Wolfe Street would be kegged, and then the kegged beer brought to 140 East Wolfe Street to be canned and packaged. Some of the canned beer would be served and sold on-site, and some would be returned to 120 West Wolfe Street for sale at that location. The canning and packaging line would operate in the rear portion of the building, as shown on their concept plan.

Land Use

The Comprehensive Plan designates this site as Mixed Use and states:

The Mixed Use category includes both existing and proposed areas for mixed use. Mixed Use areas shown on the Land Use Guide map are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. Mixed Use can take the form of a single building, a single parcel, a city block, or entire neighborhoods. Quality architectural design features and strategic placement of green spaces for large scale developments will ensure development compatibility of a mixed use neighborhood with the surrounding area. These areas are prime candidates for “live-work” and traditional neighborhood developments (TND). Live-work developments combine residential and commercial uses allowing people to both live and work in the same area. The scale and massing of buildings is an important consideration when developing in Mixed Use areas. Commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way. Downtown is an existing area that exhibits and is planned to continue to contain a mix of land uses.

The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted: single-family detached, single-family attached (duplexes and townhomes), and multi-family buildings. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings.

The subject site is surrounded by a variety of established commercial, institutional, and residential uses, consistent with the Comprehensive Plan’s Mixed Use designation.

The applicant does not intend for the canning and packaging operations to be a large-scale industrial operation, and the special use permit limits the use to no more than 15 persons per shift. However, if the SUP is approved, the scale of operations could change over time or the property could be sold and other manufacturing, processing, and assembly operations could operate at this location. This could result in a more intensive industrial use and may increase truck traffic in the area that was not evaluated with this request. If the SUP is approved, staff recommends the following condition:

1. The canning, bottling, and packaging operations shall be limited to the “canning line” area as depicted on the concept plan.

While the applicant has explained that they do not plan to bottle beer at this location, staff suggests the SUP conditions allow both canning and bottling.

Transportation and Traffic

A traffic impact analysis (TIA) was not required for the SUP request.

Public Water and Sanitary Sewer

Staff has no concerns with the requested SUP regarding water and sewer matters.

Conclusion

The special use permit request is consistent with the Comprehensive Plan’s Mixed Use designation and, with the recommended conditions, is not expected to have adverse effects on adjacent properties.

Staff recommends approval of the SUP with the following condition:

1. The canning, bottling, and packaging operations shall be limited to the “canning line” area as depicted on the concept plan.

Options

1. Approve of the special use permit request with the suggested condition.
2. Approve the special use permit request as submitted by the applicant.
3. Approve the special use permit with other conditions(s).
4. Deny the special use permit.

Attachments

- Extract from Planning Commission
- Site maps
- Application and supporting documents



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7700 • FAX (540) 432-7777

May 4, 2026

**TO THE MEMBERS OF CITY COUNCIL
CITY OF HARRISONBURG, VIRGINIA**

SUBJECT: *Consider a request from Mick or Mack LC for a special use permit at 140 East Wolfe Street*

**EXTRACT FROM THE DRAFT MINUTES OF HARRISONBURG PLANNING
COMMISSION MEETING HELD ON: April 08, 2026**

Chair Baugh read the request and asked staff to review.

Ms. Soffel said the applicant is requesting a special use permit (SUP) per Section 10-3-85(1) to allow manufacturing, processing, and assembly operations, provided the use does not employ more than fifteen (15) persons on the premises in a single shift and that all storage and activities are conducted within a building in the B-1, Central Business District. The +/- 16,600-square-foot property is addressed as 140 East Wolfe Street and is identified as tax map parcel 34-N-7.

On August 8, 2025, the applicant submitted a building alteration permit request for interior modifications and a change of use from retail (formally Gamer Oasis) to a tavern and arcade at 140 East Wolfe Street. The applicant describes in their letter that “[t]he primary use of the premises will be a tavern and arcade-style entertaining venue offering food and beverage service along with recreational activities such as classic arcade games and community events.” The applicant plans to serve beer produced from their brewery location at 120 West Wolfe Street (Restless Moons Brewing) at this site. If the SUP request is approved, the applicant plans to operate a canning line to package beer produced at 120 West Wolfe Street. Beer brewed at 120 West Wolfe Street would be kegged, and then the kegged beer brought to 140 East Wolfe Street to be canned and packaged. Some of the canned beer would be served and sold on-site, and some would be returned to 120 West Wolfe Street for sale at that location. The canning and packaging line would operate in the rear portion of the building, as shown on their concept plan.

Land Use

The Comprehensive Plan designates this site as Mixed Use and states:

The Mixed Use category includes both existing and proposed areas for mixed use. Mixed Use areas shown on the Land Use Guide map are intended to combine

residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. Mixed Use can take the form of a single building, a single parcel, a city block, or entire neighborhoods. Quality architectural design features and strategic placement of green spaces for large scale developments will ensure development compatibility of a mixed use neighborhood with the surrounding area. These areas are prime candidates for “live-work” and traditional neighborhood developments (TND). Live-work developments combine residential and commercial uses allowing people to both live and work in the same area. The scale and massing of buildings is an important consideration when developing in Mixed Use areas. Commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way. Downtown is an existing area that exhibits and is planned to continue to contain a mix of land uses.

The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted: single-family detached, single-family attached (duplexes and townhomes), and multi-family buildings. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings.

The subject site is surrounded by a variety of established commercial, institutional, and residential uses, consistent with the Comprehensive Plan’s Mixed Use designation.

The applicant does not intend for the canning and packaging operations to be a large-scale industrial operation, and the special use permit limits the use to no more than 15 persons per shift. However, if the SUP is approved, the scale of operations could change over time or the property could be sold and other manufacturing, processing, and assembly operations could operate at this location. This could result in a more intensive industrial use and may increase truck traffic in the area that was not evaluated with this request. If the SUP is approved, staff recommends the following condition:

1. The canning, bottling, and packaging operations shall be limited to the “canning line” area as depicted on the concept plan.

While the applicant has explained that they do not plan to bottle beer at this location, staff suggests the SUP conditions allow both canning and bottling.

Transportation and Traffic

A traffic impact analysis (TIA) was not required for the SUP request.

Public Water and Sanitary Sewer

Staff has no concerns with the requested SUP regarding water and sewer matters.

Conclusion

The special use permit request is consistent with the Comprehensive Plan's Mixed Use designation and, with the recommended conditions, is not expected to have adverse effects on adjacent properties.

Staff recommends approval of the SUP with the following condition:

1. The canning, bottling, and packaging operations shall be limited to the "canning line" area as depicted on the concept plan.

Ms. Soffel asked if there were any questions for staff.

Commissioner Seitz said this probably is not our purview but how does this work with the ABC licenses? Does the ABC license that they have for the original Wolfe Street location extend to this? Is it a new license for the tavern?

Ms. Soffel said that would be a good question for the applicant.

Chair Baugh asked if there were any more questions for staff. Hearing none, he invited the applicant or applicant's representative to speak to their request.

Jeffery Moon, the applicant and business owner of Restless Moon Brewery, came forward to speak to the request. He said I am perfectly fine with that condition. To answer your question [to Commission Seitz], we would technically be considered a brewery in the eyes of the ABC. One of the reasons we have the canning line is to meet the requirements of the ABC. Twenty percent of what we sell on site has to be manufactured on site. By putting a canning line there, we meet that requirement, and it helps some of our other business goals.

Councilmember Dent said I am curious about the "Install sign: No dancing is permitted in this building"?

Mr. Moon said we would prefer not to have to install a fire suppression system just because we do not own the building. It is going to be six figures to do that. In order to meet the requirements, we need to not be classified as a nightclub, which is not the intent. In order to avoid the appearance of being a nightclub, we need to have something that would prohibit dancing, effectively. The other alternative would be to never host live music. We would like to be able to host live music, and so in terms of meeting some other concerns from the City, we are just going to post a sign that says you are not allowed to dance there. I am doing what I am being asked to.

Vice Chair Porter said I had one question just because the fact that the back of the building with deliveries coming to and from the City, what kind of truck traffic would this generate in terms of how often you feel like you are going to be transporting and bringing stuff back and forth? What kind of traffic impact might that have in the back of the building?

Mr. Moon said realistically in terms of beer coming in and out, it is really going to be me and my Toyota Tundra. Depending on how much we are producing, if I max out my capacity at my current

facility, I might need to make four trips a week in my truck back and forth. That would be the maximum that we would need to. We are going to have a retail operation on site, so we are going to have some trucks coming in to deliver cards, board games, and things of that nature. I do not know exactly how many that would be, but the retail portion is going to be pretty minimal compared to the rest of the operation. I imagine that is one or two trucks a week, something like that.

Vice Chair Porter said no big forty-footers coming in none of that kind of stuff.

Mr. Moon said no.

Chair Baugh asked if there were any more questions for the applicant. Hearing none, he opened the public hearing and invited anyone in the room or on the phone wishing to speak to the request. Hearing none, he closed the public hearing and opened the matter for discussion.

Councilmember Dent said might the Friendly City Food Co-Op at some point want this space? From my connections with it, not any time soon. If and when that might happen, they might have a negotiation, but they do not have any plans to expand at this point.

Vice Chair Porter said I would only state that I am grateful to see a great local business expanding and prospering. I think that it is wonderful that we are going to have something like this in this particular space. I think it would be a good addition to that area.

Commissioner Kettler said as someone who frequented Gamer Oasis and walks by Restless Moons every day, I agree with the assessment.

Councilmember Dent asked I also wondered about, what he said was they do not want to have to put in fire suppression and what the threshold might be for that if it is a club?

Mr. Fletcher said it has to do with the Fire Code and the Building Code and what is considered a dancehall and how an assembly space has to be protected. I actually did not pay particular attention to that specific detail that was on the plan, but I am not surprised because our folks are quite detail oriented. They want to make sure that this is not going to be classified as that space because it would kick in many other criteria as I presume Mr. Seitz could probably attest to.

Commissioner Seitz said like my colleagues at LDDBlueline, I do not have the building code memorized, but it all has to do with how you classify the space and density thereof. A nightclub is a more dense classification, and it would put it over a threshold of the number of people for which you would have to have fire suppression.

Councilmember Dent said that is not required for the tables, seating and the arcade, I guess?

Commissioner Seitz said I assume that Mr. Moon has hired people who, in combination with the City, have made sure that all of those Ts are crossed.

Mr. Fletcher said I was going to answer the question very similarly that this would go through our typical review, and our plans reviewers would speak to those issues.

Vice Chair Porter said I would like to make a motion to recommend approval of the special use permit with the suggested condition by staff.

Commissioner Kettler seconded the motion.

Chair Baugh called for a roll call vote.

Commissioner Seitz	Aye
Councilmember Dent	Aye
Commissioner Kettler	Aye
Vice Chair Porter	Aye
Chair Baugh	Aye

The motion to recommend approval of the special use permit with suggested conditions passed (5-0). The recommendation will move forward to City Council on May 12, 2026.

City of Harrisonburg

Special Use Permit
Sec. 10-3-85 (1)
Manufacturing operations
not more than 15 person
140 East Wolfe Street
Tax Map: 34-N-7
+/- 16,552 square feet

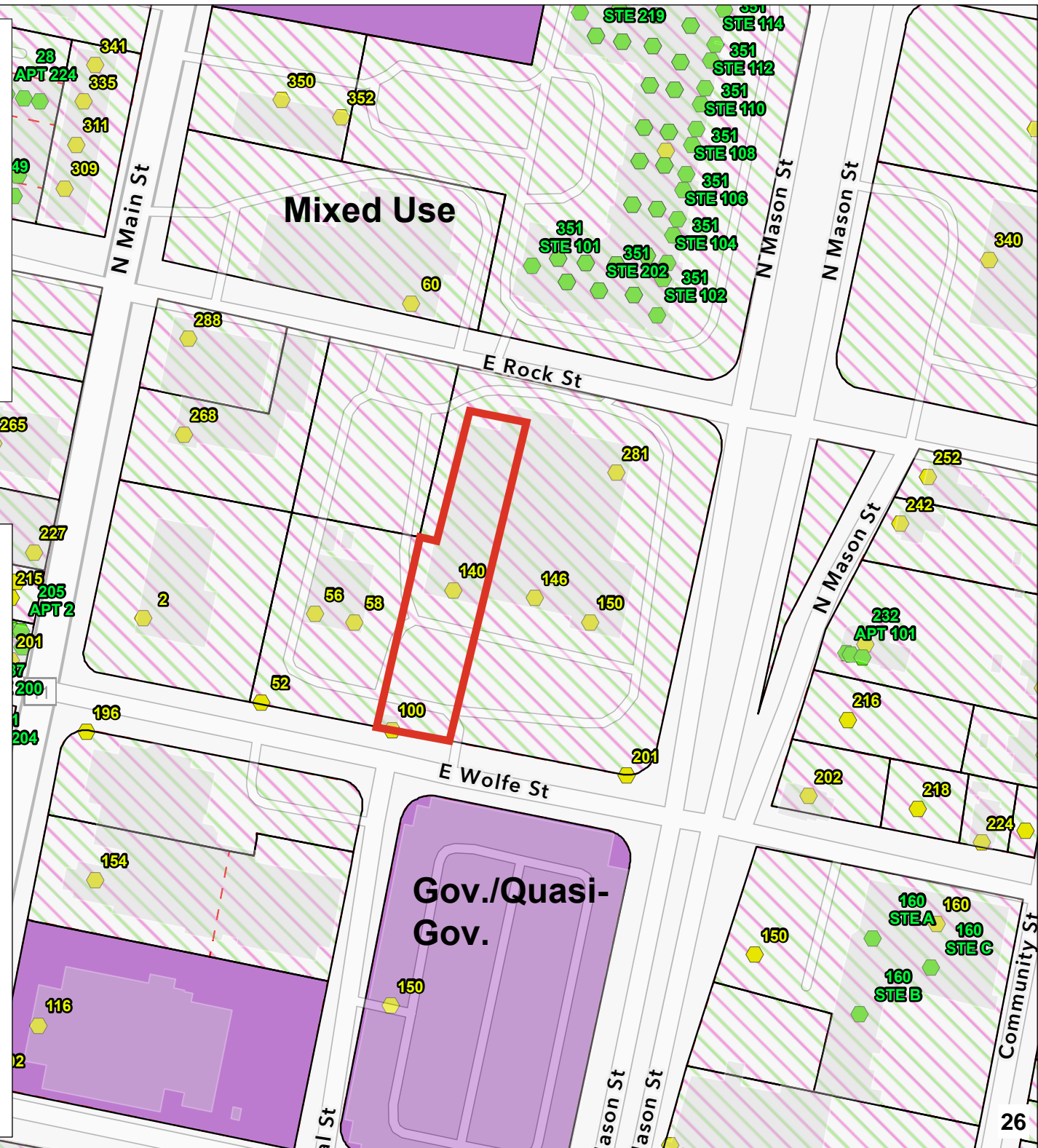
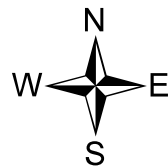
Zoning



City of Harrisonburg

Special Use Permit
Sec. 10-3-85 (1)
Manufacturing operations
not more than 15 person
140 East Wolfe Street
Tax Map: 34-N-7
+/- 16,552 square feet

(Future) Land Use Guide



City of Harrisonburg

Special Use Permit
Sec. 10-3-85 (1)
Manufacturing operations not
more than 15 person
140 East Wolfe Street
Tax Map: 34-N-7
+/- 16,552 square feet





**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

140 E Wolfe St 034 N 7 0.38 acres or sq. ft. (circle)

Property Address Tax Map Total Land Area

Existing Zoning Classification: BI

Special Use being requested: BIC (manufacturing)

PROPERTY OWNER INFORMATION

Mick or Mack LC [REDACTED]

Property Owner Name Telephone

1150 Hillcrest Dr [REDACTED]

Street Address E-Mail

Harrisonburg VA 22802

City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Jeff Mann [REDACTED]

Owner's Representative Telephone

120 W Wolfe St [REDACTED]

Street Address E-Mail

Harrisonburg VA 22802

City State Zip

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] 3-26-26

PROPERTY OWNER DATE

REQUIRED ATTACHMENTS

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- 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. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received

Total Fees Due: \$ _____
Application Fee: \$425.00 + \$30.00 per acre

Received By

February 24, 2026

Dear Planning Commission Members,

Virginia Moons LLC respectfully requests approval of a Special Use Permit to allow limited brewing-related manufacturing activity at 140 E Wolfe Street.

The primary use of the premises will be a tavern and arcade-style entertainment venue offering food and beverage service along with recreational activities such as classic arcade games and community events. The proposed Special Use Permit is requested to allow a small-scale beverage packaging operation that is directly associated with our existing brewery, Restless Moons Brewing, located at 120 W Wolfe Street.

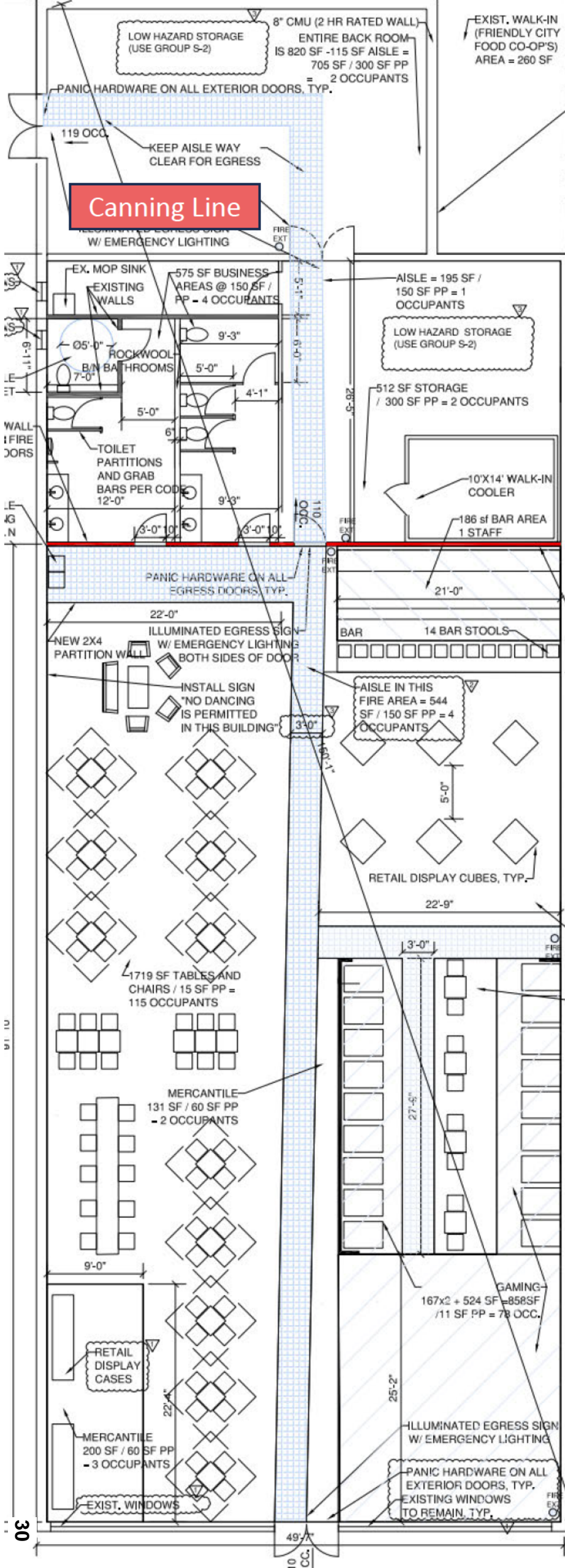
The proposed activity will consist of a modest canning line used to package beer that has been produced at our existing brewery location. No large-scale industrial production is proposed. All processing and storage will occur entirely within the building. The operation will employ fewer than fifteen (15) persons per shift and will not involve outdoor storage, exterior equipment, or industrial impacts beyond those typical of commercial uses in the district.

The packaging activity will occupy a limited portion of the building and will function as an accessory use to the primary tavern and arcade venue. The proposed use is compatible with surrounding commercial properties and will not generate traffic, noise, or operational impacts beyond those normally associated with restaurant and entertainment uses in the area.

Virginia Moons LLC has operated successfully in downtown Harrisonburg since 2018 and remains committed to maintaining a safe, well-managed, and community-oriented business presence. We respectfully request approval of the Special Use Permit.

Sincerely,

Jeffrey Moon
Virginia Moons LLC
120 W Wolfe St
Harrisonburg, VA



Canning Line

RECOMMENDED EGRESS SIGN W/ EMERGENCY LIGHTING

575 SF BUSINESS AREAS @ 150 SF / PP = 4 OCCUPANTS

ROCKWOOL B/N BATHROOMS

TOILET PARTITIONS AND GRAB BARS PER CODE

ILLUMINATED EGRESS SIGN W/ EMERGENCY LIGHTING BOTH SIDES OF DOOR

NEW 2X4 PARTITION WALL

INSTALL SIGN "NO DANCING IS PERMITTED IN THIS BUILDING"

1719 SF TABLES AND CHAIRS / 15 SF PP = 115 OCCUPANTS

MERCANTILE 131 SF / 60 SF PP = 2 OCCUPANTS

RETAIL DISPLAY CASES

MERCANTILE 200 SF / 60 SF PP = 3 OCCUPANTS

EXIST. WINDOWS

AISLE IN THIS FIRE AREA = 544 SF / 150 SF PP = 4 OCCUPANTS

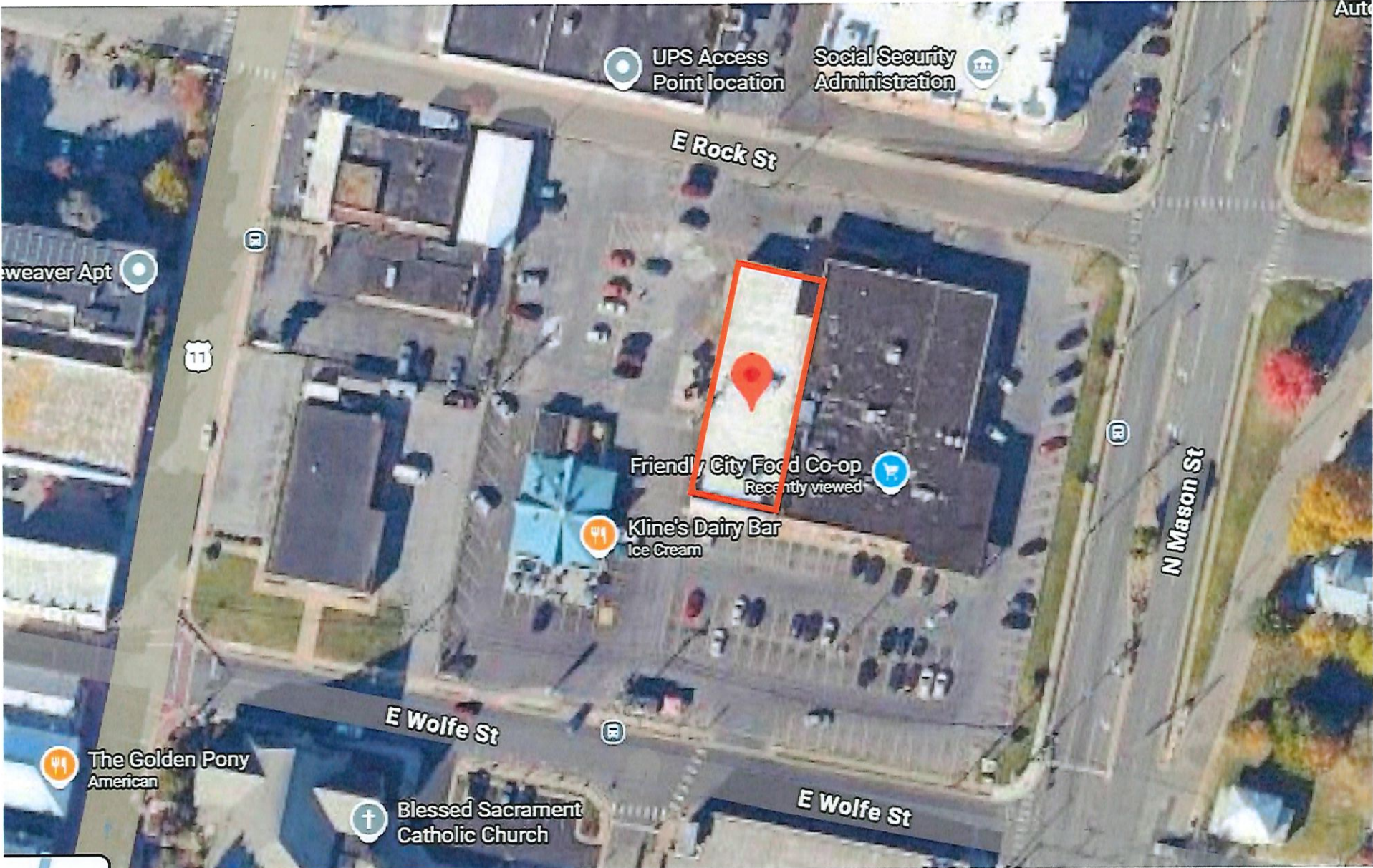
RETAIL DISPLAY CUBES, TYP.

GAMING 167x2 + 524 SF = 858SF / 11 SF PP = 78 OCC.

ILLUMINATED EGRESS SIGN W/ EMERGENCY LIGHTING

PANIC HARDWARE ON ALL EXTERIOR DOORS, TYP. EXISTING WINDOWS TO REMAIN, TYP.

Proposed Site:
140 E Wolfe St





City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information				
Consultant Name:	Jeffrey Moon			
Telephone:	[REDACTED]			
E-mail:	[REDACTED]			
Owner Name:	Mick or Mack LC			
Telephone:	[REDACTED]			
E-mail:	[REDACTED]			
Project Information				
Project Name:	Wizard Mode Brewcade			
Project Address:	140 E Wolfe Street			
TM #:	34-N-7			
Existing Land Use(s):	Vacant			
Proposed Land Use(s): (if applicable)	Brewery, Taproom			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input checked="" type="radio"/>	Rezoning <input 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)	<p>The primary use of the premises will be a tavern and arcade-style entertainment venue offering food and beverage service along with recreational activities such as classic arcade games and community events. The proposed Special Use Permit is requested to allow a small-scale beverage packaging operation that is directly associated with the existing brewery Restless Moons Brewing, located at 120 W Wolfe Street.</p> <p>The proposed activity will consist of a modest canning line used to package beer that has been produced at the existing brewery location. No large-scale industrial production is proposed. All processing and storage will occur entirely within the building. The operation will employ fewer than (15) persons per shift and will not involve outdoor storage, exterior equipment, or industrial impacts beyond those typical of commercial uses in the district.</p>			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	5			
PM Peak Hour Trips:	71			

(reserved for City staff)

TIA required? Yes _____ No

Comments:

Accepted by: Zenithy Mason

Date: 02/24/2026

Peak Hour Trip Generation by Land Use

Row	ITE 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	Brewery, Taproom	971	1000 sq ft	7.2	5	71
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					5	71
8	Existing #1	Vacant	NA			0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					0	0
15	Final Total (Total New – Total Existing)					5	71

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.



April 8, 2026 Planning Commission Meeting

Title

Consider a request for a Special Use Permit at 140 East Wolfe Street — Nyrma Soffel, Community Development

Summary

Project name	N/A
Address/Location	140 East Wolfe Street
Tax Map Parcels	34-N-7
Total Land Area	+/- 16,600
Property Owner	Mick or Mack LC
Owner’s Representative	Virginia Moons LLC
Present Zoning	B-1, Central Business District
Special Use Permit Request	To allow manufacturing, processing, and assembly operations per Section 10-3-85(1)
Planning Commission	April 8, 2026 (Public Hearing)
City Council	Anticipated May 12,2026 (Public Hearing)

Recommendation

Option 1. Recommend approval of the special use permit request with the suggested conditions.

Context & Analysis

The following land uses are located on and adjacent to the property:

- Site: Vacant commercial building, zoned B-1
- North: Commercial uses and across East Rock Street, mixed use building with multi-family dwellings, zoned B-1
- East: Commercial uses, zoned B-1
- South: Across East Wolfe Street, municipal parking lot and religious uses, zoned B-1
- West: Private parking lot and restaurant uses, zoned B-1

The applicant is requesting a special use permit (SUP) per Section 10-3-85(1) to allow manufacturing, processing, and assembly operations, provided the use does not employ more than fifteen (15) persons on the premises in a single shift and that all storage and activities are conducted within a building in the B-1, Central Business District. The +/- 16,600-square-foot property is addressed as 140 East Wolfe Street and is identified as tax map parcel 34-N-7.

On August 8, 2025, the applicant submitted a building alteration permit request for interior modifications and a change of use from retail (formally Gamer Oasis) to a tavern and arcade at 140 East Wolfe Street. The applicant describes in their letter that “[t]he primary use of the premises will be a tavern and arcade-style entertaining venue offering food and beverage service along with recreational activities such as classic arcade games and community events.” The applicant plans to serve beer produced from their brewery location at 120 West Wolfe Street (Restless Moons Brewing) at this site. If the SUP request is approved, the applicant plans to operate a canning line to package beer produced at 120 West Wolfe Street. Beer brewed at 120 West Wolfe Street would be kegged, and then the kegged beer brought to 140 East Wolfe Street to be canned and packaged. Some of the canned beer would be served and sold on-site, and some would be returned to 120 West Wolfe Street for sale at that location. The canning and packaging line would operate in the rear portion of the building, as shown on their concept plan.

Land Use

The Comprehensive Plan designates this site as Mixed Use and states:

The Mixed Use category includes both existing and proposed areas for mixed use. Mixed Use areas shown on the Land Use Guide map are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. Mixed Use can take the form of a single building, a single parcel, a city block, or entire neighborhoods. Quality architectural design features and strategic placement of green spaces for large scale developments will ensure development compatibility of a mixed use neighborhood with the surrounding area. These areas are prime candidates for “live-work” and traditional neighborhood developments (TND). Live-work developments combine residential and commercial uses allowing people to both live and work in the same area. The scale and massing of buildings is an important consideration when developing in Mixed Use areas. Commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way. Downtown is an existing area that exhibits and is planned to continue to contain a mix of land uses.

The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted: single-family detached, single-family attached (duplexes and townhomes), and multi-family buildings. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings.

The subject site is surrounded by a variety of established commercial, institutional, and residential uses, consistent with the Comprehensive Plan’s Mixed Use designation.

The applicant does not intend for the canning and packaging operations to be a large-scale industrial operation, and the special use permit limits the use to no more than 15 persons per shift.

However, if the SUP is approved, the scale of operations could change over time or the property could be sold and other manufacturing, processing, and assembly operations could operate at this location. This could result in a more intensive industrial use and may increase truck traffic in the area that was not evaluated with this request. If the SUP is approved, staff recommends the following condition:

1. The canning, bottling, and packaging operations shall be limited to the “canning line” area as depicted on the concept plan.

While the applicant has explained that they do not plan to bottle beer at this location, staff suggests the SUP conditions allow both canning and bottling.

Transportation and Traffic

A traffic impact analysis (TIA) was not required for the SUP request.

Public Water and Sanitary Sewer

Staff has no concerns with the requested SUP regarding water and sewer matters.

Conclusion

The special use permit request is consistent with the Comprehensive Plan’s Mixed Use designation and, with the recommended conditions, is not expected to have adverse effects on adjacent properties.

Staff recommends approval of the SUP with the following condition:

1. The canning, bottling, and packaging operations shall be limited to the “canning line” area as depicted on the concept plan.

Options

1. Recommend approval of the special use permit request with the suggested condition.
2. Recommend approval of the special use permit request as submitted by the applicant.
3. Recommend approval of the special use permit with other conditions(s).
4. Recommend denial of the special use permit.

Attachments

- Site maps
- Application and supporting documents

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings in the City Council Chambers, 409 South Main Street, Harrisonburg, VA on Tuesday, May 12, 2026, at 7:00 p.m., to consider the following:

Special Use Permit – 140 East Wolfe Street (Manufacturing, processing and assembly operations when not employing more than fifteen (15) persons in B-1)

A request from Mick or Mack LC for a special use permit per Section 10-3-85 (1) to allow manufacturing, processing and assembly operations when not employing more than fifteen (15) persons on the premises in a single shift and provided that all storage and activities are conducted within a building in the B-1, Central Business District. The +/- 16,600-square foot property is addressed as 140 East Wolfe Street and is identified as tax map parcel 34-N-7.

Special Use Permit – 165 South Main Street (Short Term Rental in B-1)

A request from Big Brother and the Holdings CO LLC for a special use permit per Section 10-3-85 (11) to allow a short-term rental in the B-1 district. The +/- 12,047-square foot property is addressed as 165 South Main Street and is identified as tax map parcel 26-B-2.

Rezoning – Various Addresses Collicello Street and Kates Lane (Collicello North) (Proffer Amendment, R-7)

A request from Collicello North LLC to amend the approved master development plan. The +/- 2.96 acre site is zoned R-7, Medium Density Mixed Residential Planned Community District, is addressed as 919, 925, 955, 959, 963, 967, 975, 983, 991, & 922 Collicello Street and 172, 176, 180, 184, 188, 192, & 196 Kates Lane and are designated as tax map parcels 40-H-1, 11, 17 though 30 & 40-I-16.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at www.harrisonburgva.gov/public-hearings. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 1072, and the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Publication dates:

Wednesday, April 29, 2026

Wednesday, May 6, 2026

**STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:**

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, May 12, 2026 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 140 East Wolfe Street (Manufacturing, processing and assembly operations when not employing more than fifteen (15) persons in B-1)

A request from Mick or Mack LC for a special use permit per Section 10-3-85 (1) to allow manufacturing, processing and assembly operations when not employing more than fifteen (15) persons on the premises in a single shift and provided that all storage and activities are conducted within a building in the B-1, Central Business District. The +/- 16,600-square foot property is addressed as 140 East Wolfe Street and is identified as tax map parcel 34-N-7.

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Given under my hand this 24 day of April, 2026

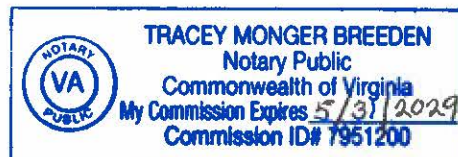


City Clerk

Subscribed and sworn to before me this 24 day of April, 2026 a Notary Public in and for the Commonwealth of Virginia.

Tracey M Breeden
Notary

My commission expires May 31, 2029



A B MCHONE & SONS LLC
75 COURT SQUARE
HARRISONBURG VA 22801

BOARD OF TRUSTEES OF ASBURY
UNITED METHODIST CHURCH
205 S MAIN ST
HARRISONBURG VA 22801

BIG BROTHER & THE HOLDINGS CO
LLC
6549 BLACK DOG LANE
LINVILLE VA 22834

ROCKINGHAM LIBRARY
ASSOCIATION
174 S MAIN ST
HARRISONBURG VA 22801

HARRISONBURG CHILDREN
MUSEUM INC
PO BOX 957
HARRISONBURG VA 22803

Main 2-f

MDA IV LLC
2425 S MAIN ST
HARRISONBURG VA 22801

DRIVER PROPERTIES LLC
1150 HILLCREST DR
HARRISONBURG VA 22801

MICK OR MACK LC
1150 HILLCREST DR
HARRISONBURG VA 22801

SULLIVAN MOST REV WALTER F
BISHOP OF THE DIOCESE
RICHMOND
154 N MAIN ST
HARRISONBURG VA 22802

Wolfe Street

TIMOTHY O'BRIAN SMITH & LISA
HGUYEN HA
957 PINTAIL LN
CHARLOTTESVILLE VA 22903

ANGEL R QUINONES
949 VIRGINIA AVE
HARRISONBURG VA 22802

GEZAHEGN K GEBERMEDHIN &
HAYMONT A BOGALE
1625 BUTTONWOOD CT APT C
HARRISONBURG VA 22802

EDWIN O SARAVIA & NUBIA M
SARAVIA
185 SOUTHAMPTON DR
HARRISONBURG VA 22801

COLLICELLO NORTH LLC
PO BOX 30580
FORT LAUDERDALE FL 33303

RHODES MARTIN E SYLVIA W
151 5TH ST
HARRISONBURG VA 22802

PROPST FAMILY DEVELOPMENT LLC
PO BOX 591
GROTTOES VA 24411

KATHERINE WARD JOPLING
879 COLLICELLO ST
HARRISONBURG VA 22802

Collicello Worth

WAY WAY BACK LLC
271 W VIEW ST
HARRISONBURG VA 22801

DENNISON AMANDA D
971 VIRGINIA AVE
HARRISONBURG VA 22802

SARHAN JASSAM M
812 BROADVIEW DR
HARRISONBURG VA 22802

GARCIA THOMAS & BERONICA
ESPARZA DE GARCIA
910 VIRGINIA AVE
HARRISONBURG VA 22802

RASUL HAIDAR
760 BLUE RIDGE DR
HARRISONBURG VA 22802

WEAVER ERIC M
465 SUGAR MAPLE LA
HARRISONBURG VA 22801

KIBER VALENTIN CARRANZA
195 FIFTH ST
HARRISONBURG VA 22802

INNOVATIVE SOLID SURFACES LLC
925 VIRGINIA AVE
HARRISONBURG VA 22802

HERNANDEZ VALENTIN VILLA TANIA
L
7648 N VALLEY PIKE
ROCKINGHAM VA 22802

ROADCAP MARY A
5777 SINGERS GLEN RD
HARRISONBURG VA 22802

GENTRY JERRY LEE
501 WEST VIEW ST
BRIDGEWATER VA 22812

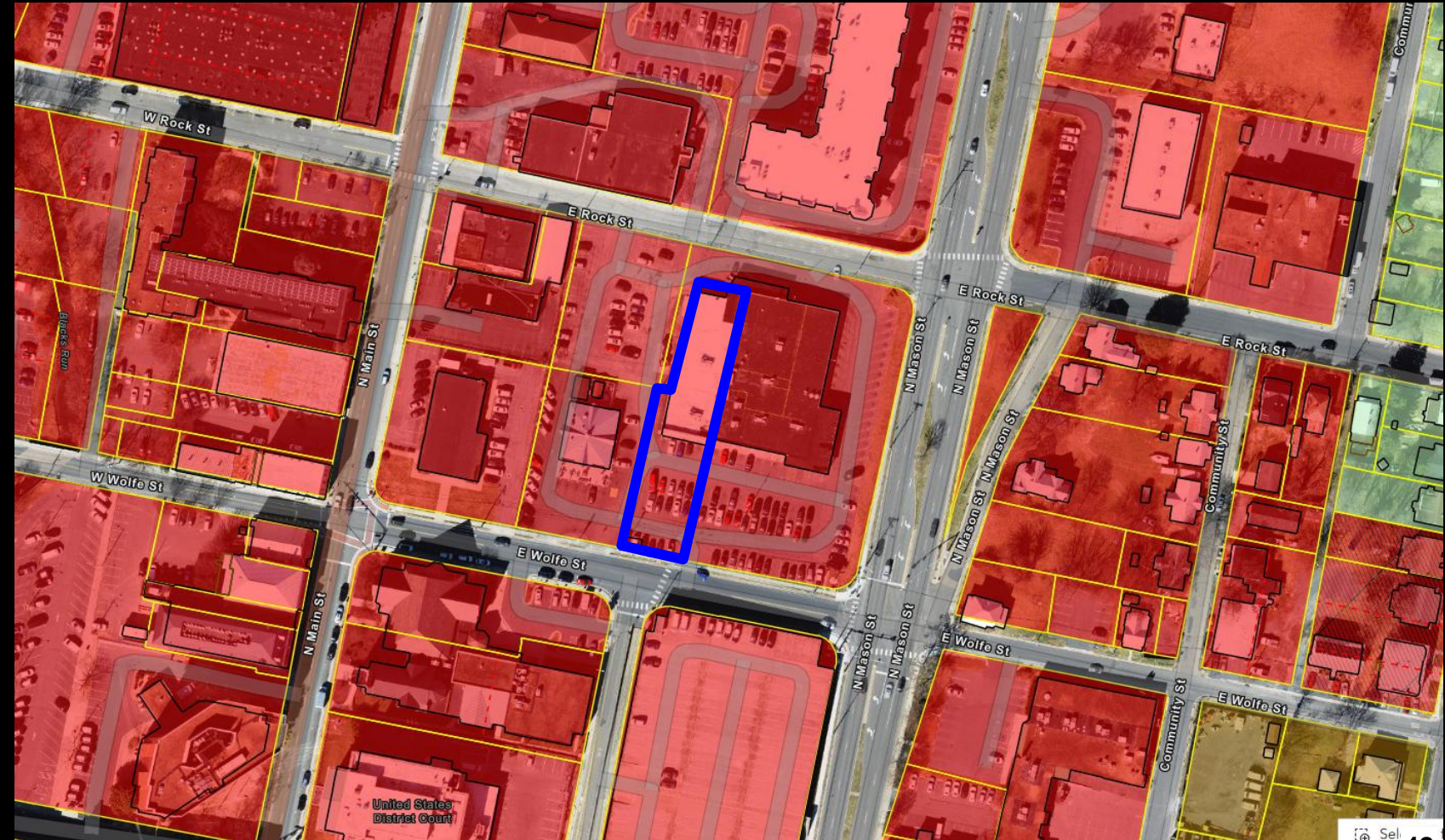
MATTHEW S MURRAY II & DIANA
GARCIA ESPARZA
920 VIRGINIA AVE
HARRISONBURG VA 22802

BENEVENTO THOMAS A & MARGOT
M ZAHNER
910 COLLICELLO ST
HARRISONBURG VA 22802

MAY MALA RONDOL & OTHERS
PO BOX 94
SHENANDOAH VA 22849

FRANK GUYER AND EVELYN GUYER
REVOCABLE TRUST
880 COLLICELLO ST
HARRISONBURG VA 22802

Special Use Permit – 140 East Wolfe Street



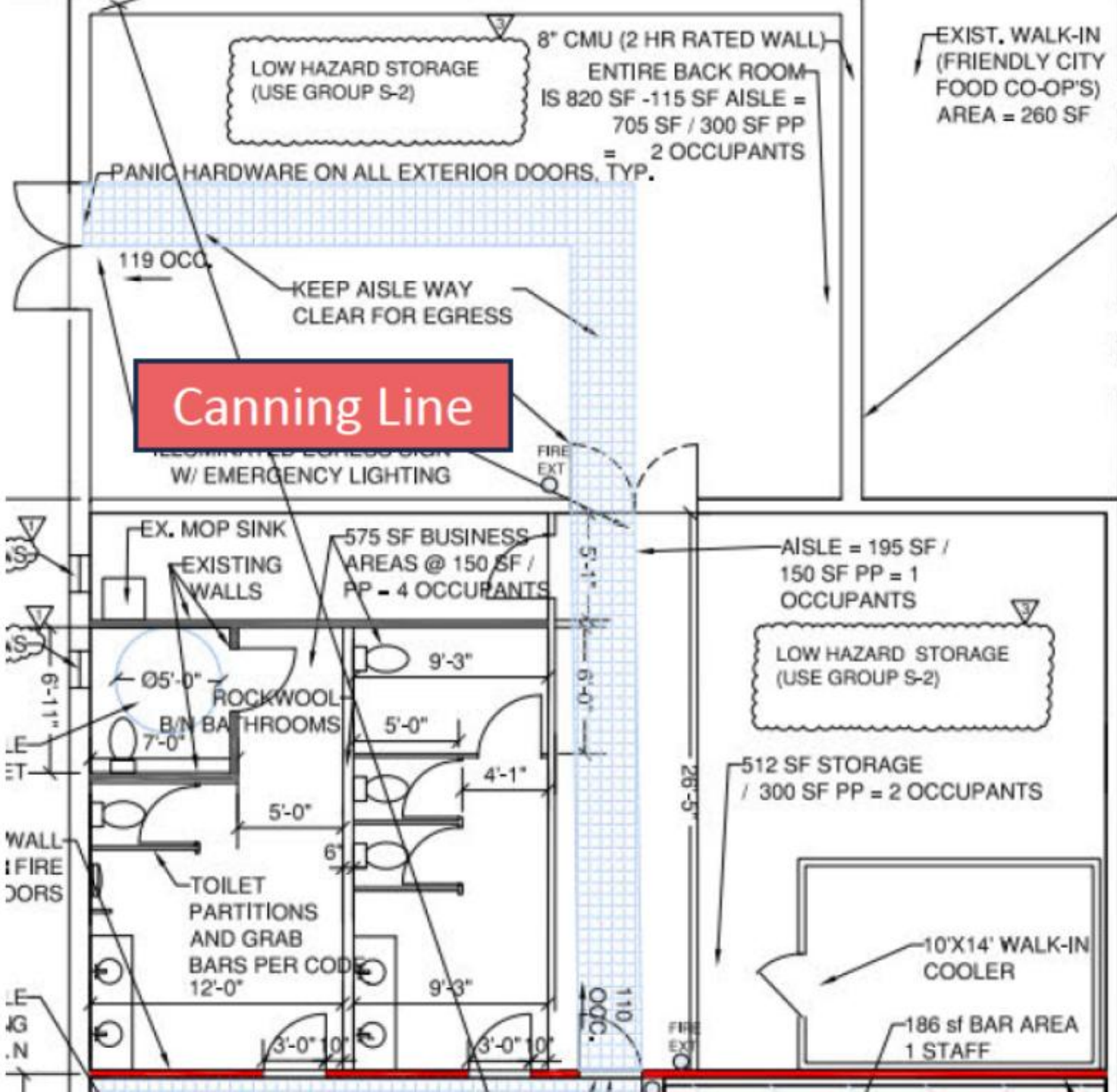
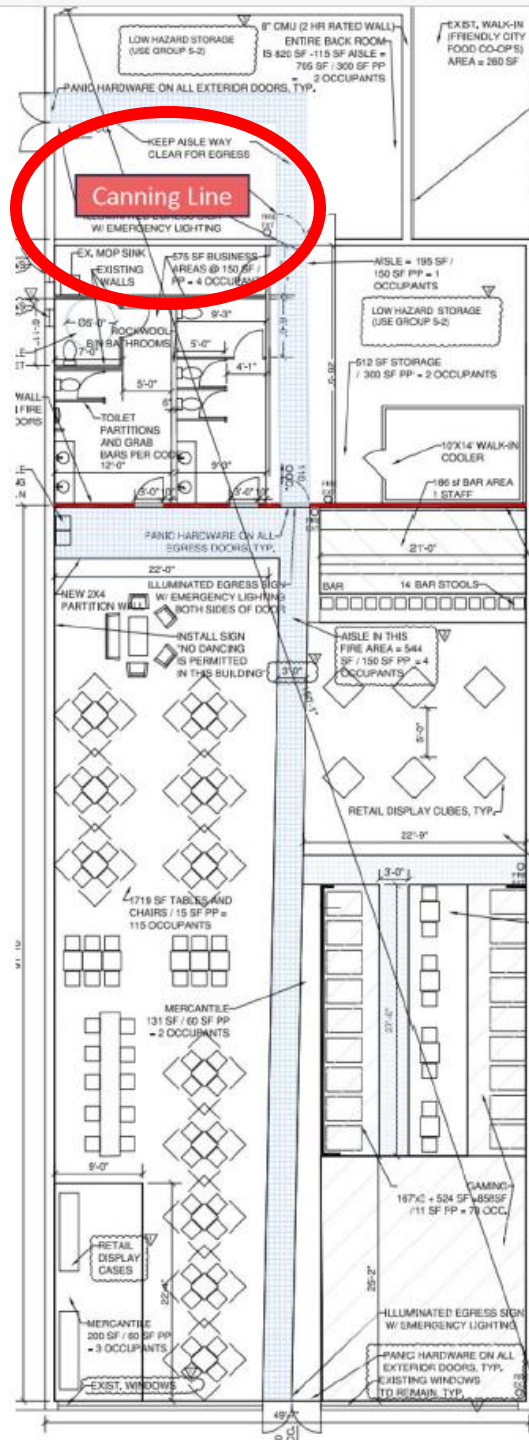
Special Use Permit – 140 East Wolfe Street



Special Use Permit – 140 East Wolfe Street







Condition

- The canning, bottling, and packaging operations shall be limited to the “canning line” area as depicted on the concept plan.

Recommendation

Staff and Planning Commission (5-0) recommends approval of the SUP request with the following condition:

- The canning, bottling, and packaging operations shall be limited to the “canning line” area as depicted on the concept plan.



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Legislation Text

File #: ID 26-118, **Version:** 1

Subject:

Consider a request from Big Brother and Holdings CO LLC for a special use permit at 165 South Main Street

Presented By: Adam Fletcher, Director of Community Development

A request from Big Brother and the Holdings CO LLC for a special use permit per Section 10-3-85 (11) to allow a short-term rental in the B-1 district. The +/- 12,047-square foot property is addressed as 165 South Main Street and is identified as tax map parcel 26-B-2.



May 12, 2026 City Council Meeting

Title

Consider a request for a Special Use Permit at 165 South Main Street — Planning Commission and Adam Fletcher, Community Development

Summary

Project name	N/A
Address/Location	165 South Main Street
Tax Map Parcels	26-B-2
Total Land Area	+/- 12,047
Property Owner	Big Brother & The Holdings Co LLC
Owner's Representative	Margaret Clark
Present Zoning	B-1, Central Business District
Special Use Permit Request	To allow short-term rental per Section 10-3-85(11)
Planning Commission	April 8, 2026 (Public Hearing)
City Council	May 12, 2026 (Public Hearing)

Recommendation

Option 1. Staff and Planning Commission (5-0) recommend approval of the special use permit request with the suggested conditions.

Context & Analysis

The following land uses are located on and adjacent to the property:

Site: Commercial uses and multiple-family dwellings, zoned B-1

North: Commercial uses, zoned B-1

East: Massanutten Regional Library, zoned B-1

South: Denton Park and City-owned parking lot, zoned B-1

West: Private parking lot, zoned B-1

The applicant is requesting a special use permit (SUP) per Zoning Ordinance (ZO) Section 10-3-85 (11) to allow a short-term rental (STR) in the B-1, Central Business district. The +/- 12,047-square-foot property is addressed as 165 South Main Street and is identified as tax map parcel 26-B-2. The subject property is known as the Wine Bros. building, a mixed-use structure that includes The Shops at Agora, Ruby's Arcade, and four multi-family dwelling units, which are known as

Ruby's Lofts. If approved, the applicant would operate a short-term rental (STR) within Apartment 203.

In February 2026, the Commissioner of the Revenue's office discovered that the applicant was operating a STR without a City business license. The applicant indicates the STR has operated in Apartment 203 for approximately five years. In addition to obtaining an SUP and business license, STRs must be registered annually with the Department of Community Development.

The City adopted STR regulations in March 2019. These regulations were amended in September 2020 to create the by right "homestay" use. Homestays are only permitted within single-family detached, duplex, and townhome dwellings; therefore, the proposed STR within Ruby's Lofts is not eligible to operate as a by right homestay and requires SUP approval. While the applicant has described how the STR would operate, the SUP is not restricted to the current applicant/operator. SUPs run with the land; therefore, any future owner/operator could utilize the SUP provided all ordinance requirements and any SUP conditions are met.

Per ZO Section 10-3-205 (2), STR operators must maintain the property as their primary residence, as indicated on a state-issued license or identification card. The property owner does not live on the property and has identified Tess Sherman (tenant in Apartment 202) as the operator. The proposed operator resides on the property and therefore meets the primary residence requirement. Staff has advised the applicant that if the operator is not the property owner, ZO Section 10-3-205 (3) requires the operator to be present during the lodging period. If the existing operator were to move or is no longer willing to act as the operator, the STR would not be able to operate until a new operator who resides on the property is identified.

The B-1 district has no minimum off-street parking requirements; however, the applicant indicates that five parking spaces are leased from the adjacent Asbury United Methodist Church for Ruby's Lofts tenants and STR guests. In addition, the site is within walking distance of the Water Street parking deck, where public parking is available.

Land Use

The Comprehensive Plan designates this site as Mixed Use and states:

The Mixed Use category includes both existing and proposed areas for mixed use. Mixed Use areas shown on the Land Use Guide map are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. Mixed Use can take the form of a single building, a single parcel, a city block, or entire neighborhoods. Quality architectural design features and strategic placement of green spaces for large scale developments will ensure development compatibility of a mixed use neighborhood with the surrounding area. These areas are prime candidates for "live-work" and traditional neighborhood developments (TND). Live-work developments combine residential and commercial uses allowing people to both live and work in the same area. The scale and massing of buildings is an important consideration when developing in Mixed Use areas. Commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure

commercial intensity in that way. Downtown is an existing area that exhibits and is planned to continue to contain a mix of land uses.

The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted: single-family detached, single-family attached (duplexes and townhomes), and multi-family buildings. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings.

The subject site is a mixed-use building containing commercial and residential uses, consistent with the Comprehensive Plan's Mixed Use designation.

Transportation and Traffic

A traffic impact analysis (TIA) was not required for the SUP request.

Public Water and Sanitary Sewer

Staff has no concerns with the requested SUP regarding water and sewer matters.

Housing Study

The City's Comprehensive Housing Assessment and Market Study (Housing Study) has this property in a Census block group that is classified as "No Data" according to market types. This block group did not have any housing sales data at the time of the study. The Housing Study identified that there is strong demand for expanding rental housing inventory at the lowest and highest income spectrum because the number of households in the lowest and highest income groups significantly exceed the number of housing units available for and affordable to them.

Public Schools

If the SUP is approved, no additional dwelling units would be added to the property; therefore, the student generation is zero.

Conclusion

After review of this request, staff believes it shares similar characteristics to other applications for STRs that have received approval. Staff recommends approval of the SUP with the following conditions:

1. All STR accommodations shall be within Apartment 203 as described in the application.
2. There shall be no more than one (1) STR guest room or accommodation space.
3. The number of STR guests at one time shall be limited to four (4).
4. Prior to operation, the operator shall submit to City staff a completed Short-Term Rental Pre-Operation Form. Furthermore, the operator shall maintain compliance with the items identified in the Pre-Operation Form when short-term rental guests are present.

5. If in the opinion of Planning Commission or City Council, the short-term rental becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

Options

1. Approve the special use permit request with the suggested conditions.
2. Approve the special use permit request as submitted by the applicant.
3. Approve the special use permit with other conditions(s).
4. Deny the special use permit.

Attachments

- Extract from Planning Commission
- Site maps
- Application and supporting documents



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7700 • FAX (540) 432-7777

May 04, 2026

**TO THE MEMBERS OF CITY COUNCIL
CITY OF HARRISONBURG, VIRGINIA**

SUBJECT: *Consider a request from Big Brother and Holdings CO LLC for a special use permit at 165 South Main Street*

**EXTRACT FROM THE DRAFT MINUTES OF HARRISONBURG PLANNING
COMMISSION MEETING HELD ON: April 08, 2026**

Chair Baugh read the request and asked staff to review.

Ms. Soffel said the applicant is requesting a special use permit (SUP) per Zoning Ordinance (ZO) Section 10-3-85 (11) to allow a short-term rental (STR) in the B-1, Central Business district. The +/- 12,047-square-foot property is addressed as 165 South Main Street and is identified as tax map parcel 26-B-2. The subject property is known as the Wine Bros. building, a mixed-use structure that includes The Shops at Agora, Ruby's Arcade, and four multi-family dwelling units, which are known as Ruby's Lofts. If approved, the applicant would operate a short-term rental (STR) within Apartment 203.

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If in the opinion of Planning Commission or City Council, the short-term rental becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

Ms. Soffel asked if there were any questions for staff.

Chair Baugh invited the applicant or applicant's representative to speak to their request.

Margaret Clark, the applicant and property owner, came forward to speak to the request. She said I really do not know what to say other than I would really appreciate your consideration and being able to do this as the income is vital to maintaining that building. The lease will be paid off in about seven years, and it has been vital to helping me make ends meet at that building. I take care of it myself. I am there every day.

Councilmember Dent asked this may be more for staff on the map that I see, I see suite 201 and 204, is 203 understood to be in there somewhere?

Mr. Fletcher said it is probably just not being captured with the zoom in of the GIS.

Councilmember Dent asked is it in the back of the building?

Ms. Clark said it is the upper level in the back of the building above Ruby's Arcade. The entrance to the lofts is right by the back entrance to Ruby's Arcade. Walking into this, you go upstairs and there are four apartments, 201, 202, 203 and 204. 203 was my husband and my personal apartment, and he used it as his office. He passed away in 2019, right before Covid. I just had to be creative. It is fully furnished and beautiful. It was a difficult thing to rent out.

Councilmember Dent said I was just saying this is exactly the kind of place I would be looking to stay.

Ms. Clark said there are lovely couples that come there from alumni to parents of JMU students who come to those events. Tourists passing through, or on road trips, and they will stay for a night or two. I have lots of returned guests and they are very complimentary.

Vice Chair Porter said I just want to confirm you will be the onsite operator?

Ms. Clark said I am the owner of that building. Tess Sherman has lived there since the beginning, so for ten years. She is in her 30s, and she would act as my operator, and she lives there.

Vice Chair Porter said I also wanted to express my disappointment in the fact that you have already taken Big Brother and the Holdings Company LLC out of the mix. I will never be able to secure that ever. That is one of the best LLCs I have ever heard in my entire life.

Ms. Clark said that is thanks to my husband.

Mr. Fletcher said just for the record, you are Ms. Clark?

Ms. Clark confirmed. She also said I also have Clementine and Ruby's Arcade down below, and I rent out the space for Agora out front. I am the manager of that building, I take care of that.

Chair Baugh asked if there were any questions for the applicant. Hearing none, Chair Baugh opened the public hearing and invited anyone in the room or on the phone wishing to speak to the request.

Luke Smith, a resident of 298 Campbell Street, came forward to speak to the request. He said it was so awkwardly quiet in here that I thought I would just voice support for Ms. Clark's application. Seems like a great idea. I hope you all vote in favor. Thank you.

Vice Chair Porter said, for me, every time these issues come up, I think consistency is the primary issue. It is very clear that this property is operating consistent with other short-term rentals in the area, and I think it is important that we maintain a standard. I think that if this meets that standard, I am comfortable with the conditions that have been set forth by the staff.

Commissioner Kettler said I move to recommend approval of the special use permit request with the suggested conditions.

Councilmember Dent seconded the motion.

Chair Baugh called for a roll call vote.

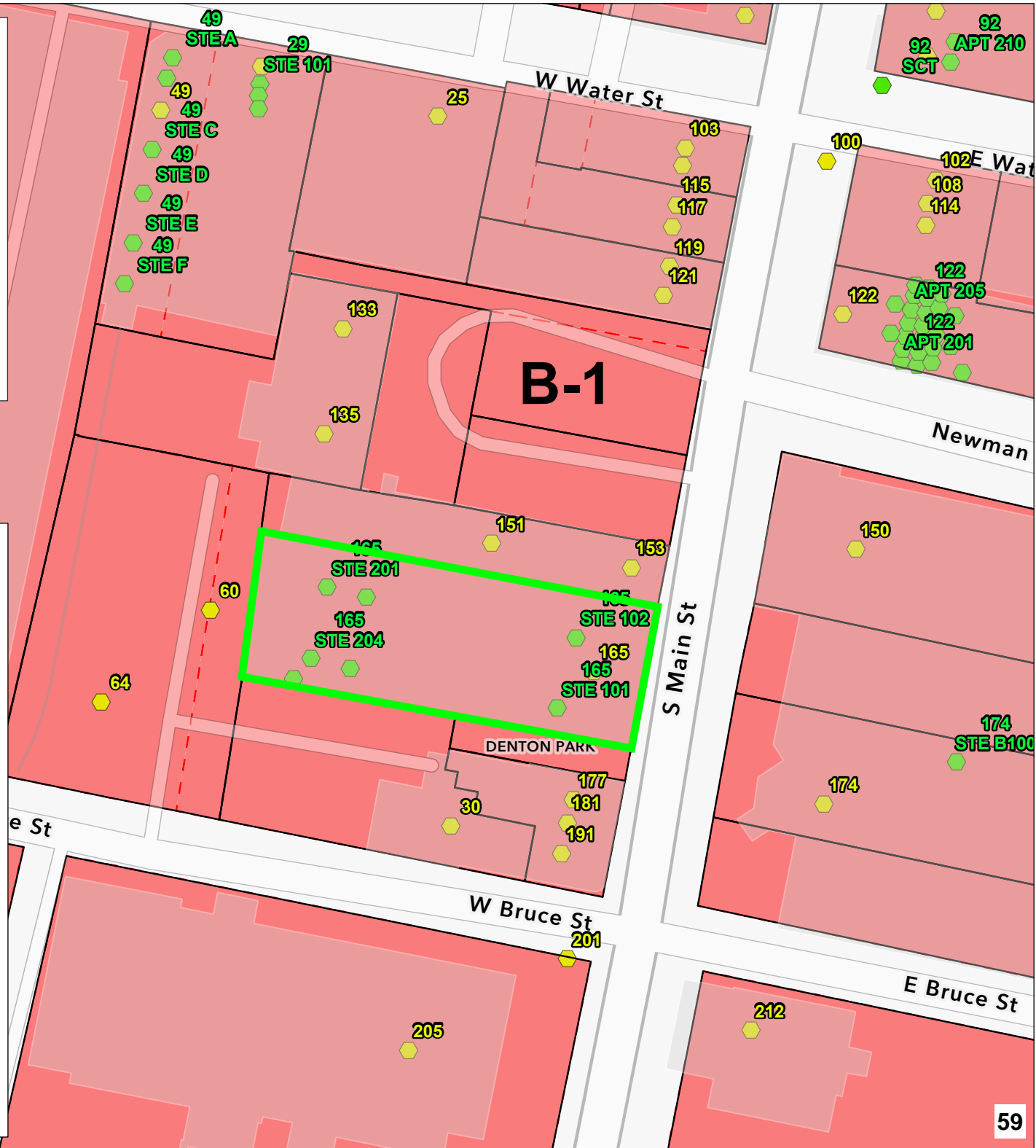
Commissioner Seitz	Aye
Councilmember Dent	Aye
Commissioner Kettler	Aye
Vice Chair Porter	Aye
Chair Baugh	Aye

The motion to recommend approval of the special use permit request with the suggested conditions passed (5-0). The recommendation will move forward to City Council on May 12, 2026.

City of Harrisonburg

Special Use Permit
Sec. 10-3-85 (11)
Short Term Rental
165 South Main Street
Tax Map: 26-B-2
+/- 12,196 square feet

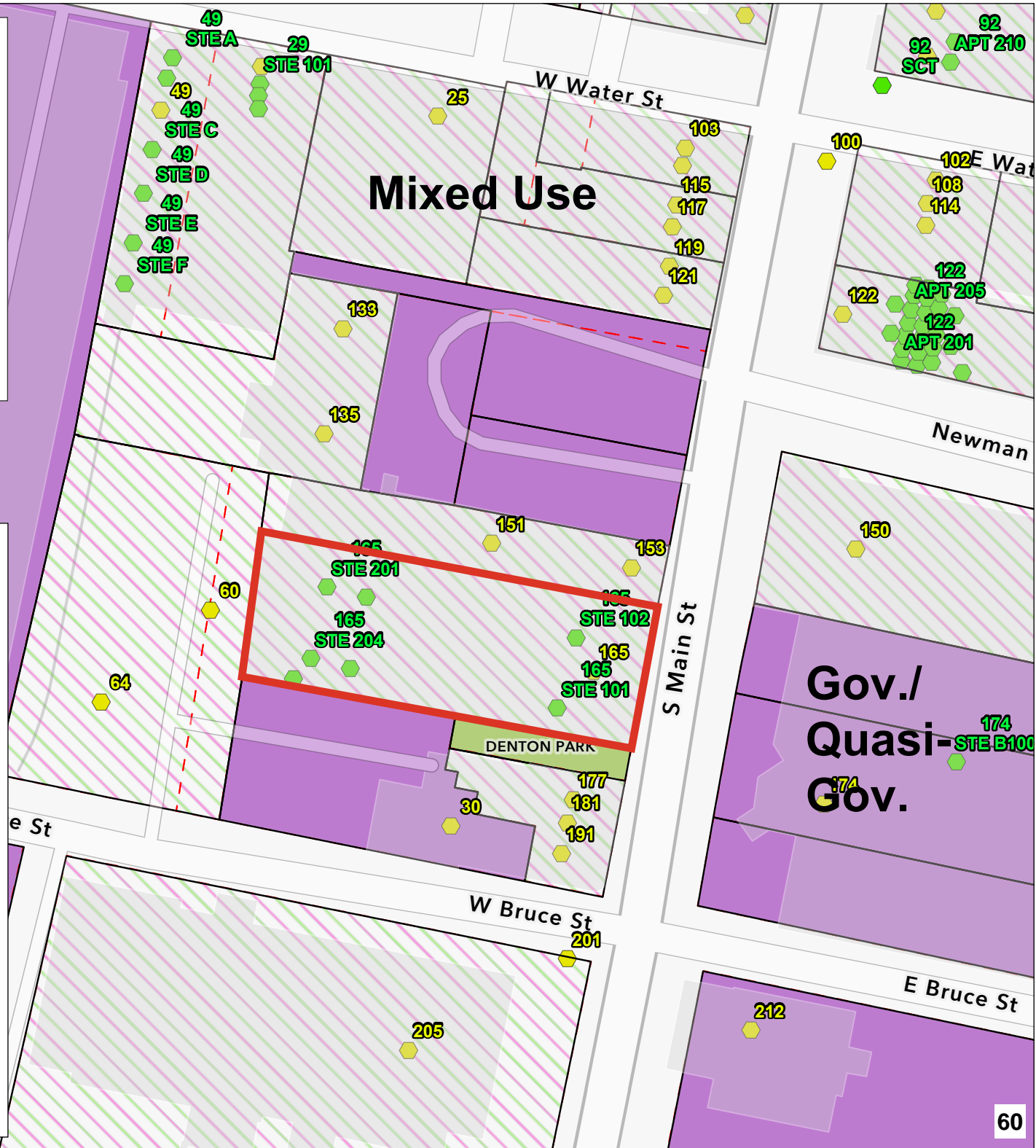
Zoning



City of Harrisonburg

Special Use Permit
Sec. 10-3-85 (11)
Short Term Rental
165 South Main Street
Tax Map: 26-B-2
+/- 12,196 square feet

(Future) Land Use Guide



City of Harrisonburg

Special Use Permit
Sec. 10-3-85 (11)
Short Term Rental
165 South Main Street
Tax Map: 26-B-2
+/- 12,196 square feet





**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

Property Address: 165 S. Main St. Tax Map: 26-B-2 Total Land Area: .0278 acres or sq. ft. (circle)

Existing Zoning Classification: B-1

Special Use being requested: 10-3-85 (11) short term rental

PROPERTY OWNER INFORMATION

Property Owner Name: Big Brother and The Holding Co. LLC Telephone: [REDACTED]

Street Address: 6549 Black Dog Lane E-Mail: [REDACTED]

City: Linville State: VA Zip: 22834

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative: Margaret Clark Telephone: [REDACTED]

Street Address: _____ E-Mail: _____

City: _____ State: _____ Zip: _____

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.

Margaret Clark 3/27/26
PROPERTY OWNER DATE

REQUIRED ATTACHMENTS

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- 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. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received: _____ Total Fees Due: \$ _____
Application Fee: \$425.00 + \$30.00 per acre

Received By: _____

To Whom it may concern,

My name is Margaret Clark and I own the Wine Bros. Building at 165 South Main Street in Harrisonburg. I inherited the building after my husband's unexpected passing in November 2019. The building is managed under The Big Brother & The Holding Company, LLC, of which I am the sole managing member. This historical building was renovated in 2016 with the help of a restoration grant and my husband's vision. It houses Shops at Agora (in the front), Ruby's Arcade (in the back) and Ruby's Lofts on the upper level (in the back). One of these apartments (203) was for our personal use and my husband's office.

During the struggle of the covid pandemic, out of ignorance, I listed my apartment on Airbnb as a way to earn more income for the building. I have been very successful for five years with this operation running from mid February-May and mid August-November. I choose to block the months of June, July, December and January for personal reasons. I have hosted guests from all over the US. Most are JMU parents or alumni here for those events and others are passing through on road trips or seasonal tourists. I often have returning guests.

Ruby's Lofts is a small community of just four apartments. I have congenial relationships with all the tenants and see them regularly throughout the week. We also communicate with group texts periodically. All tenants are informed before signing a lease that I use my apartment as an airbnb (7 months of the year). There has never been an issue with tenants or guests in this environment.

At this time, I am applying for a special use permit to continue to use my apartment as an airbnb. While this income is not immense, it is vital to help ends meet with managing this building. Tess Sherman is a close friend and has been renting apartment 202 since the beginning of Ruby's Lofts. She has always kept an eye on "things" for me and would act as my operations manager. The parking lot affiliated with Ruby's Arcade, also has five designated parking spaces for Ruby's Lofts tenants, myself and any guest that would stay at my apartment.

I would be grateful for your positive consideration for my endeavor to do what I can to bring vital income to help sustain this building.

Sincerely,



Margaret Clark

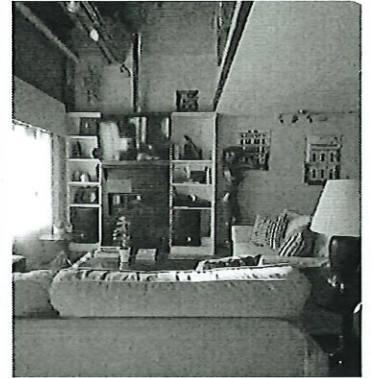
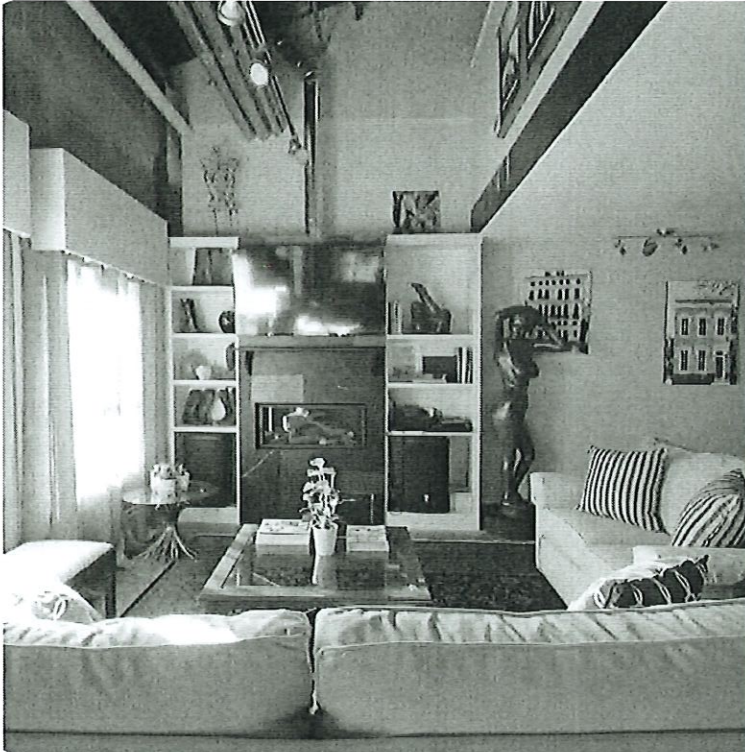



 Any...
 Any week
Add guests



Ruby's Loft in downtown Harrisonburg

[Share](#) [Save](#)



Show all photos

Entire loft in Harrisonburg, Virginia

2 guests · 1 bedroom · 1 bed · 1.5 baths

Add dates for prices

CHECK-IN

CHECKOUT



Today

Calendar

Listings

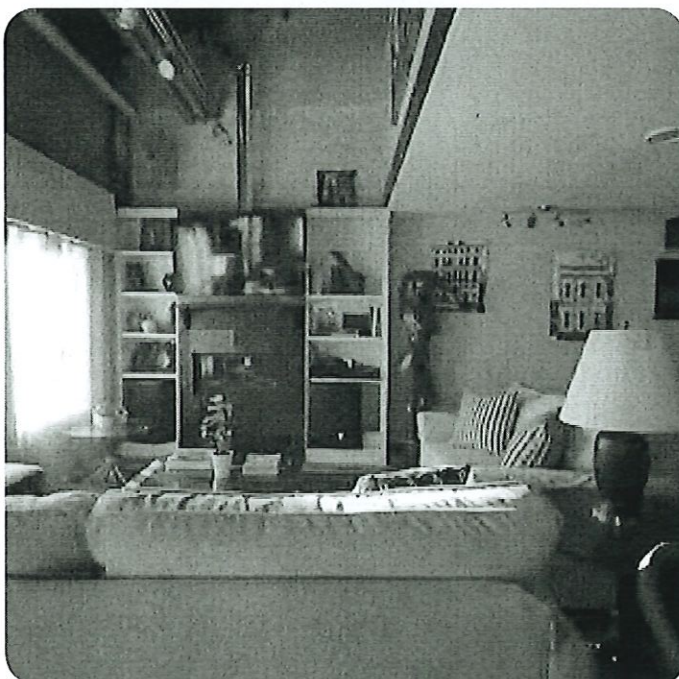
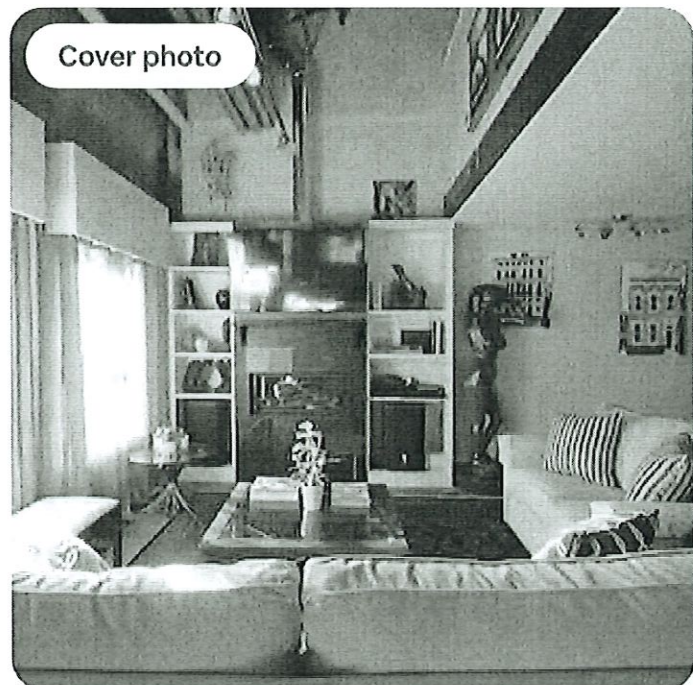
Messages



Manage photos



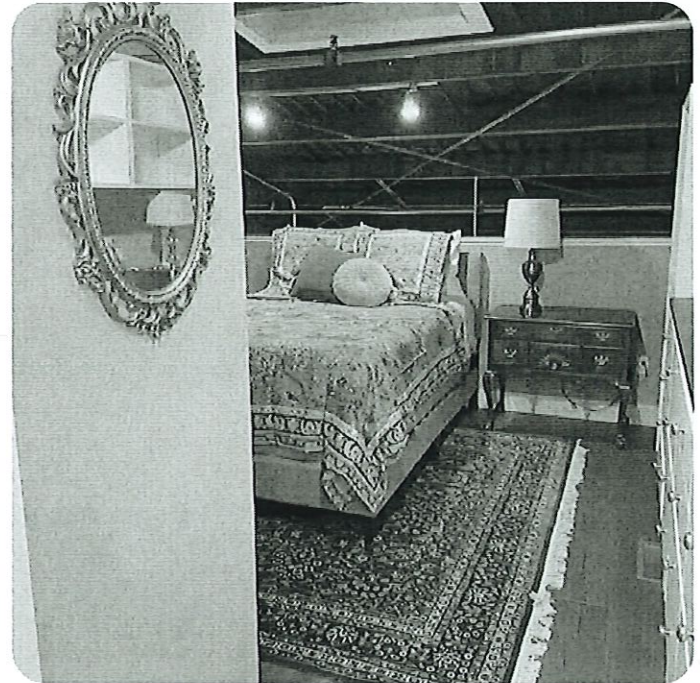
All photos

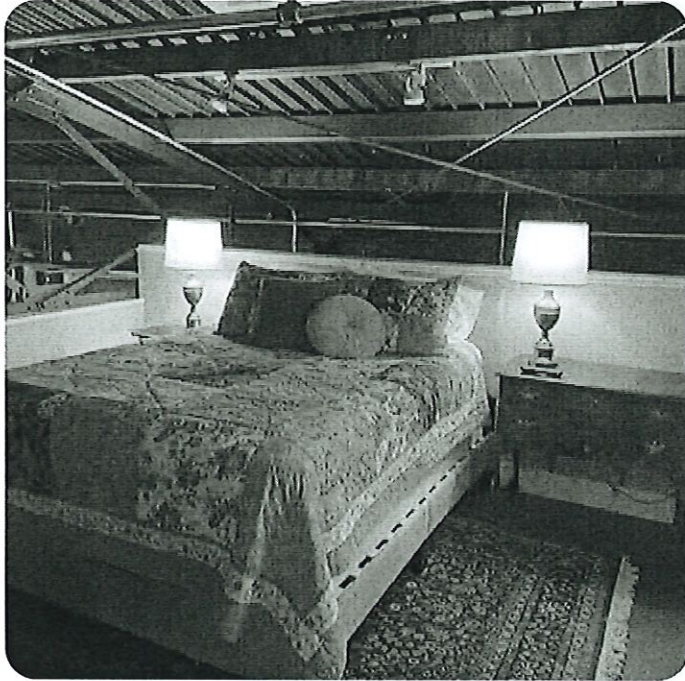


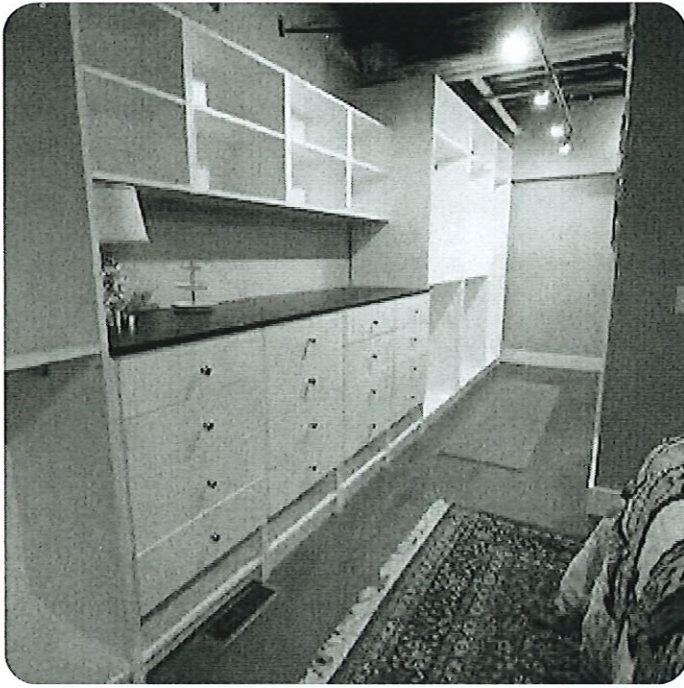




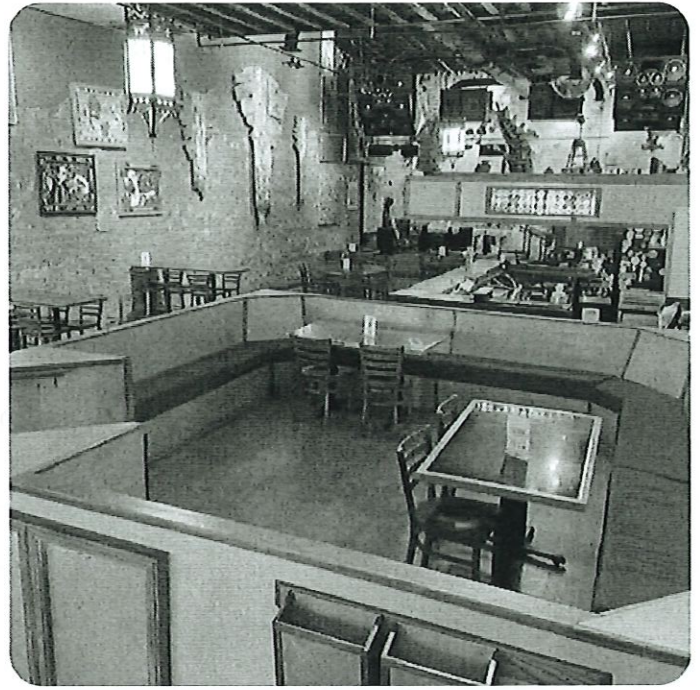


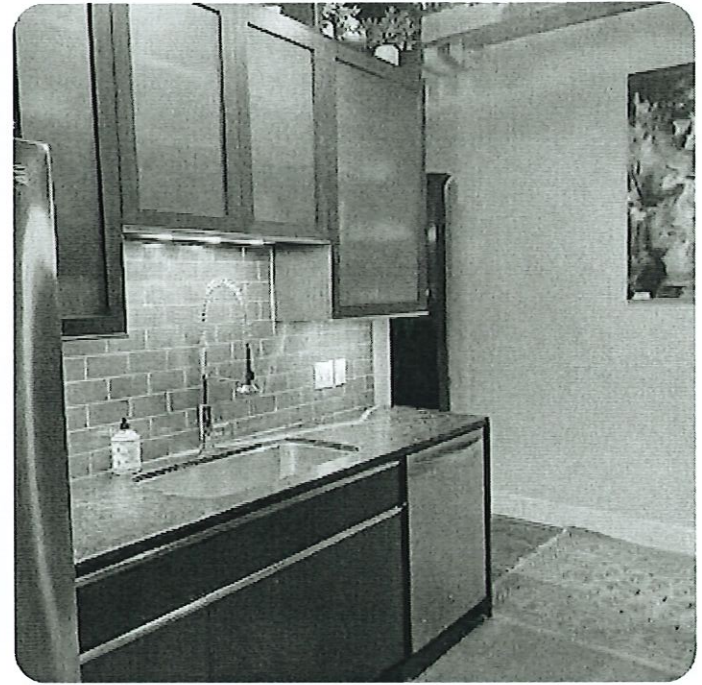






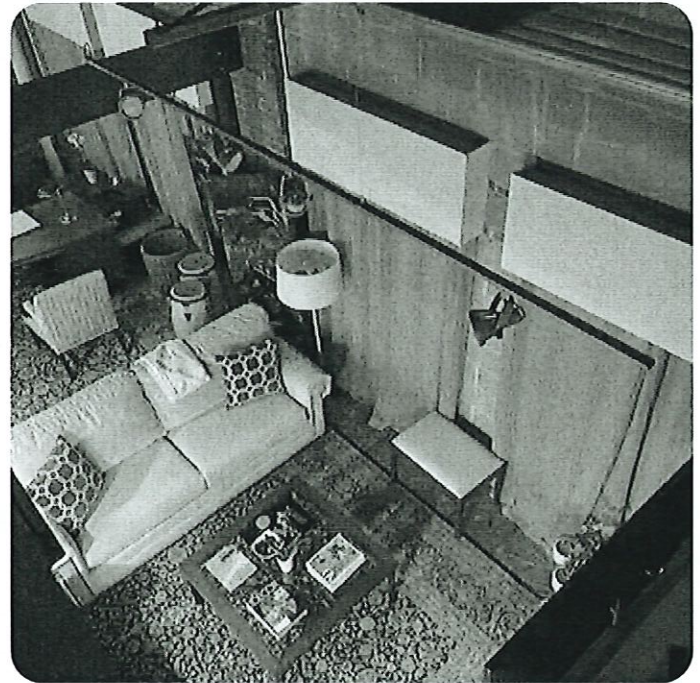
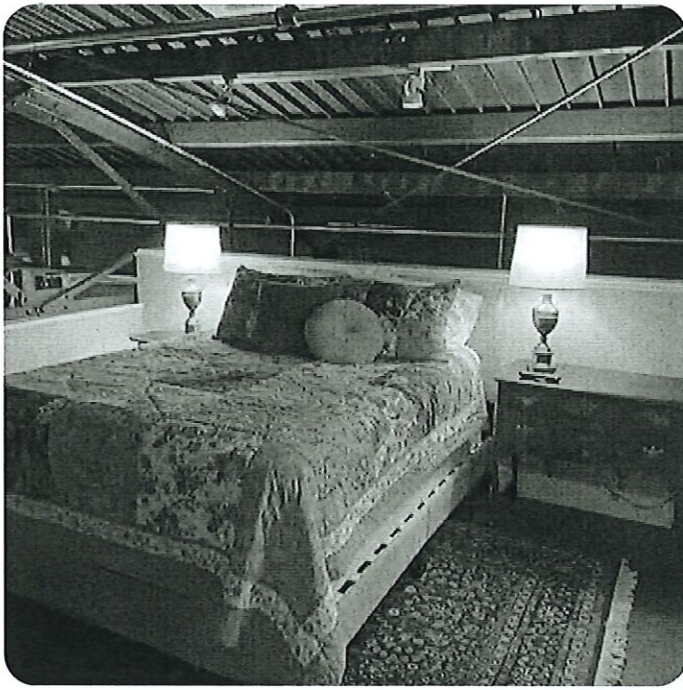


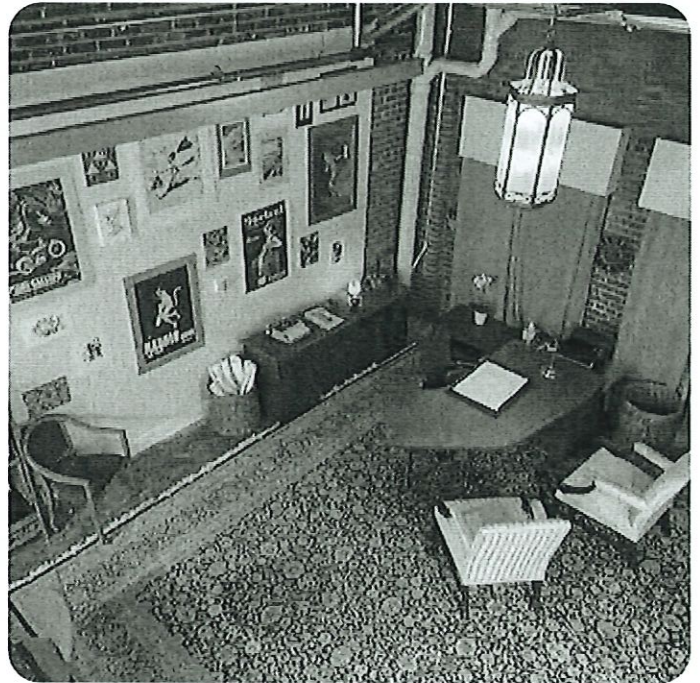


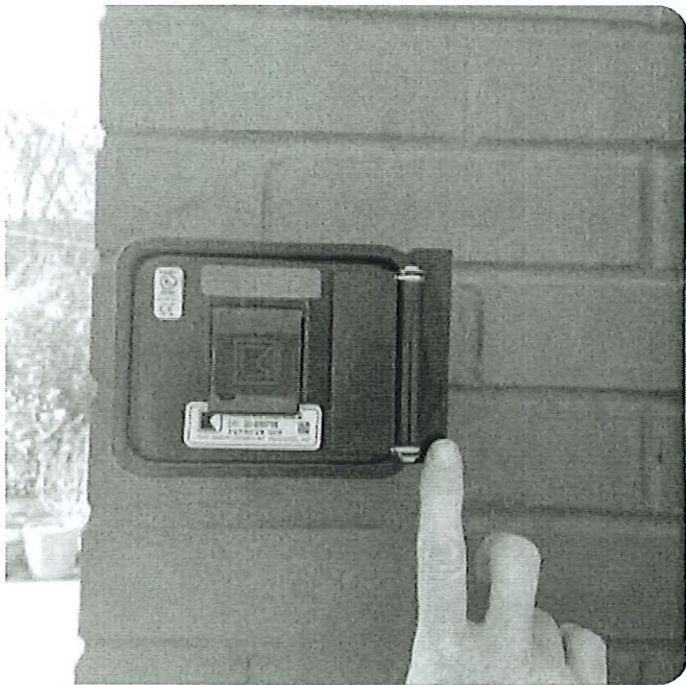
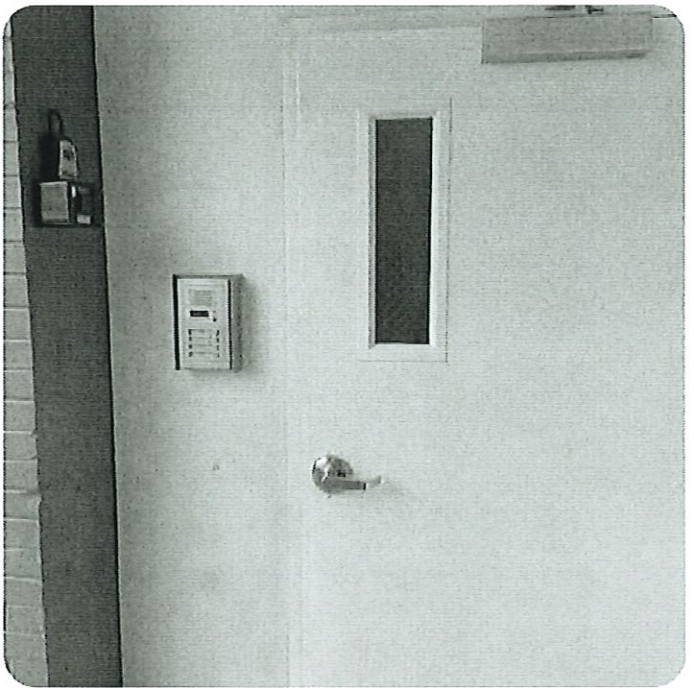
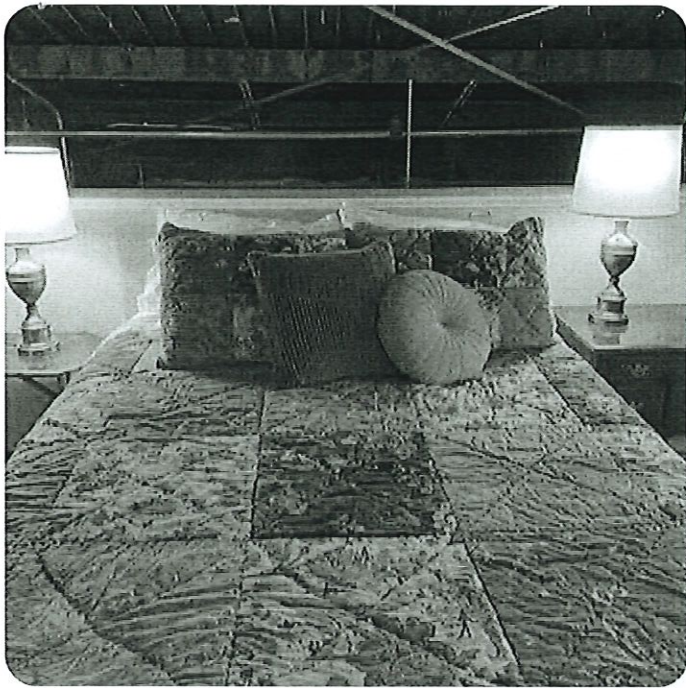


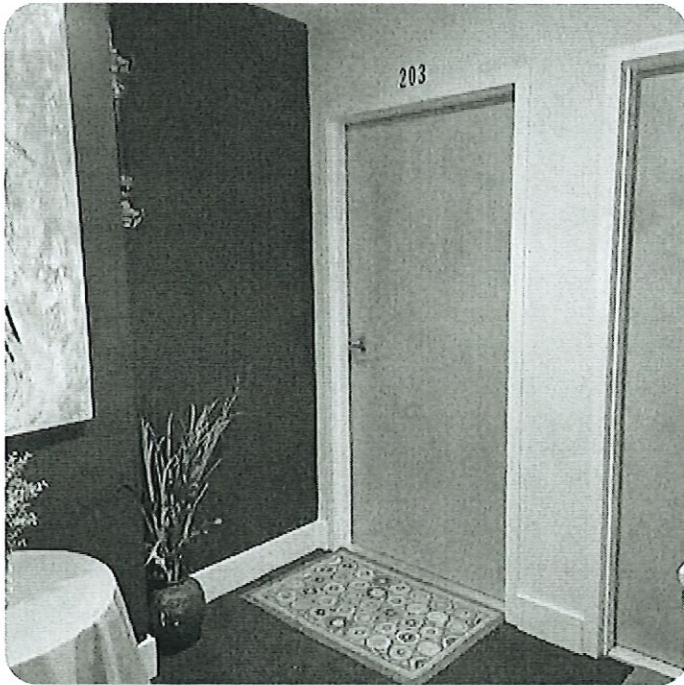
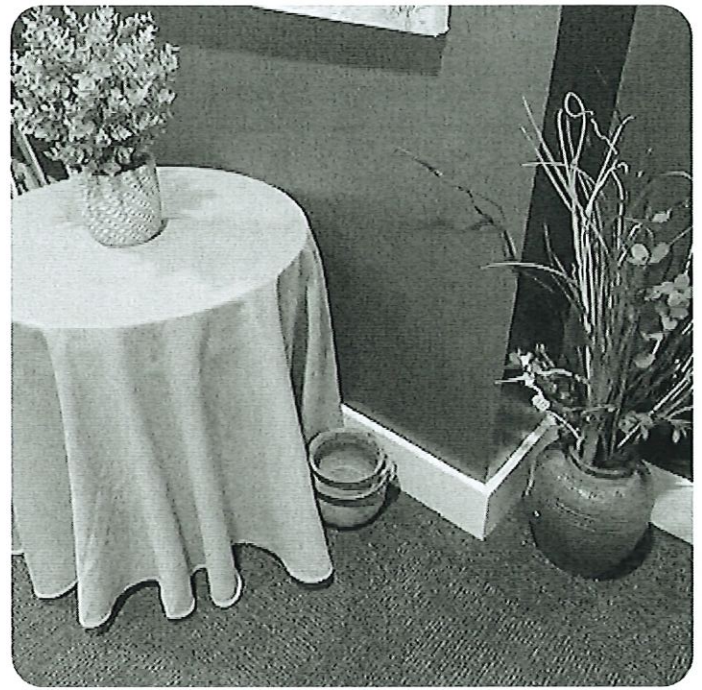














April 8, 2026 Planning Commission Meeting

Title

Consider a request for a Special Use Permit at 165 South Main Street — Nyrma Soffel, Community Development

Summary

Project name	N/A
Address/Location	165 South Main Street
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- West: Private parking lot, zoned B-1

The applicant is requesting a special use permit (SUP) per Zoning Ordinance (ZO) Section 10-3-85 (11) to allow a short-term rental (STR) in the B-1, Central Business district. The +/- 12,047-square-foot property is addressed as 165 South Main Street and is identified as tax map parcel 26-B-2. The subject property is known as the Wine Bros. building, a mixed-use structure that includes The Shops at Agora, Ruby’s Arcade, and four multi-family dwelling units, which are known as Ruby’s Lofts. If approved, the applicant would operate a short-term rental (STR) within Apartment 203.

In February 2026, the Commissioner of the Revenue’s office discovered that the applicant was operating a STR without a City business license. The applicant indicates the STR has operated in Apartment 203 for approximately five years. In addition to obtaining an SUP and business license, STRs must be registered annually with the Department of Community Development.

The City adopted STR regulations in March 2019. These regulations were amended in September 2020 to create the by right “homestay” use. Homestays are only permitted within single-family detached, duplex, and townhome dwellings; therefore, the proposed STR within Ruby’s Lofts is not eligible to operate as a by right homestay and requires SUP approval. While the applicant has described how the STR would operate, the SUP is not restricted to the current applicant/operator. SUPs run with the land; therefore, any future owner/operator could utilize the SUP provided all ordinance requirements and any SUP conditions are met.

Per ZO Section 10-3-205 (2), STR operators must maintain the property as their primary residence, as indicated on a state-issued license or identification card. The property owner does not live on the property and has identified Tess Sherman (tenant in Apartment 202) as the operator. The proposed operator resides on the property and therefore meets the primary residence requirement. Staff has advised the applicant that if the operator is not the property owner, ZO Section 10-3-205 (3) requires the operator to be present during the lodging period. If the existing operator were to move or is no longer willing to act as the operator, the STR would not be able to operate until a new operator who resides on the property is identified.

The B-1 district has no minimum off-street parking requirements; however, the applicant indicates that five parking spaces are leased from the adjacent Asbury United Methodist Church for Ruby’s Lofts tenants and STR guests. In addition, the site is within walking distance of the Water Street parking deck, where public parking is available.

Land Use

The Comprehensive Plan designates this site as Mixed Use and states:

The Mixed Use category includes both existing and proposed areas for mixed use. Mixed Use areas shown on the Land Use Guide map are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. Mixed Use can take the form of a single building, a single parcel, a city block, or entire neighborhoods. Quality architectural design features and strategic placement of green spaces for large scale developments will ensure development compatibility of a mixed use neighborhood with the surrounding area. These areas are prime candidates for “live-work” and traditional neighborhood developments (TND). Live-work developments combine residential and commercial uses allowing people to both live and work in the same area. The scale and massing of buildings is an important consideration when developing in Mixed Use areas. Commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way. Downtown is an existing area that exhibits and is planned to continue to contain a mix of land uses.

The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted: single-family detached, single-family attached (duplexes and townhomes), and multi-family buildings. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings.

The subject site is a mixed-use building containing commercial and residential uses, consistent with the Comprehensive Plan's Mixed Use designation.

Transportation and Traffic

A traffic impact analysis (TIA) was not required for the SUP request.

Public Water and Sanitary Sewer

Staff has no concerns with the requested SUP regarding water and sewer matters.

Housing Study

The City's Comprehensive Housing Assessment and Market Study (Housing Study) has this property in a Census block group that is classified as "No Data" according to market types. This block group did not have any housing sales data at the time of the study. The Housing Study identified that there is strong demand for expanding rental housing inventory at the lowest and highest income spectrum because the number of households in the lowest and highest income groups significantly exceed the number of housing units available for and affordable to them.

Public Schools

If the SUP is approved, no additional dwelling units would be added to the property; therefore, the student generation is zero.

Conclusion

After review of this request, staff believes it shares similar characteristics to other applications for STRs that have received approval. Staff recommends approval of the SUP with the following conditions:

1. All STR accommodations shall be within Apartment 203 as described in the application.
2. There shall be no more than one (1) STR guest room or accommodation space.
3. The number of STR guests at one time shall be limited to four (4).
4. Prior to operation, the operator shall submit to City staff a completed Short-Term Rental Pre-Operation Form. Furthermore, the operator shall maintain compliance with the items identified in the Pre-Operation Form when short-term rental guests are present.
5. If in the opinion of Planning Commission or City Council, the short-term rental becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

Options

1. Recommend approval of the special use permit request with the suggested conditions.
2. Recommend approval of the special use permit request as submitted by the applicant.
3. Recommend approval of the special use permit with other conditions(s).
4. Recommend denial of the special use permit.

Attachments

- Site maps
- Application and supporting documents

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings in the City Council Chambers, 409 South Main Street, Harrisonburg, VA on Tuesday, May 12, 2026, at 7:00 p.m., to consider the following:

Special Use Permit – 140 East Wolfe Street (Manufacturing, processing and assembly operations when not employing more than fifteen (15) persons in B-1)

A request from Mick or Mack LC for a special use permit per Section 10-3-85 (1) to allow manufacturing, processing and assembly operations when not employing more than fifteen (15) persons on the premises in a single shift and provided that all storage and activities are conducted within a building in the B-1, Central Business District. The +/- 16,600-square foot property is addressed as 140 East Wolfe Street and is identified as tax map parcel 34-N-7.

Special Use Permit – 165 South Main Street (Short Term Rental in B-1)

A request from Big Brother and the Holdings CO LLC for a special use permit per Section 10-3-85 (11) to allow a short-term rental in the B-1 district. The +/- 12,047-square foot property is addressed as 165 South Main Street and is identified as tax map parcel 26-B-2.

Rezoning – Various Addresses Collicello Street and Kates Lane (Collicello North) (Proffer Amendment, R-7)

A request from Collicello North LLC to amend the approved master development plan. The +/- 2.96 acre site is zoned R-7, Medium Density Mixed Residential Planned Community District, is addressed as 919, 925, 955, 959, 963, 967, 975, 983, 991, & 922 Collicello Street and 172, 176, 180, 184, 188, 192, & 196 Kates Lane and are designated as tax map parcels 40-H-1, 11, 17 though 30 & 40-I-16.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at www.harrisonburgva.gov/public-hearings. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 1072, and the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Publication dates:

Wednesday, April 29, 2026

Wednesday, May 6, 2026

STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, May 12, 2026 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 140 East Wolfe Street (Manufacturing, processing and assembly operations when not employing more than fifteen (15) persons in B-1)

A request from Mick or Mack LC for a special use permit per Section 10-3-85 (1) to allow manufacturing, processing and assembly operations when not employing more than fifteen (15) persons on the premises in a single shift and provided that all storage and activities are conducted within a building in the B-1, Central Business District. The +/- 16,600-square foot property is addressed as 140 East Wolfe Street and is identified as tax map parcel 34-N-7.

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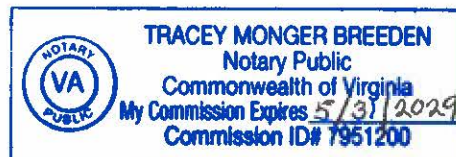
Given under my hand this 24 day of April, 2026

City Clerk

Subscribed and sworn to before me this 24 day of April, 2026 a Notary Public in and for the Commonwealth of Virginia.

Tracey M Breeden
Notary

My commission expires May 31, 2029



BOARD OF TRUSTEES OF ASBURY
UNITED METHODIST CHURCH
205 S MAIN ST
HARRISONBURG VA 22801

BIG BROTHER & THE HOLDINGS CO
LLC
6549 BLACK DOG LANE
LINVILLE VA 22834

A B MCHONE & SONS LLC
75 COURT SQUARE
HARRISONBURG VA 22801

ROCKINGHAM LIBRARY
ASSOCIATION
174 S MAIN ST
HARRISONBURG VA 22801

HARRISONBURG CHILDREN
MUSEUM INC
PO BOX 957
HARRISONBURG VA 22803

Main 2-f

MDA IV LLC
2425 S MAIN ST
HARRISONBURG VA 22801

DRIVER PROPERTIES LLC
1150 HILLCREST DR
HARRISONBURG VA 22801

MICK OR MACK LC
1150 HILLCREST DR
HARRISONBURG VA 22801

SULLIVAN MOST REV WALTER F
BISHOP OF THE DIOCESE
RICHMOND
154 N MAIN ST
HARRISONBURG VA 22802

Wolfe Street

TIMOTHY O'BRIAN SMITH & LISA
HGUYEN HA
957 PINTAIL LN
CHARLOTTESVILLE VA 22903

ANGEL R QUINONES
949 VIRGINIA AVE
HARRISONBURG VA 22802

GEZAHEGN K GEBERMEDHIN &
HAYMONT A BOGALE
1625 BUTTONWOOD CT APT C
HARRISONBURG VA 22802

EDWIN O SARAVIA & NUBIA M
SARAVIA
185 SOUTHAMPTON DR
HARRISONBURG VA 22801

COLLICELLO NORTH LLC
PO BOX 30580
FORT LAUDERDALE FL 33303

RHODES MARTIN E SYLVIA W
151 5TH ST
HARRISONBURG VA 22802

PROPST FAMILY DEVELOPMENT LLC
PO BOX 591
GROTTOES VA 24411

KATHERINE WARD JOPLING
879 COLLICELLO ST
HARRISONBURG VA 22802

Collicello Worth

WAY WAY BACK LLC
271 W VIEW ST
HARRISONBURG VA 22801

DENNISON AMANDA D
971 VIRGINIA AVE
HARRISONBURG VA 22802

SARHAN JASSAM M
812 BROADVIEW DR
HARRISONBURG VA 22802

GARCIA THOMAS & BERONICA
ESPARZA DE GARCIA
910 VIRGINIA AVE
HARRISONBURG VA 22802

RASUL HAIDAR
760 BLUE RIDGE DR
HARRISONBURG VA 22802

WEAVER ERIC M
465 SUGAR MAPLE LA
HARRISONBURG VA 22801

KIBER VALENTIN CARRANZA
195 FIFTH ST
HARRISONBURG VA 22802

INNOVATIVE SOLID SURFACES LLC
925 VIRGINIA AVE
HARRISONBURG VA 22802

HERNANDEZ VALENTIN VILLA TANIA
L
7648 N VALLEY PIKE
ROCKINGHAM VA 22802

ROADCAP MARY A
5777 SINGERS GLEN RD
HARRISONBURG VA 22802

GENTRY JERRY LEE
501 WEST VIEW ST
BRIDGEWATER VA 22812

MATTHEW S MURRAY II & DIANA
GARCIA ESPARZA
920 VIRGINIA AVE
HARRISONBURG VA 22802

BENEVENTO THOMAS A & MARGOT
M ZAHNER
910 COLLICELLO ST
HARRISONBURG VA 22802

MAY MALA RONDOL & OTHERS
PO BOX 94
SHENANDOAH VA 22849

FRANK GUYER AND EVELYN GUYER
REVOCABLE TRUST
880 COLLICELLO ST
HARRISONBURG VA 22802

Special Use Permit – 165 South Main Street



Special Use Permit – 165 South Main Street

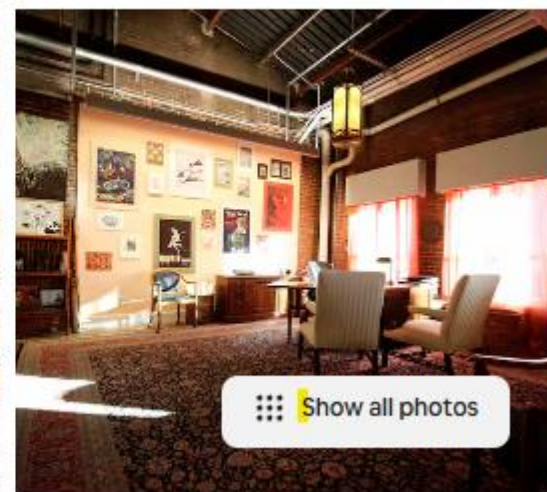
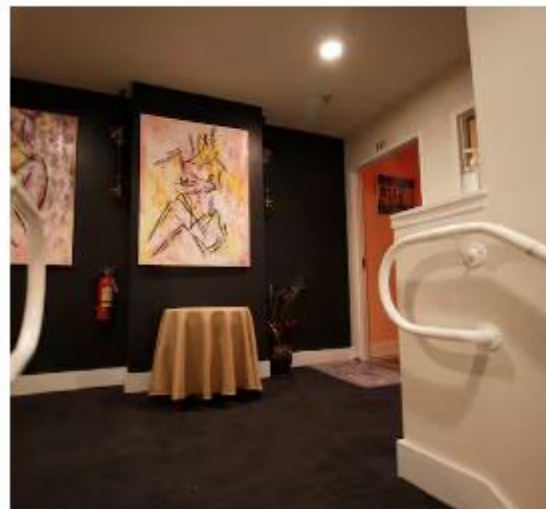


Special Use Permit – 165 South Main Street



Ruby's Loft in downtown Harrisonburg

[Share](#) [Save](#)



Show all photos

Short-term Rental by Special Use Permit

- The property must be the operator's primary residence.
- If the operator is not the property owner, they must be present during the lodging period.
- No limit on number of nights that the SUP can operate per year unless conditions are added to the SUP.
- No maximum number of guests unless conditions are added to the SUP.



Recommendation

Staff and Planning Commission recommends approval of the SUP request with the following conditions:

- All accommodations shall be within Apartment 203.
- No more than one (1) STR guest room or accommodation space.
- The number of STR guests at one time shall be limited to four (4).
- Submit a STR Pre-Operation Form and maintain compliance with the items identified in the form.
- If PC or CC believe the STR has become a nuisance, the SUP can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Legislation Text

File #: ID 26-119, **Version:** 1

Subject:

Consider a request from Collicello North LLC to amend the approved master development plan (rezoning) for various addresses on Collicello Street and Kates Lane.

Presented By: Adam Fletcher, Director of Community Development

A request from Collicello North LLC to amend the approved master development plan. The +/- 2.96 acre site is zoned R-7, Medium Density Mixed Residential Planned Community District, is addressed as 919, 925, 955, 959, 963, 967, 975, 983, 991, & 922 Collicello Street and 172, 176, 180, 184, 188, 192, & 196 Kates Lane and are designated as tax map parcels 40-H-1, 11, 17 through 30 & 40-I-16.



May 12, 2026 City Council Meeting

Title

Consider a request to rezone 919, 925, 955, 959, 963, 967, 975, 983, 991, & 922 Collicello Street and 172, 176, 180, 184, 188, 192, & 196 Kates Lane (Collicello North) (Master Plan Amendment) — Planning Commission and Adam Fletcher, Community Development

Summary

Project name	Collicello North
Address/Location	919, 925, 955, 959, 963, 967, 975, 983, 991, & 922 Collicello Street and 172, 176, 180, 184, 188, 192, & 196 Kates Lane
Tax Map Parcels	40-H-1, 11, 17 through 30 & 40-I-16
Total Land Area	+/- 2.96 acres
Property Owner	Collicello North LLC
Owner’s Representative	Cottonwood Commercial, Litten and Sipe, and Propst Family Development LLC
Present Zoning	R-7, Medium Density Mixed Residential Planned Community
Proposed Zoning	R-7, Medium Density Mixed Residential Planned Community (Master Plan Amendment)
Planning Commission	April 8, 2026 (Public Hearing)
City Council	May 12, 2026 (First Reading/Public Hearing) Anticipated May 26, 2026 (Second Reading)

Recommendation

Option 1. Staff and Planning Commission (5-0) recommend approval of the rezoning request.

Context & Analysis

The following land uses are located on and adjacent to the property:

- Site: Vacant building and partially developed property, zoned R-7
- North: Illegal junk yard, commercial use, and presumed nonconforming residential dwelling unit, zoned M-1
- East: Presumed conforming and nonconforming residential dwelling units, zoned M-1 and R-2 and automobile repair shop, zoned M-1
- South: Single-family detached dwellings, and across 5th Street, single-family detached dwelling units, zoned R-2
- West: Across Virginia Avenue, repair shop and non-conforming single-family homes, zoned M-1, and a duplex structure, zoned R-2

Collicello North LLC is requesting to amend the 2013 approved master development plan for a development known as Collicello North. The +/- 2.96-acre site is zoned R-7, Medium Density Mixed Residential Planned Community District is addressed as 919, 925, 955, 959, 963, 967, 975, 983, 991, & 922 Collicello Street and 172, 176, 180, 184, 188, 192, & 196 Kates Lane and are designated as tax map parcels 40-H-1, 11, 17 through 30 & 40-I-16.

This site was rezoned to R-7 in July 2013. The R-7 district is not a conventional zoning district as it requires a master plan. A document titled *What is an R-7 Development? Information Sheet* is attached herein for a reminder as to how R-7 zoning is implemented. If an approved Master Plan is to be modified, a rezoning to amend the Master Plan is required. A copy of the 2013 staff report and 2013 Collicello North Master Plan are attached.

Following the approval of the Collicello North Master Plan, the property owner received approval for variances to the Subdivision Ordinance (SO) Section 10-2-41(a) for right-of-way (ROW) width requirements, dedication of the sidewalk in the public ROW, the centerline radius and curves, curb radii, street K value, and intersection design. Additionally, a variance to SO Section 10-2-42(c) to provide lots without public street frontage was approved. Along with the SO variance requests, the property owner received approval of a preliminary plat that showed how the site would be subdivided. The Final Plat for Phase 1 was approved and recorded in early 2015. That plat included the dedication to public use of the extension of Collicello Street from 5th Street to Virginia Avenue. It also included the division of a portion of the overall property into Lots 1-14, Lot 35, and a Common Area parcel. An engineered comprehensive site plan (ECSP) was approved in 2014 and updated in 2015.

Following the approval of the ECSP, construction of infrastructure to serve a portion of the development began. At this time, some components of the infrastructure have been completed, while others have not. The public water and sewer lines to serve Phase 1 of the development have been completed and have been accepted by the City. Work to construct Collicello Street has not been completed. While not an exhaustive list, the street still lacks areas of sidewalk, curbing, handicap ramping, final surface paving, and final storm drainage work. Though the street right-of-way was dedicated to public use, the City does not assume responsibility for the street until it is complete and then the street is accepted for public maintenance.

Master Plan Amendments

The applicant is now requesting amendments to the approved Master Plan to allow greater flexibility in the final design and implementation of the development. Specifically, the request includes modifications to language related to solar requirements, final building designs, project phasing, the Property Owners' Association declaration, and transit facilities. The applicant has also removed references to previously identified aspirational elements and instead included those items in a new separate document to distinguish between required and optional features.

The 2013 Master Plan was approved for a mix of single-family detached dwellings, townhomes, and one duplex unit. The original Master Plan identified specific building design types. In the updated Master Plan, the applicant is requesting to remove the design types for the dwellings to provide flexibility in the overall construction of the dwelling units.

The original Master Plan required that all dwelling units be constructed with solar panels on each dwelling unit. The applicant is requesting to remove the requirement for solar panel installation and would instead construct all the dwelling units to be solar ready. At the time of construction, home buyers would have the option to have solar panels installed on the units. If a home buyer does not want to install solar panels at the time of purchase, the units would be solar ready if a future owner wanted to install panels.

Additionally, the 2013 Master Plan included a goal of providing a transit stop near the intersection of Collicello Street and 5th Street. At that time, the Department of Public Transportation indicated that such a stop would likely not be supported due to the proximity of an existing stop near 3rd and Collicello Streets. This assessment remains unchanged, and the applicant has removed this element from the Master Plan.

The applicant has also amended the Master Plan to remove the proposed phasing of the project to allow for flexibility of the construction process. Additionally, the Property Owners' Association declaration has been removed from the Master Plan to allow for future modifications by the community, should updates be necessary after project completion. The applicant has also removed Regulation #6 from the Master Plan section Zoning Regulations for Collicello North. Staff supports this removal, as Regulation #5, Table A, and the overall layout provide sufficient guidance for development.

The applicant updated "Table B – Landscaping" within the Master Plan. The approved 2013 Master Plan included a table listing tree types and sizes that may be located within the development. At that time, the Master Plan stated that a more formal landscaping plan would be provided once development plans were finalized. The new proposed language states that a minimum of two large deciduous trees and six smaller deciduous trees will be planted within the development on real property owned or maintained by the Property Owners Association and would be maintained by the Association after the time of planting. The exact locations of these trees are not specified, but they would be planted within the areas shown in brown on the Landscaping Plan on page 5 of the updated Master Plan.

Land Use

The Comprehensive Plan designates this site as Neighborhood Residential and states:

These areas are typically older residential neighborhoods, which contain a mixture of densities and a mixture of housing types, but should have more single-family detached homes than other types of housing. This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the desired character of the neighborhood.

Transportation and Traffic

A traffic impact analysis (TIA) was not required for the rezoning request.

Public Water and Sanitary Sewer

Staff has no concerns with the requested rezoning regarding water and sanitary sewer matters.

Housing Study

The City's Comprehensive Housing Assessment and Market Study (Housing Study) places the subject site within Market Type A. Among other things, this Market Type is characterized by high population growth. The study notes that Market Type A has "above median overall access to amenities such as public transit within walking distance, full-service grocery stores, and multiple parks and recreation facilities." The study also notes that "policies that are appropriate to Market type A areas include an emphasis on increasing density through zoning changes, infill development and housing rehabilitation to maintain the quality of housing."

Public Schools

The proposed rezoning and planned subdivision do not change the existing buildable potential of the subject property and thus does not impact the calculated student generation.

Conclusion

Staff believes that the amendments to the Master Plan do not change the overall intent of the approved Master Plan and would allow for flexibility for the final development. Staff recommends approval of the Master Plan amendments.

Options

1. Approve the rezoning request.
2. Deny the rezoning request.

Attachments

- Extract from Planning Commission
- Site maps
- Updated Application and supporting documents
- 2013 staff report for the Collicello North Master Plan
- 2013 Collicello North Approved Master Plan
- *What is an R-7 Development?* Information Sheet



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801
OFFICE (540) 432-7700 • FAX (540) 432-7777

May 04, 2026

**TO THE MEMBERS OF CITY COUNCIL
CITY OF HARRISONBURG, VIRGINIA**

SUBJECT: *Consider a request from Collicello North LLC to amend the approved master development plan (rezoning) for various addresses on Collicello Street and Kates Lane.*

EXTRACT FROM THE DRAFT MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: April 08, 2026

Chair Baugh read the request and asked staff to review.

Ms. Rupkey said Collicello North LLC is requesting to amend the 2013 approved master development plan for a development known as Collicello North. The +/- 2.96-acre site is zoned R-7, Medium Density Mixed Residential Planned Community District, is addressed as 919, 925, 955, 959, 963, 967, 975, 983, 991, & 922 Collicello Street and 172, 176, 180, 184, 188, 192, & 196 Kates Lane and are designated as tax map parcels 40-H-1, 11, 17 through 30 & 40-I-16.

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Common Area parcel. An engineered comprehensive site plan (ECSP) was approved in 2014 and updated in 2015.

Following the approval of the ECSP, construction of infrastructure to serve a portion of the development began. At this time, some components of the infrastructure have been completed, while others have not. The public water and sewer lines to serve Phase 1 of the development have been completed and have been accepted by the City. Work to construct Collicello Street has not been completed. While not an exhaustive list, the street still lacks areas of sidewalk, curbing, handicap ramping, final surface paving, and final storm drainage work. Though the street right-of-way was dedicated to public use, the City does not assume responsibility for the street until it is complete and then the street is accepted for public maintenance.

Master Plan Amendments

The applicant is now requesting amendments to the approved Master Plan to allow greater flexibility in the final design and implementation of the development. Specifically, the request includes modifications to language related to solar requirements, final building designs, project phasing, the Property Owners' Association declaration, and transit facilities. The applicant has also removed references to previously identified aspirational elements and instead included those items in a new separate document to distinguish between required and optional features.

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The original Master Plan required that all dwelling units be constructed with solar panels on each dwelling unit. The applicant is requesting to remove the requirement for solar panel installation and would instead construct all the dwelling units to be solar ready. At the time of construction, home buyers would have the option to have solar panels installed on the units. If a home buyer does not want to install solar panels at the time of purchase, the units would be solar ready if a future owner wanted to install panels.

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The applicant has also amended the Master Plan to remove the proposed phasing of the project to allow for flexibility of the construction process. Additionally, the Property Owners' Association declaration has been removed from the Master Plan to allow for future modifications by the community, should updates be necessary after project completion. The applicant has also removed

Regulation #6 from the Master Plan section Zoning Regulations for Collicello North. Staff supports this removal, as Regulation #5, Table A, and the overall layout provide sufficient guidance for development.

After the Planning Commission agenda was published on April 3, 2026 and prior to tonight's public hearing, the applicant updated "Table B – Landscaping" within the Master Plan. The approved 2013 Master Plan included a table listing tree types and sizes that may be located within the development. At that time, the Master Plan stated that a more formal landscaping plan would be provided once development plans were finalized. The new proposed language states that a minimum of two large deciduous trees and six smaller deciduous trees will be planted within the development on real property owned or maintained by the Property Owners Association and would be maintained by the Association after the time of planting. The exact locations of these trees are not specified, but they would be planted within the areas shown in brown on the Landscaping Plan on page 5 of the updated Master Plan.

Land Use

The Comprehensive Plan designates this site as Neighborhood Residential and states:

These areas are typically older residential neighborhoods, which contain a mixture of densities and a mixture of housing types, but should have more single-family detached homes than other types of housing. This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the desired character of the neighborhood.

Transportation and Traffic

A traffic impact analysis (TIA) was not required for the rezoning request.

Public Water and Sanitary Sewer

Staff has no concerns with the requested rezoning regarding water and sanitary sewer matters.

Housing Study

The City's Comprehensive Housing Assessment and Market Study (Housing Study) places the subject site within Market Type A. Among other things, this Market Type is characterized by high population growth. The study notes that Market Type A has "above median overall access to amenities such as public transit within walking distance, full-service grocery stores, and multiple parks and recreation facilities." The study also notes that "policies that are appropriate to Market type A areas include an emphasis on increasing density through zoning changes, infill development and housing rehabilitation to maintain the quality of housing."

Public Schools

The proposed rezoning and planned subdivision do not change the existing buildable potential of the subject property and thus does not impact the calculated student generation.

Conclusion

Staff believes that the amendments to the Master Plan do not change the overall intent of the approved Master Plan and would allow for flexibility for the final development. Staff recommends approval of the Master Plan amendments.

Ms. Rupkey asked if there were any questions for staff.

Councilmember Dent said I think I saw in here somewhere “no clothes lines,”? I think that was in appendix C. Maybe that is an example of the sort of thing that was overly restrictive.

Ms. Rupkey said that was part of their property owner’s association documents that are no longer included. They will have to provide property owner association documents, but they can be amended if they want to.

Chair Baugh asked if there were any more questions for staff. Hearing none, he invited the applicant or applicant’s representative to speak to their request.

Jordan Bowman, Little & Sipe LLP, the applicant’s representative, came forward to speak to the request. He said I want to begin by thanking all of you for being here this evening and compliment your staff. They have been great to work with and have helped guide us through this process and have been extremely professional. I have with me members of our development team Jason Propst, Mattias Clymer, and also representatives of the owner because we are the contract purchaser of this property, Todd Rhea and Manny Fisher. If I cannot answer any of your questions, I am sure one of them can. This plan was approved in 2013 by City Council, and we believe it is a solid core vision. We do not want to change the core vision of what is happening on this site. It is a neighborhood that is a mixture of home types that are moderate in size with a community feel and environmentally friendly aspects. We want to keep that core vision intact and we want to be the ones to realize it. This land has been sitting there for twelve years since it has been approved, and it has not been built out. One of the reasons why is that there are some economic barriers to doing so. There are also some barriers in that the original Master Plan is very detailed inasmuch as it included specific home types and how they would look and exactly how the covenants are going to be. We are here before you asking for a little bit of flexibility. We are asking for some of the requirements, such as the building layouts and some of the environmental requirements, to be relaxed so that we can keep the core vision but we can make it economically viable for us to develop this and bring homes to citizens at a price that they can afford to buy them. I am happy answer more specific questions about that. We would appreciate your consideration. Do you have any questions for me?

Councilmember Dent said I was just slightly disappointed at the letting go of the net zero intention. I understand that solar installation could be an option on purchase rather than have it built up front?

Mr. Bowman said that is correct. I understand the disappointment in that regard. It is not a secret from anyone who is looking at what we proposing that we are relaxing some of the environmental requirements. We believe that part of the vision is that this is an environmentally friendly neighborhood. We are keeping some elements of that, so the buildings are oriented in a way that they are facing south. They are of a moderate size. They are not oversized. We are keeping those elements. We are pre-wiring them, and we are going to make them ready for solar panels to be installed and our intention is to have an installer that is available so that at the time the buildings are built if someone comes forward as a customer wanting to buy one that we can give them an option to have that at the time of purchase. It is not a requirement. If it is someone who wants to buy one of the homes, but is not able to afford the solar, we still would be able to sell it to them.

Councilmember Dent said related to that, is it being built to any energy efficiency standards?

Mr. Bowman said we have not included above and beyond the building code, which has been more and more specific in regard to energy efficiency. We have not included in the Master Plan additional energy efficiency measures. Part of that is the economics of it. Also, it is just a labor-intensive process to come back through the rezoning and not knowing necessarily how quickly it is going to be built out and what materials are going to be available to us. It is not a proffer because it is a Master Plan, but we have not included in the Master Plan specific materials.

Councilmember Dent said I remember when we were building the new Public Works building owned by the City, we opted out of LEED certification because there is a cost to it and an ongoing recertification. However, the Virginia Energy Efficiency Standards (VEES) is what we opted to go with instead because it is essentially the same kind of criteria just for free. That is what I am familiar with it. There is a publicly available set of guidelines for efficiency.

Vice Chair Porter said I would also encourage you to look at some EarthCraft building. There are some fairly economical changes that can be made in your building process that can make these more energy efficient and also better in terms of environmental standards without substantial cost change.

Councilmember Dent said speaking of cost, I recommended the consideration of manufactured homes because there is new legislation working its way through Congress that allows manufactured homes to be built without a chassis, which means they do not have to be trailers and you cannot tell. They say that it can save up to thirty percent of the costs. They would be, by definition I am pretty sure, energy efficient. That is just something to consider as you are working on a development, especially for smaller, economical houses like this.

Mr. Bowman said our intention is make these energy efficient and to make them solar ready and in addition to the materials, to have them oriented in a way that they are efficient and sized in a way that they are efficient. We have not included particular sets of standards in the Master Plan. I am familiar with manufactured homes. I have worked on the Bluestone Town Center project, but the core of the vision for this project I think was that they were going to be standard single-family

homes. We are trying to make the fewest possible changes that we can, to make this a vision that we are able to realize.

Councilmember Dent said a different subject, I went out poking around the site today. There is a definite elevation change. I think it is the hill that kind of goes back behind some of the single \-family houses around the bend of Collicello [Street], and then it is townhomes below that.

Mr. Bowman said that is correct. [Referring to an image on the screen showing the master plan layout.] Are you talking about the bend at the upper portion of that?

Councilmember Dent said the upper part is way down the hill and it seems like the downhill is kind of right behind or even under the upper row of houses within the red, right?

Mr. Bowman said yes ma'am, I think that is correct.

Councilmember Dent said I think I remember these guys saying that there will be something like a multistory. Like the first floor there would be a garage under it. You will work with the topography, I guess.

Mr. Bowman said I think that is correct and Mr. Propst would be better than I at answering specific questions about the building design. If you want to ask those, I would be happy to invite him forward.

Jason Propst, a member of the development team for Collicello North, came forward to speak to the request. He said I think you are referring to the cliff on the backside. The original design that is in the current Master Plan was a house that has a garage and goes up and expands off. The greenspace that is in the middle is part of a community space that we are trying to keep as part of the community feel. We have designed a house that is three stories with a garage underneath and the second story sits right at the level of that. With the old house there is no backyard at all to the house, and it goes directly into that greenspace. We actually designed on that comes up to that level and they will actually have a little bit of a backyard, then connects to that greenspace, just to keep that same feel with the original vision.

Councilmember Dent said the other thing that I was suggesting is to make sure it is ready for EV chargers. Which is easy enough, if you have a garage.

Mr. Propst said absolutely. We have definitely been working with someone on that too.

Chair Baugh asked if there were any more questions for the applicant's representatives. Hearing none, he opened the public hearing and asked if there was anyone in the room or on the phone wishing to speak to the request.

Todd Rhea, a resident of 1141 South Dogwood Drive, came forward to speak to the request. He said I worked with the original developer of this property. Some of you may have known him or remembered him, Dean Weaver. When making this decision, I want to provide the Commission

with a little context as to where we were in 2013 and where we are now. Dean was an urbanist visionary in our community. He worked really hard and brought some of the first R-7 in the City and smaller R-5 projects in the County ten or twelve years ago. We were all learning as we were going, the details in the Master Plan. At the time Collicello North was rezoned and permitted, he was also working on another subdivision called Greenport which is in the County off of Old Reservoir Road close to the hospital which has duplexes, very small detached single-family homes, some townhomes. The first type of the things that we are talking about today in mixed use communities with affordable housing. Greenport was the first project Dean materially completed before passing away during Covid. His family was left with Collicello North, which is now owned by his sister and brother-in-law who do not live locally. We have been working hard to identify a partner to bring the Collicello North vision to the City in a location that is perfectly suited for affordable and workforce housing. We are really pleased with the Propst Family Development team. Their attention, their desire to honor Dean and his vision for this community, and do it in a way that can be practical and not sit there in its current condition which does not serve anyone. This is one of those unique situations where I think context is important when you consider the reasons behind and the rationale for the modest changes to the Master Plan. We wanted to vouch for the applicant and hope that you all give them the consideration and approval of the project. It would be great to see Collicello North infill there in that location. I walk up there all the time, and it is always something that I personally have wanted to see happen and I think we are on the cusp. I thank you all for your consideration this evening.

Margot Zahner, a resident of 910 Collicello Street, came forward to speak to the request. She said I know many of you. It is nice to see you. Thank you for your service to our community. We were encouraged to see the sign about rezoning. I am excited for this project and do want to remember Dean and his vision that he brought. I will say as a homeowner there it has been a long time waiting for something to happen there. Dean made some things really possible for people who were in tenuous housing situations to have housing in the interim. We really appreciated working with him for that. Both my husband and I want to make sure that as we are thinking about this development, which will really directly impact us, it is done in a way with good communication. I want to just say that I am a little surprised as the only homeowner there that we have not had any contact. So, I want to welcome that and encourage that because it feels bad to call Meg and ask, “what is going on?” We had reached out to Manny a couple of times, and in that I wanted to say publicly we are eager to work together. We believe in infill. We believe in working and building community, but I want to issue an invitation and also express sort of surprise. I am excited to have this happen and hopeful that the way it can be done is with high quality building in a way that would help our community. Thank you.

Tom Benevento, a resident of 910 Collicello Street, came forward to speak to the request. He said it is also nice to see many of you I know as well. Thanks again for your work here. We have been wondering what has been happening for a number of years on that property. I think the couple of

things that I would just want to check in about is the quality of the buildings, if they are not going to be at the standard of energy efficiency, which also lends itself to making sure the houses are well built. I do want to caution anything that... I know there is a need to get in economically to build, but I also want to make sure they are houses that will last. Not like with student housing for a little while, and they get kind of beat up and then they turn into something else. I would like to make sure that the quality of the construction... I think that energy efficiency is critical in designing in this day and age that we have and they will last longer if that is done. I appreciate that you cannot just put solar on it right away, but making it solar ready and orienting them south is really wise. I appreciate that thoughtfulness. I think its vision that Dean has had, which is really appreciated over a number of years working with him, is to make it more of a greenspace. I would recommend that the number of trees in that site. *t would be nice to keep it looking green and not just urban and asphalt-y but to really consider that within this. The last question I have is about the main brick house there. I am not sure there has been any conversation about that. I know Dean had a vision around that as being sort of a community space in and of itself a place where you could receive guests or have a workout place or a coffee shop or something like that. I know that house has been getting more and more deteriorated over the years. I have not really heard what that is about, so I am kind of curious how that fits into this whole thing. I do appreciate the smaller sized housing and trying to get more people in town. Thank you.

Councilmember Dent said come to think of it, I meant to ask about that too the plans for the brick building that is there. Does it plan to be refurbished?

Chair Baugh said we have talked about it some on the site visit yesterday. Does anyone want to come up and speak about the plans for the existing brick residence on the property?

Mr. Bowman said I will do my best to answer that question and invite Mr. Propst to correct me if anything I say is wrong. With respect to the existing building that is there on the site nothing that we are proposing changes the original vision. Currently, I believe the historical use of that is a residence. I think the intent would be to come in and potentially fix it up and use it as a residential use for a while, while the development is getting built out. The long-term vision for that property in this Master Plan, I believe, is that it could be residential or potentially mixed use. The idea that a coffee shop or some mixed-use component could come in there is not something that we are changing. Our intent is to come in and make improvements to that structure.

Vice Chair Porter said the intent is to sell these units correct? These are not meant to be rental units?

Mr. Bowman said correct, they are not intended to be rental units.

Chair Baugh said thank you for that clarification. It is before us for further consideration.

Commissioner Seitz said I would like to make a few comments. I am thrilled to see this project moving ahead. Dean was a close friend, long before we ever became business colleagues. The stipulated designs that you are eliminating were done by my firm, and I am thrilled because I think that is key to making it move ahead. I really appreciate the fact that you have kept the essence of what he was trying to do intact. It has been hard to see that project sit fallow for all of these years. Just for clarification, any business relationship I had with Dean terminated when he passed away. I do not have any skin in this game at all. It was indeed a visionary project in 2012/2013 as it came into passing. It still is. I think the mere fact of creating dense, moderately sized housing is environmentally impactful. I would love to see the solar and hope people avail themselves of that solar readiness. I think there is more to be gained for moving ahead than it is regretting the loss of certain aspects of it. We were also the architects for many of the projects at Greenport. There was a constant struggle with Dean between these aspirations and what the market would bear. Any realtor that ever worked with Dean would also understand that intensely. Thank you and Mr. Rhea. Please pass along to the Kin Group my appreciation for this.

Councilmember Dent said I would like to make a motion to approve the request to rezone the various addresses at Collicello [Street] and Kates Lane as presented by staff.

Commissioner Seitz seconded the motion.

Commissioner Kettler said there seems to be quite a lot of memory in this room associated with this particular project and this particular land. As someone who is looking at it for the first time and has never really considered it before, I do not know if I have ever seen a single-family housing development that I have liked more than this one as proposal and by a significant margin. In terms of its design and how it approaches the size of the developments and their relationship to each other and its emphasis on a shared green space and walking between them. I am really impressed by it.

Vice Chair Porter said I would only add that this is greatly in the community's interest to have this built. This property has sat fallow for a long time. It is a wonderful thing to see this move forward. I could not be happier with the fact that this is the direction that you are heading. This is a very good thing for our community, and I am excited that this build is going to be occurring.

Chair Baugh said, as somebody who was around in 2013, I liked this project then. While we have heard from the development side about how then it was the early days of R-7, and a lot of working our way through it. I did not work with Dean as a colleague, but worked with him as an elected official who was consulted about this development as it was in pipeline. Like some, I have been disappointed that it is in many respects has been sitting there this time. I will say as somebody who was around when we created R-7, we wished there would have been more of this. I agree with

Commissioner Kettler, I am glad that your new look agrees with my old look. I will also just note, briefly, when we took this up before my recollection was that we had considerably more than two people who lived close by show up at the public hearing. A fair number of them were opposed to it. I think for whatever reason maybe the time and the fact that it sat there, but it was a lot of not unusual stuff of because it is easy to forget now that Collicello [Street] dead ended at that property. The road did not even go through and there was a lot of not unusual concern about “now the traffic is going to be coming through.” Of course, there will be more traffic once you develop it. I am not even sure it was a unanimous vote. It may not have been, but it did get approved. I just have to do a brief shoutout Mr. Benevento, I was thinking about you last month when we were sitting here considering a different project. I almost called you out because I recalled your presentation to Council on the unrelated topic of how we deal with automobiles going into the future. In yet another development found that one of the core issues for a lot of people was this sense that new development has to accommodate all of the worst case scenarios that you can imagine for vehicular traffic. The notion that coming up with something that actually maybe gives people alternatives somehow is going to be a disaster. Needless to say, I was not on that side of the argument. I talked enough, so one of the things I have considered saying, and edited out, was a specific reference to your presentation. I do remember saying as a council member, I anticipated bringing that up again many times. I hope that my colleagues on Council would remember, the first thing you have to do is build out the infrastructure to accommodate the vehicles for everybody that is going to live there, and not in any way, shape or form annoy anybody who might possibly live by or drive by, then you are going to be working considerably at cross purposes to a lot of things you want to achieve.

Commissioner Kettler said I do not mean to belabor that point, but I would really like to see that presentation if you let me know when that happened.

Chair Baugh said it would have been in September or October of 2022.

Vice Chair Porter said I think the requests are reasonable. I do understand the need for getting some affordability for you all to be able to move forward. I think that flexibility is important and the things that you are asking I think are extremely reasonable.

Councilmember Dent said I will agree even though I was going “yay solar” that they have the option to put it in when it is built means that anyone who can afford that or wants to put it on can have that option. They are going to be the owners of it. It makes sense.

Chair Baugh called for a roll call vote.

Commissioner Seitz	Aye
Councilmember Dent	Aye
Commissioner Kettler	Aye

Vice Chair Porter	Aye
Chair Baugh	Aye

The motion to recommend approval of the Master Plan amendment passed (5-0). The recommendation will move forward to City Council on May 12, 2026.



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

919 Colicello St 04 H1 H17-30 2.96 MAC acres or sq.ft.
Property Address Tax Map Parcel/ID Total Land Area (circle)
Existing Zoning District: R7 Proposed Zoning District: R7
Existing Comprehensive Plan Designation: _____

PROPERTY OWNER INFORMATION

Kin Group LLC - Colicello North LLC _____
Property Owner Name Telephone
6322 Acker Ln - 649 Idlewild Dr _____
Street Address E-Mail
Fort Lauderdale
Livville VA FL VA 22834
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Manny Fisher - Cottonwood Commercial _____
Owner's Representative Telephone
1962 Evelyn Byrd Avenue _____
Street Address E-Mail
Harrisonburg VA 22801
City State Zip

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.

See next sheet

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

3/5/2026 Total Fees Due: \$ 610 (Paid)
Date Application and Fee Received Application Fee: \$550.00 + \$30.00 per acre
Meg Rupkey
Received By



City of HARRISONBURG
COMMUNITY
DEVELOPMENT

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

PROPERTY INFORMATION	
Property Address: 519 Colicello St	Tax Map Parcel ID: 04 H1 H17-30 2.96 AC (Acres or sq. ft. (Acre))
Existing Zoning District: R7	Proposed Zoning District: R7
Existing Comprehensive Plan Designation:	
PROPERTY OWNER INFORMATION	
Property Owner Name: Kim Gowell - Colicello North LLC	[Redacted]
Street Address: 6322 Acker Ln - 649 Idlewild Dr	[Redacted]
City: Louisville KY	State: KY
Zip: 40234	[Redacted]
OWNER'S REPRESENTATIVE INFORMATION	
Owner's Representative: Manny Fisher - Cottonwood Commercial	[Redacted]
Street Address: 1958 Evelyn Byrd Avenue	[Redacted]
City: Harrisonburg	State: VA
Zip: 22801	[Redacted]
CERTIFICATION	
I certify that the information supplied on this application and on the attachment(s) 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 on the City-owned property.	
PROPERTY OWNER:	DATE: 3/4/26
REQUIRED ATTACHMENTS	
<input type="checkbox"/> Letter explaining proposed use & reasons for seeking change in zoning. <input type="checkbox"/> Statement on profiles, if applying for conditional rezoning. <input type="checkbox"/> Survey of property or site map. <input type="checkbox"/> 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	
Date Application and Fee Received:	Total Fee Due \$: Application Fee: \$550.00 + \$30.00 per acre
Received By:	

Thanks,
 Manny Fisher, Commercial Realtor
 Cottonwood Commercial
 1958 Evelyn Byrd Avenue
 Harrisonburg, VA 22801
 [Redacted]
www.Cottonwood.com
 Facebook: Manny Fisher

On Mar 4, 2026, at 4:51 PM, Al Thomas [Redacted] wrote:

[Quoted text hidden]

JORDAN K. BOWMAN

DIRECT DIAL
(540) 437-3058

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jkb@littensipe.com

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WEB
www.littensipe.com

March 31, 2026

Via Hand-Delivery

Attention: Thanh Dang, Deputy Director
Department of Community Development
City of Harrisonburg, Virginia
409 South Main Street
Harrisonburg, Virginia 22801

Re: Application to Amend R-7 Master Plan

Dear Ms. Dang:

Our firm represents Propst Family Development, LLC which has entered into a contract with Collicello North, LLC for the potential aspect of the Collicello North development (the “Development”), which is a permitted R-7 development with a Master Plan approved by the City Council on July 23, 2013. The Development features a mixture single-family homes and townhomes in a New-Urbanism, community-centered design.

Certain permitting steps toward construction of the Development have been completed, including (i) City approval of a site plan, (ii) approval of a preliminary subdivision plat, (iii) subdivision of portions of the Development, (iv) approval of subdivision variances to as contemplated by the Master Plan, and (v) recordation of covenants for the Development.

However, for construction of the Development to proceed, Propst Family Development, LLC has applied for certain Proposed Amendments to the Master Plan. The intent of the Proposed Amendments is to keep the core vision of the original Development, described on the enclosed “Collicello North Vision” document¹, but to adjust and update some details to enable the houses within the Development to be constructed at a product and price-point that meets market demand for housing within Harrisonburg and is economically viable, both for the developer and for the homeowners.

The following is a summary of the main proposed amendments to the Master Plan:

- Language regarding NetZero energy efficiency is modified to provide that although the houses will be constructed with certain energy-efficient features, including features that make the houses ready for the installation of solar panels, that the actual installation of solar panels will be optional for the homeowners. This amendment enables the developer to construct the housing at a price-point that is more affordable, while still making

¹ This language has been removed from the Master Plan at the suggestion of City Staff, but is being provided here for informational purposes as it is still relevant to the Project.

installation solar a viable option for homeowners, either at the time of purchase or at some time thereafter.

- Appendix A, Conceptual elevations and renderings, are removed from the Master Plan to provide for flexibility in construction and over time.
- Phasing is eliminated, to provide flexibility to adapt construction to market demands.
- Appendix C is removed, and language regarding the Property Owners' Association declaration is simplified to provide flexibility for changes, from time to time, except that language regarding public and private easements shall not materially change without permission from the City Zoning Administrator.

Please let me know if you have any questions or would like more information regarding these proposed amendments.

Cordially,

Jordan Bowman

Jordan K. Bowman
JKB
Enclosure – Vision Document

Collicello North Vision

I. Introduction

The following information comprises the Vision for Collicello North and the zoning regulations for development.

Vision

The Vision conveys the philosophy behind the conception and intent of Collicello North.

Zoning Regulations

The zoning regulations as identified in this section and Master Plan Layout (described below) define the myriad of regulations necessary to bring the Collicello North Vision to fruition.

Master Plan Layout

The Master Plan Layout (the “Layout”) is a graphic depiction of the Zoning Regulation sections, but the Layout is a governing detail of the Collicello North development, generally depicting where roads, buildings, sidewalks, landscaping, grading, and utilities will be provided.²

II. Vision

Collicello North is designed to be a community aligned with the purpose of the R-7 district and based on the 7 New Urbanism Principles:

- 1) The basic building block of a community is the neighborhood.
- 2) The neighborhood is limited in physical size, with well-defined edges and center.
- 3) Corridors form the boundaries between neighborhoods, both connecting and defining the neighborhoods.
- 4) Human scale sets the standard for proportion for buildings. Buildings must be disciplined in how they relate to their lots if public space is to be successfully demarcated.
- 5) Treating a range of transportation options as important is fundamental.
- 6) The street pattern is conceived as a network to create the greatest number of alternative routes from one part of the neighborhood to another.
- 7) Civic buildings belong on preferred sites such as squares and neighborhood centers.

General Intentions of Housing and Neighborhood

The houses of Collicello North are intended to be energy efficient and solar-ready. This means that at the core of each house will be the principles of design that are sustainable and efficient in practice, balanced against the goal of providing houses that are reasonably affordable. The houses are oriented to welcome the southern exposure, providing protection from the north while providing sufficiently sized and oriented roof space for solar and photo-voltaic arrays.

Weaving private areas and public areas into useable and inviting space is a challenge within urban planning. The R-7 asks for clustered groupings of living units to allow for open space. This is much

² Some utilities are identified on the Master Plan Layout as “proposed”,

easier to do when using a multi-family housing concept but is more difficult within a single-family model. Adding to the design challenges is the need to account for the demands of sustainable living. Through quality design, Collicello North has incorporated a zero-lot-line setback concept to create private outdoor living area, which also serves as the spacing between buildings to allow for access to the southern sky. The master plan will allow for multi-family development within the area delineated for mixed used. If such units are developed, these units will be integrated and made compatible with Collicello North's other residential units through the use of good site planning, common architectural themes and landscaping.

Collicello North will also incorporate a bicycle and pedestrian path. The purpose of this approximately 150' long and six (6) feet wide paved strip is to connect the upper streets with the lower access private road that leads to Edom Road. This connector has further significance as the developers of Collicello North would like to help connect this neighborhood to the planned Northend Greenway. Increasing the accessibility to the greater community while minimizing residence reliance on automobiles by creating and encouraging alternative transportation options, is a major component in Collicello North's New Urban Principles and emphasizes on sustainability.

The vision is for Collicello North to uniquely apply the attributes of the R-7 zoning in such a way that allows for the principles of New Urbanism, traditional neighborhood and sustainable design, to serve our community long into the future.

COLLICELLO NORTH



MASTER PLAN

Table of Contents

I. Zoning Regulations

Tables

Table A - Types, quantities, setbacks, etc. (included within the text of the Zoning Regulations)

Table B - General Landscape Plan

Appendices

Appendix A - Master Plan Layout

Collicello North

I. Zoning Regulations for Collicello North

Lot area, width, and depth, and setbacks for all buildings are stated in Table A.

TABLE A

LOT TYPE ¹	#of units	LOT SIZE (MIN.SF)	LOT DEPTH (MIN)	LOT WIDTH (MIN)	SETBACK
A- single family	7	2000'	70'	30'	0'
B- single family	7	1600'	50'	30'	0'
C -single family	3	1600'	45'	30'	0'
D-town home	6	700'	35'	19'	0'
E-town home	6	900'	40'	19'	0'
F-town home	6	700'	35'	19'	0'
Multi-Family	as permitted by density	no minimum	no minimum	no minimum	0'
Non-Residential	N/A	No minimum or maximum other than as required by the R-7 zoning regulations.	no minimum	no minimum	0'

* Any residential building type may be developed in conjunction with the mixed-use area or areas later added to the Master Plan

**If the existing single family structure within the mixed-use area is used as a detached single family home there shall be no minimum lot size, lot depth or lot width requirements and it shall have zero setbacks.

The Master Plan Layout illustrates the general arrangement and location of buildings and where residential unit types will be located. The application of typical requirements of the City's Zoning Ordinance Article T and other regulations for this development are specified below.

1. No provisions of the City's Zoning Ordinance Article T shall apply, however matters normally regulated by Article T are otherwise regulated as indicated below.
 - Patios, courtyards, terraces, porches and other similar features may have zero setbacks along all property lines.
 - Section 10-3-111 Height shall be applicable.
 - Accessory buildings shall be held to the same setbacks required of principal buildings and as afforded by the provisions of the H.O.A.
2. Walls and fences, beams and similar items which may restrict passage or vision or simply enhance private property shall not exceed 8', and may be located with a zero setback as afforded by the provisions of the H.O.A. except as restricted by needed sight lines for traffic.
3. In the event that residential dwellings utilize garage space to meet minimum required parking requirements, such space shall not be converted to livable space.

¹ A prior version of this Master Plan included specific building types. With this revision to the Master Plan, there is no inclusion of specific building types. However, the dimensions for these lot types as shown on this table still apply.

4. Any community building (i.e. pavilion) and any future amenities for the green/open space can be constructed in common areas with zero setbacks and as afforded by the provisions of the H.O.A.
5. A mixed-use area has been designated at the corner of 5th and Collicello Streets (See the Master Plan Layout in Appendix A). This area will include any of the following uses: Non-Residential as permitted by the district, Multi-Family Units, and/or any of the residential unit types listed in Table A or the existing single family detached structure. The existing structure will be maintained as is or either renovated with new construction added or will be demolished and new building(s) constructed. Lot and dimensional requirements for such uses is governed by Table A.
6. A property owners association (“HOA”) will be created to own and maintain common areas, easements, and improvements thereon. A Declaration of Covenants, Conditions, and Restrictions (the “Declaration”) will be recorded that will serve as the governing document for the HOA. The terms of the actual Declaration may be amended from time to time during the existence of the Project, provided that the public and private easements shall not be materially altered except upon permission in writing from the City Zoning Administrator.
7. Each home will be constructed to be solar-ready, including reserved breaker space in the main panel, conduit run from attic to electrical room, conduit stubbed toward the meter location, roof structural consideration for future attachment, and wall space allocated for inverter or battery.

Streets and Parking

The location of streets, access to parking areas, and sidewalks shall be constructed in the areas generally shown on the Master Plan Layout. The private road entrance for Collicello North off of Edom Road may be shared with tax map 40-I-6.

A variance to the Subdivision Ordinance for the design of streets, alleys, blocks, easements, sidewalks, and all such related features along with allowing lots to not have public street frontage shall be applied for during the preliminary platting of this development.

The variance is needed so the preliminary plat and final plat can be adopted in accordance to the Master Plan Layout.

Landscaping within the public and private street rights-of-ways will be maintained by the Collicello North Home Owners Association.

Bicycle and Pedestrian Path

As indicated on the Master Plan Layout, a bicycle and pedestrian path will be constructed in the general located shown along the west end of the Lower Green and Type D² lots and will continue north between the Type F & E lots. If this path cannot be accommodated in this general location, a different location may be provided within the development to provide the same connection intent as described in the Vision.

² See footnote 1.

TABLE B

General Landscape Plan

Landscaping will, at a minimum, include the following vegetation, which will be planted within the on real property owned or maintained by the HOA and maintained by the HOA thereafter, within the shaded areas outlined on the below Landscaping Plan (Table B):

- At least two large deciduous trees that are at least two (2) inches in caliper at the time of planting and a minimum of ten (10) feet in height at the time of planting; and
- At least six smaller deciduous trees that are at least one (1) inch in caliper at the time of planting, and which are of a species that typically reaches a height at maturity of at least fifteen (15) feet.

The foregoing tree requirements shall not be construed to prevent the developer from planting additional landscaping in other areas of the development.



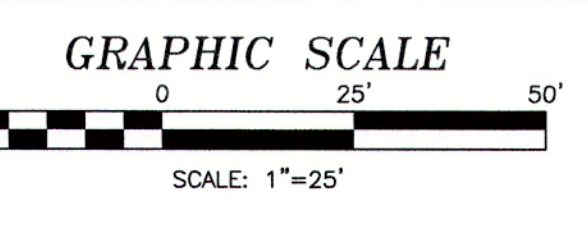
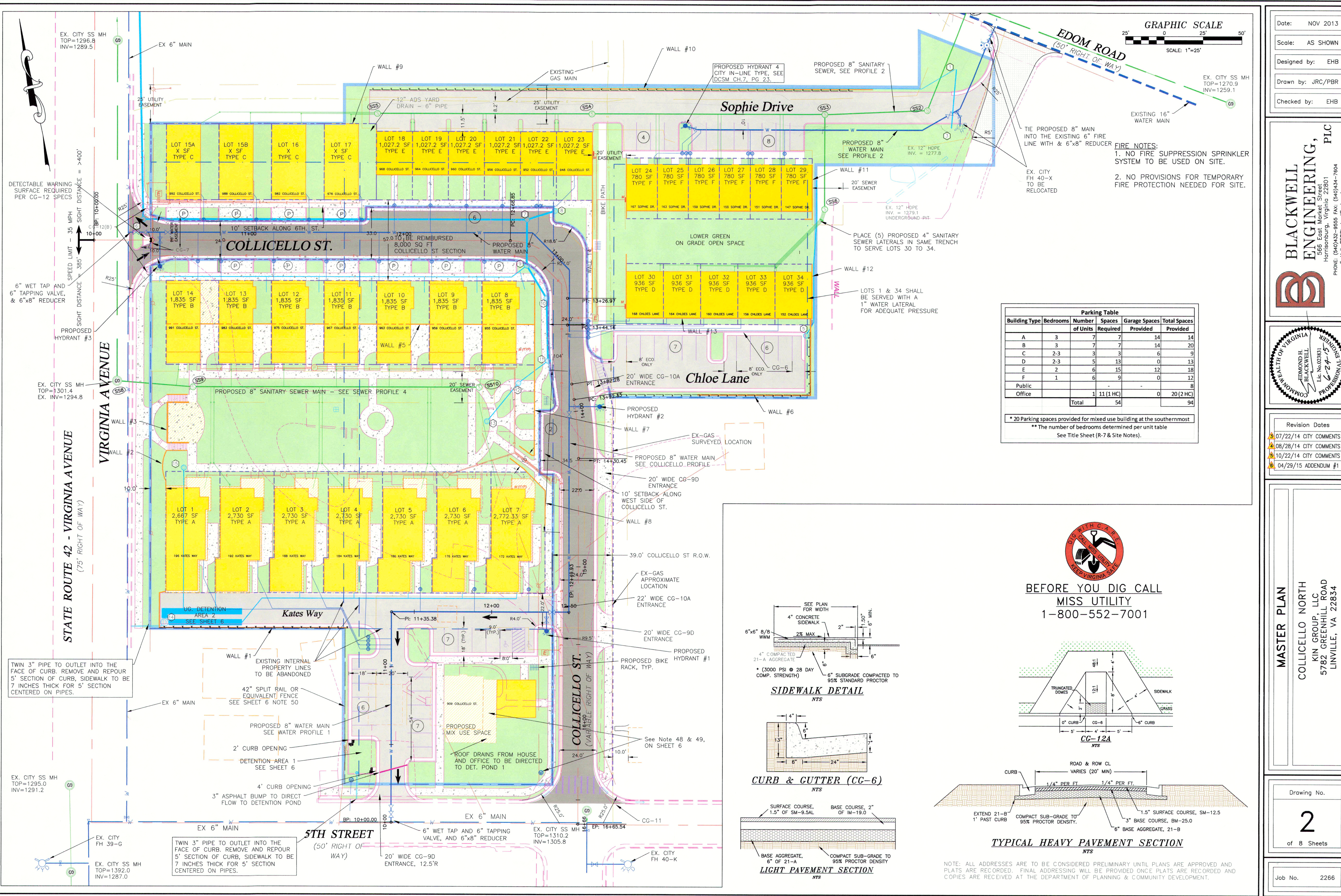
Appendix A Master Plan Layout

Sec. 10-3-111. - Height.

The height regulations heretofore established will be adjusted in the following cases:

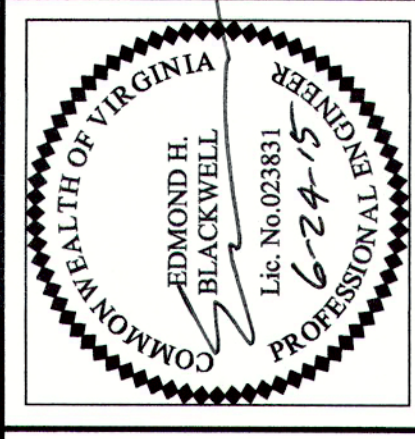
- (1) The height limitations of this chapter shall not apply to the architectural features such as chimneys, spires, etc., and necessary accessory structures such as water towers, smokestacks and conveyors which are incidental to uses permitted in nonresidential districts.
- (2) The limitations on the number of stories shall not comply to buildings and structures not intended for human occupancy, but heights shall be governed by technical and environmental standards.

(Ord. of 4-23-96)



Date: NOV 2013
 Scale: AS SHOWN
 Designed by: EHB
 Drawn by: JRC/PBR
 Checked by: EHB

BLACKWELL ENGINEERING, PLC
 566 East Market Street
 Harrisonburg, Virginia 22801
 PHONE: (540)432-9555 FAX: (540)434-7604
 E-Mail: BE@blackwellengineering.com



Revision Dates

- 3. 07/22/14 CITY COMMENTS
- 4. 08/28/14 CITY COMMENTS
- 5. 10/22/14 CITY COMMENTS
- 6. 04/29/15 ADDENDUM #1

FIRE NOTES:

1. NO FIRE SUPPRESSION SPRINKLER SYSTEM TO BE USED ON SITE.
2. NO PROVISIONS FOR TEMPORARY FIRE PROTECTION NEEDED FOR SITE.

Parking Table

Building Type	Bedrooms	Number of Units	Spaces Required	Garage Spaces Provided	Total Spaces Provided
A	3	7	7	14	14
B	3	7	7	14	20
C	2-3	3	3	6	9
D	2-3	5	13	0	13
E	2	6	15	12	18
F	1	6	9	0	12
Public Office		1	11 (1HC)	0	20 (2HC)
Total			54		94

* 20 Parking spaces provided for mixed use building at the southernmost
 ** The number of bedrooms determined per unit table
 See Title Sheet (R-7 & Site Notes).

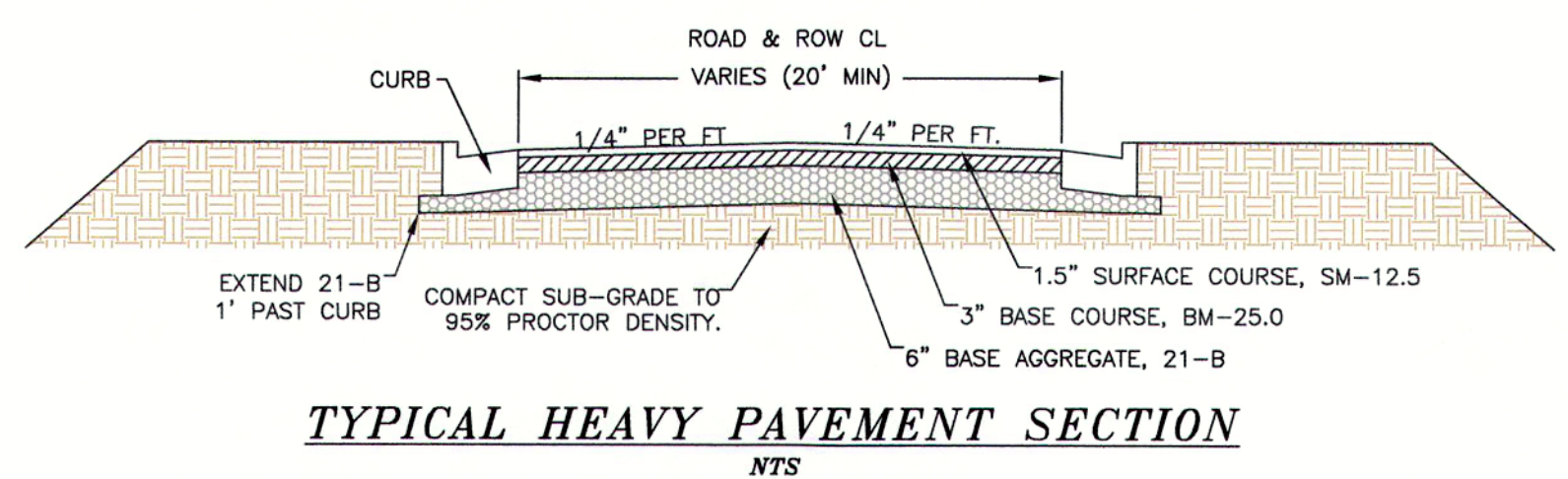
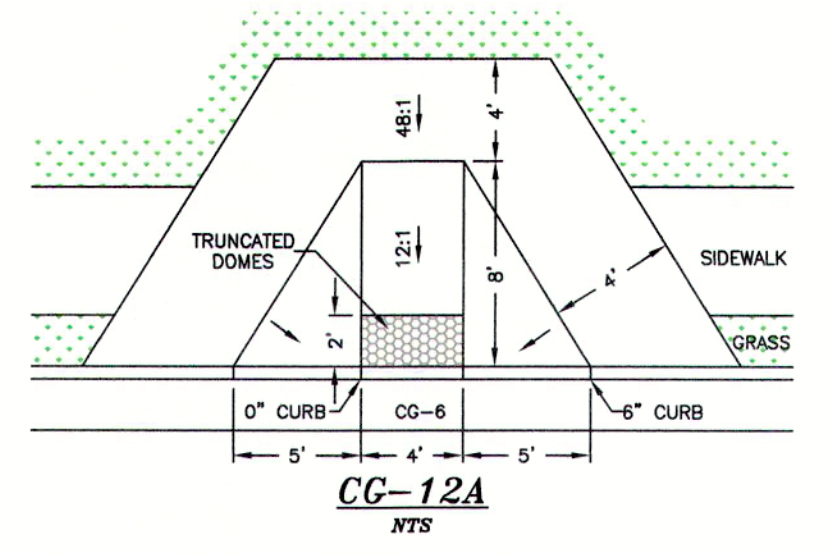
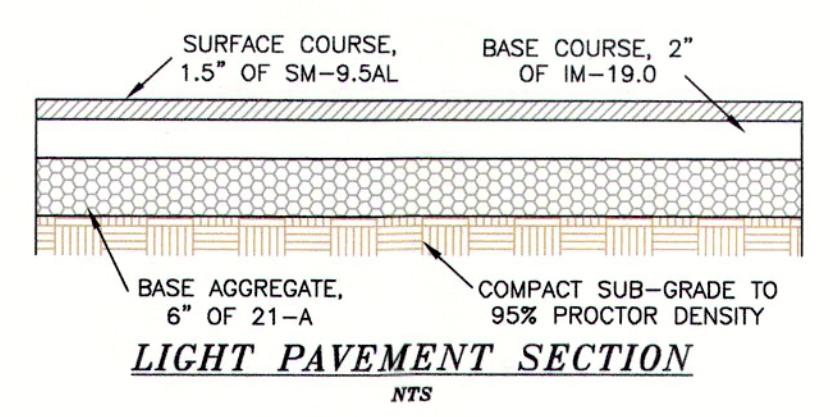
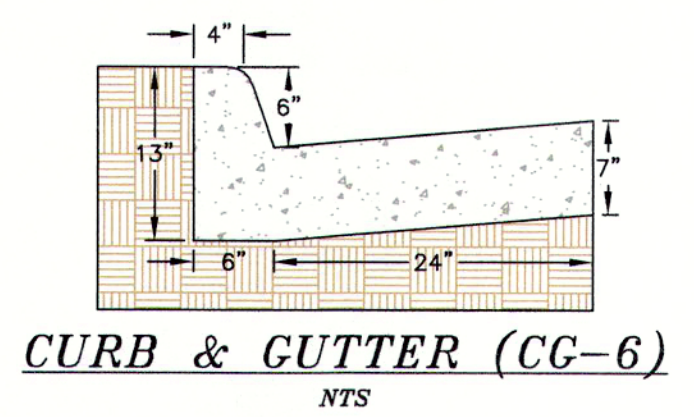
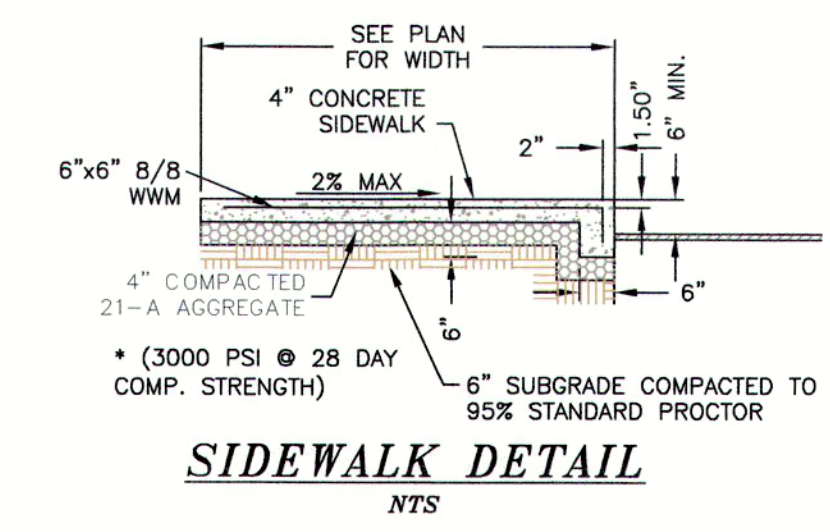
MASTER PLAN
 COLLICELLO NORTH
 KIN GROUP, LLC
 5782 GREENHILL ROAD
 LINVILLE, VA 22834

Drawing No.
2
 of 8 Sheets

Job No. 2266



**BEFORE YOU DIG CALL
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 1-800-552-7001**



NOTE: ALL ADDRESSES ARE TO BE CONSIDERED PRELIMINARY UNTIL PLANS ARE APPROVED AND PLATS ARE RECORDED. FINAL ADDRESSING WILL BE PROVIDED ONCE PLATS ARE RECORDED AND COPIES ARE RECEIVED AT THE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT.

COLICELLO NORTH

MASTER PLAN

Kin-Group, LLC
6322 Acker Lane
Linville, VA 22834

Table of Contents

~~I. Introduction~~

~~II. Vision~~

III. Zoning Regulations

Tables

Table A - Types, quantities, setbacks, etc. (included within the text of the Zoning Regulations)

Table B - General Landscape Plan

Appendices

~~Appendix A - Conceptual elevations and renderings~~

~~Appendix AB - Phasing, Proposed Public Street Right Of Way, Parking and Common areas Master Plan Layout~~

~~Appendix C - Property Owners' Association Covenants, Conditions, and Rights~~

Collicello North

I. Introduction

The following information comprises the Vision for Collicello North and the zoning regulations for development.

Vision

The Vision conveys the philosophy behind the conception and intent of Collicello North.

Zoning Regulations

The zoning regulations as identified in this section and Master Plan layout (described below) define the myriad of regulations necessary to bring the Collicello North Vision to fruition.

Master Plan Layout

The Master Plan layout is a graphic depiction of the Zoning Regulation sections, but the layout is a governing detail of the Collicello North development generally depicting where roads, buildings, sidewalks, landscaping, grading, and utilities will be provided.

II. Vision

Collicello North is designed to be a NetZero Ready Community aligned with the purpose of the R-7 district and based on the 7 New Urbanism Principles:

- 1) The basic building block of a community is the neighborhood.
- 2) The neighborhood is limited in physical size, with well defined edges and center. Corridors form the boundaries between neighborhoods, both connecting and defining the neighborhoods.
- 3) Human scale sets the standard for proportion for buildings. Buildings must be disciplined in how they relate to their lots if public space is to be successfully demarcated.
- 3) Treating a range of transportation options as important is fundamental.
- 3) The street pattern is conceived as a network to create the greatest number of alternative routes from one part of the neighborhood to another.
- 3) Civic buildings belong on preferred sites such as squares and neighborhood centers.

Every detail of Collicello North is designed to facilitate the manifestation of these principles and concepts into the fabric of a vibrant traditional neighborhood that is connected to greater Harrisonburg. Collicello North does not wish to define itself as its own community, but rather as a neighborhood among neighborhoods within the Harrisonburg community.

General Intentions of Housing and Neighborhood

The houses of Collicello North are intended to be NetZero Ready. This means that at the core of each house will be the principles of design that are the most sustainable and the most efficient in practice. First, and most importantly, the houses are not oversized, averaging around 1300 sf. Secondly, the downsized houses are oriented to welcome the southern exposure, providing protection from the north while providing sufficiently sized and oriented roof space for solar and photo voltaic arrays. Thirdly, each home is constructed with an exceptionally tight and efficient shell. These three concepts combined with the use of quality products, excellent craftsmanship and a "house as a system" approach to design, allow the houses of Collicello North to achieve a NetZero capability; producing as much energy as they use.

Weaving private areas and public areas into useable and inviting space is a challenge within urban planning. The R-7 asks for clustered groupings of living units to allow for open space. This is much easier to do when using a multi family housing concept but is more difficult within a single family model. Adding to the design challenges is the need to account for the demands of sustainable living. Through quality design, Collicello North has incorporated a zero lot line setback concept to create private outdoor living area, which also serves as the spacing between buildings to allow for access to the southern sky. Appendix A Illustrates elevation conceptual renderings of the single family buildings. Although no renderings have been sketched, the master plan will allow for multi family development within the area delineated for mixed used. If such units are developed, these units will be integrated and made compatible with Collicello North's other residential units through the use of good site planning, common architectural themes and landscaping.

Collicello North will also try to incorporate a bicycle and pedestrian path. The purpose of this approximately 150' long and six (6) feet wide paved strip is to connect the upper streets with the lower access private road that leads to Edom Road. This connector has further significance as the developers of Collicello North would like to help connect this neighborhood to the planned Northend Greenway. Increasing the accessibility to the greater community while minimizing residence reliance on automobiles by creating and encouraging alternative transportation options, is a major component in Collicello North's New Urban Principles and emphases on sustainability.

The vision is for Collicello North to uniquely apply the attributes of the R-7 zoning in such a way that allows for the principles of New Urbanism, traditional neighborhood and sustainable design, to serve our community long into the future.

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III.1. Zoning Regulations for Collicello North

Lot area, width, and depth, and setbacks for all buildings are stated in Table A.

TABLE A

BUILDING LOT TYPE ¹	#of units	LOT SIZE (MIN.SF)	LOT DEPTH (MIN)	LOT WIDTH (MIN)	SETBACK
A- single family	7	2000'	70'	30'	0'
B - single family	7	1600'	50'	30'	0'
C- single family	3	1600'	45'	30'	0'
D -town home	6	700'	35'	19'	0'
E-town home	6	900'	40'	19'	0'
F-town home	6	700'	35'	19'	0'
Multi-Family	as permitted by density	no minimum	no minimum	no minimum	0'
Non-Residential	N/A	No minimum or maximum other than as required by the R-7 zoning regulations.	no minimum	no minimum	0'

• Any residential building type may be developed in conjunction with the mixed-use area or areas later added to the Master Plan

****One duplex on lot 13 & 14 (Type B units)**

***If the existing single family structure within the mixed-use area is used as a detached single family home there shall be no minimum lot size, lot depth or lot width requirements and it shall have zero setbacks.

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The Master Plan Layout illustrates the general arrangement and location of buildings and where residential unit types will be located. The application of typical requirements of the City's Zoning Ordinance Article T and other regulations for this development are specified below.

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1. No provisions of the City's Zoning Ordinance Article T shall apply, however matters normally regulated by Article T are otherwise regulated as indicated below.

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- Patios, courtyards, terraces, porches and other similar features may have zero setbacks along all property lines.
- Section 10-3-111 Height shall be applicable.
- Accessory buildings shall be held to the same setbacks required of principal buildings and as afforded by the provisions of the H.O.A.

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2. Walls and fences, beams and similar items which may restrict passage or vision or simply enhance private property shall not exceed 8' and may be located with a zero setback as afforded by the provisions of the H.O.A. except as restricted by needed sight lines for traffic.

3. In the event that residential dwellings utilize garage space to meet minimum required parking requirements, such space shall not be converted to livable space.

¹ A prior version of this Master Plan included specific building types. With this revision to the Master Plan, there is no inclusion of specific building types. However, the dimensions for these lot types as shown on this table still apply.

4. Any community building (i.e. pavilion) and any future amenities for the green/open space can be constructed in common areas with zero setbacks and as afforded by the provisions of the H.O.A.
 5. A mixed-use area has been designated at the corner of 5th and Collicello Streets (See [the Master Plan Layout](#) in Appendix B). This area will include any of the following uses: Non-Residential as permitted by the district, Multi-Family Units, and/or any of the residential unit types listed in Table A or the existing single family detached structure. The existing structure will be maintained as is or either renovated with new construction added or will be demolished and new building(s) constructed. Lot and dimensional requirements for such uses is governed by Table A.
 6. ~~Although the master plan layout illustrates 35 residential units, given the intent of #5 as noted above, the total number and type of dwelling units will ultimately be determined by the finalized total square footage of the master planned R-7-A property owners association ("HOA") will be created to own and maintain common areas, easements, and improvements thereon. A Declaration of Covenants, Conditions, and Restrictions (the "Declaration") will be recorded that will serve as the governing document for the HOA. The terms of the actual Declaration may be amended from time to time during the existence of the Project, provided that the public and private easements shall not be materially altered except upon permission in writing from the City Zoning Administrator.~~
 7. ~~Each home will be constructed to be solar-ready, including reserved breaker space in the main panel, conduit run from attic to electrical room, conduit stubbed toward the meter location, roof structural consideration for future attachment, and wall space allocated for inverter or battery.~~
- 6.—
7.—

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Streets and Parking

The location of streets, access to parking areas, and sidewalks shall be constructed in the areas generally shown on the Master Plan ~~Layout and as shown in the layout in Appendix B~~. The private road entrance for Collicello North off of Edom Road may be shared with tax map 40-I-6.

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A variance to the Subdivision Ordinance for the design of streets, alleys, blocks, easements, sidewalks, and all such related features along with allowing lots to not have public street frontage shall be applied for during the preliminary platting of this development.

The variance is needed so the preliminary plat and final plat can be adopted in accordance to the Master Plan ~~and Appendix B Layout~~. ~~Note that Appendix B provides proposed street widths, sidewalks, and indicates streets as public or private. Appendix B also delineates parking areas.~~

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- Landscaping within the public and private street rights-of-ways will be maintained by the Collicello North Home Owners Association.

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Bicycle and Pedestrian Path

As indicated on the Master Plan ~~Layout~~, a bicycle and pedestrian path ~~is will be constructed in the~~ generally located ~~shown~~ along the west end of the Lower Green and Type D² ~~units lots~~ and will continue north between the Type F & E ~~units lots~~. If this path cannot be accommodated in this general location, a different location may be provided within the development to provide the same connection intent as described in the Vision.

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Transit

~~So long as the Harrisonburg Department of Public Transportation approves of a location, a bus stop will be provided near the intersection of 5th and Collicello Streets. Until such time that the mixed use area is sufficiently developed, the existing bus stop location on the corner of Collicello and 3rd is acceptable.~~

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² See footnote 1.

However, when the mixed use area is substantially completed, which includes

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shelter for individuals waiting for the bus, it is the developers extreme wish to have a bus stop located as proposed on the Master Plan.

TABLE B

General Landscape Plan

Landscaping will, at a minimum, include the following vegetation, which will be planted within the on real property owned or maintained by the HOA and maintained by the HOA thereafter, within the shaded areas outlined on the below Landscaping Plan (Table B):

- At least two large deciduous trees that are at least two (2) inches in caliper at the time of planting and a minimum of ten (10) feet in height at the time of planting; and
- At least six smaller deciduous trees that are at least one (1) inch in caliper at the time of planting, and which are of a species that typically reaches a height at maturity of at least fifteen (15) feet.

The foregoing tree requirements shall not be construed to prevent the developer from planting additional landscaping in other areas of the development.



Appendix A

~~Illustrates conceptual renderings of the residential buildings.~~

Appendix B

~~Phasing, Proposed Public Street Right Of Way, Parking and Common areas~~ Master Plan Layout

Appendix C

~~Property Owners' Association Covenants, Conditions, and Rights~~

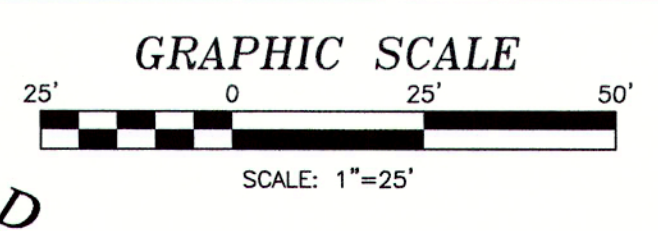
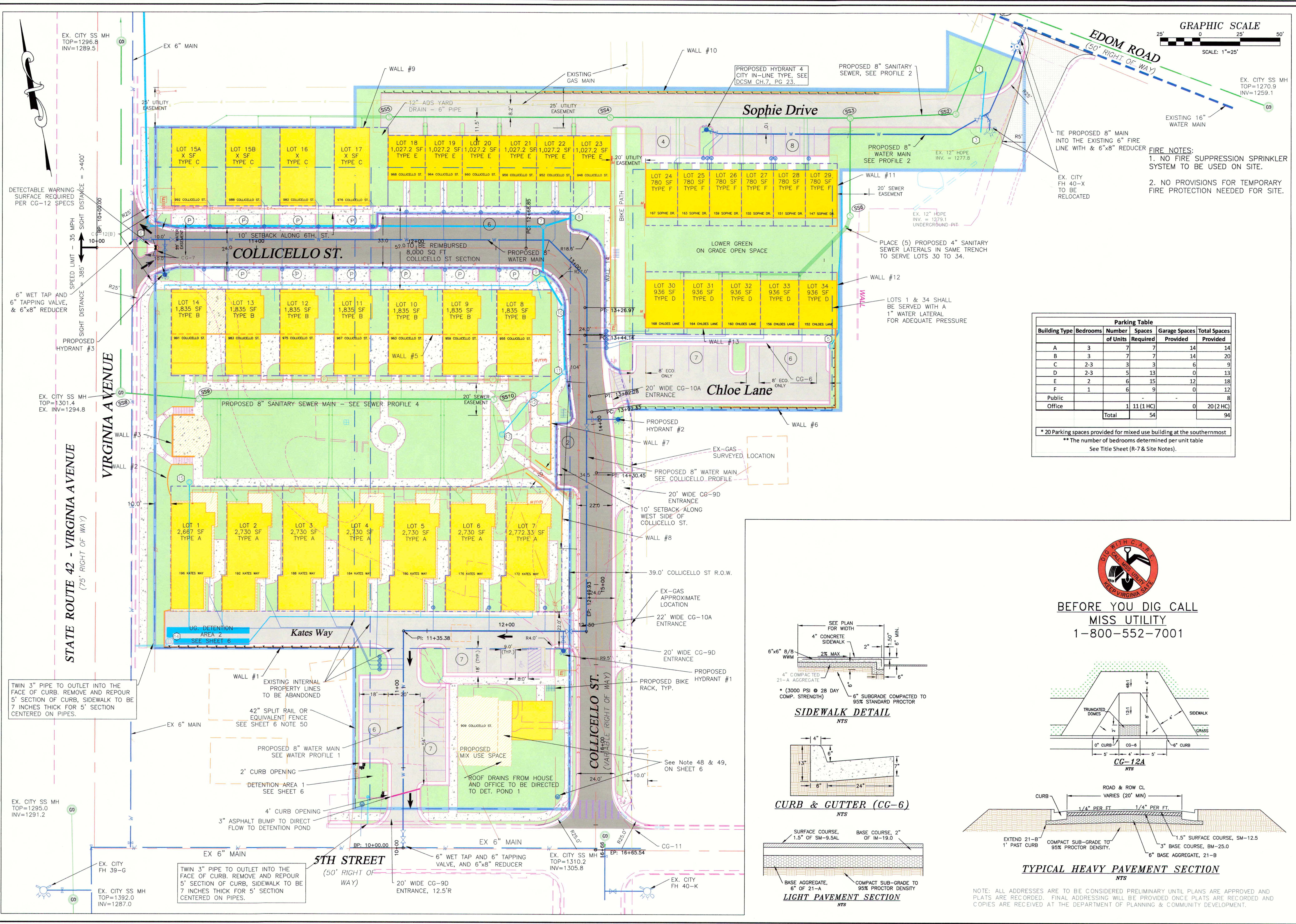
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Sec. 10-3-111. - Height.

The height regulations heretofore established will be adjusted in the following cases:

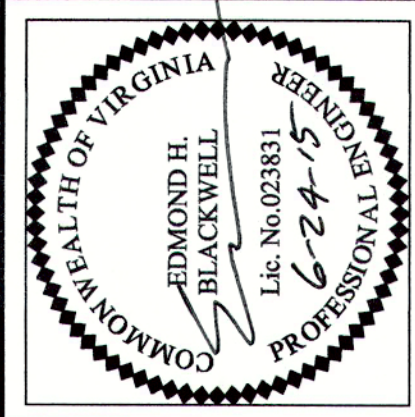
- (1) The height limitations of this chapter shall not apply to the architectural features such as chimneys, spires, etc., and necessary accessory structures such as water towers, smokestacks and conveyors which are incidental to uses permitted in nonresidential districts.
- (2) The limitations on the number of stories shall not comply to buildings and structures not intended for human occupancy, but heights shall be governed by technical and environmental standards.

(Ord. of 4-23-96)



Date: NOV 2013
Scale: AS SHOWN
Designed by: EHB
Drawn by: JRC/PBR
Checked by: EHB

BLACKWELL ENGINEERING, PLC
566 East Market Street
Harrisonburg, Virginia 22801
PHONE: (540)432-9555 FAX: (540)434-7604
E-Mail: BE@blackwellengineering.com



Revision Dates

3	07/22/14	CITY COMMENTS
4	08/28/14	CITY COMMENTS
5	10/22/14	CITY COMMENTS
6	04/29/15	ADDENDUM #1

FIRE NOTES:
1. NO FIRE SUPPRESSION SPRINKLER SYSTEM TO BE USED ON SITE.
2. NO PROVISIONS FOR TEMPORARY FIRE PROTECTION NEEDED FOR SITE.

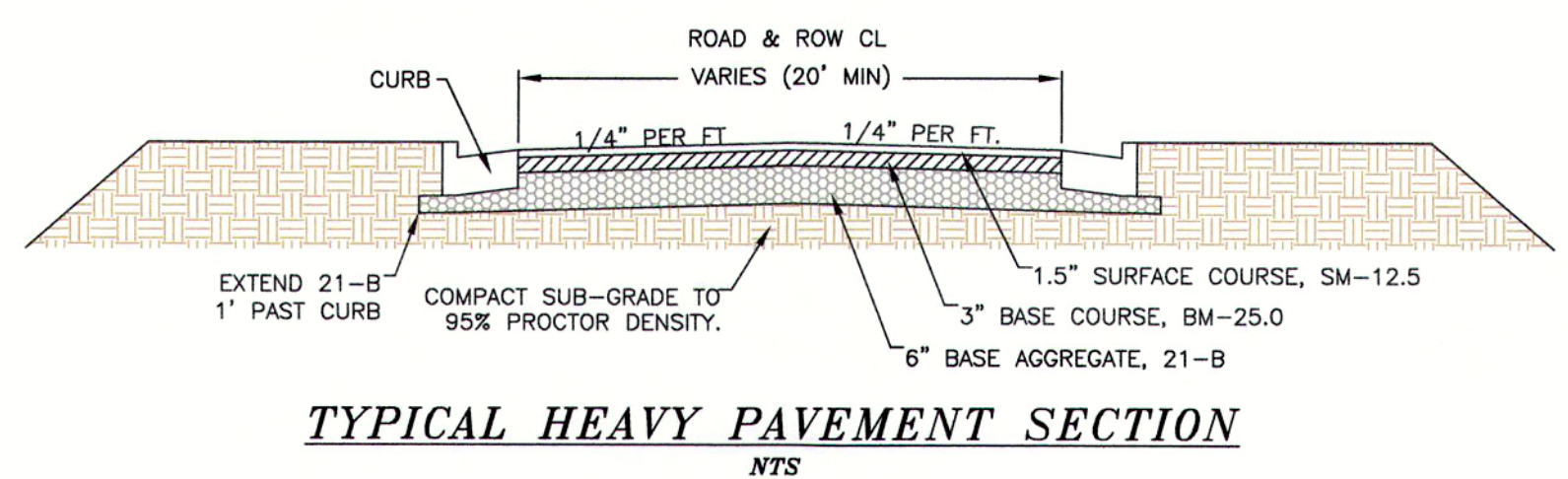
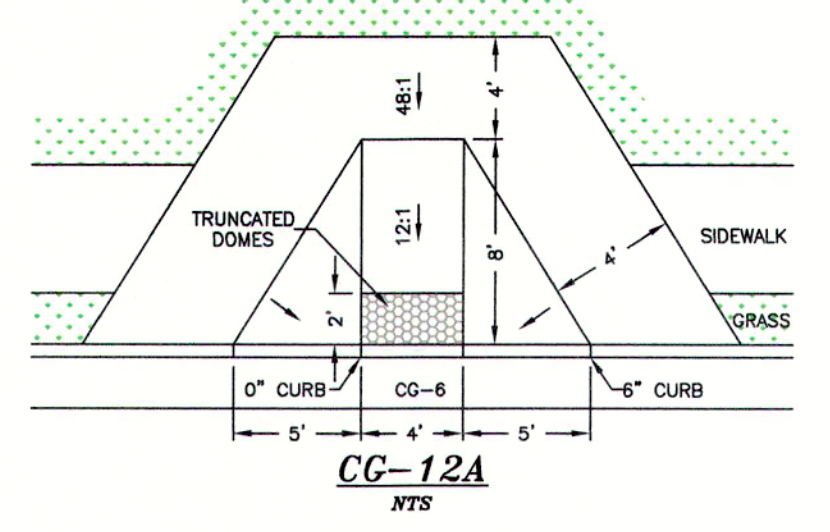
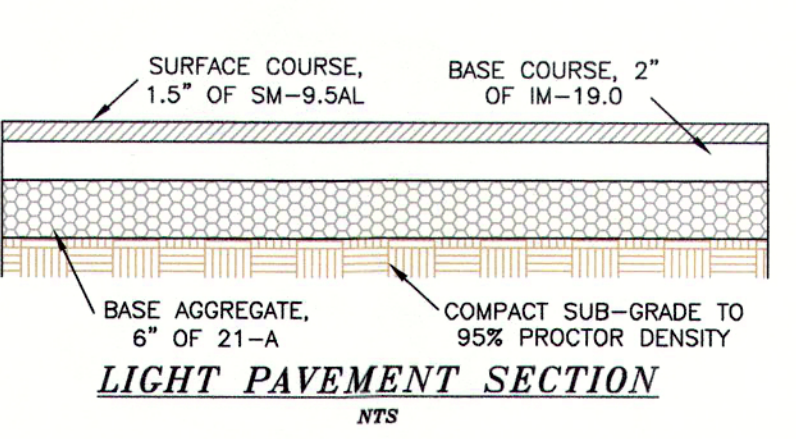
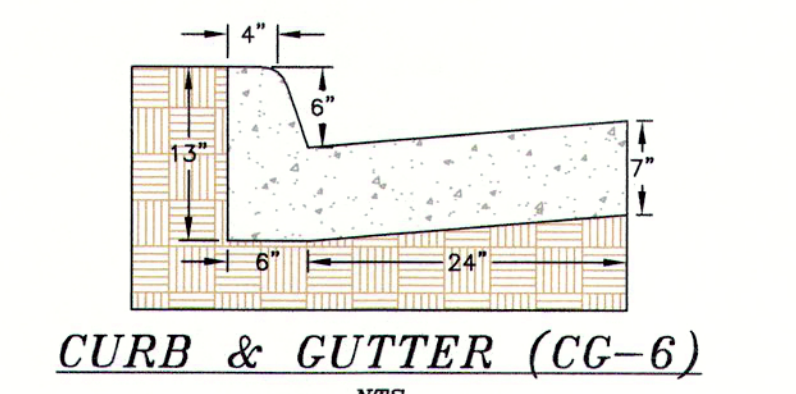
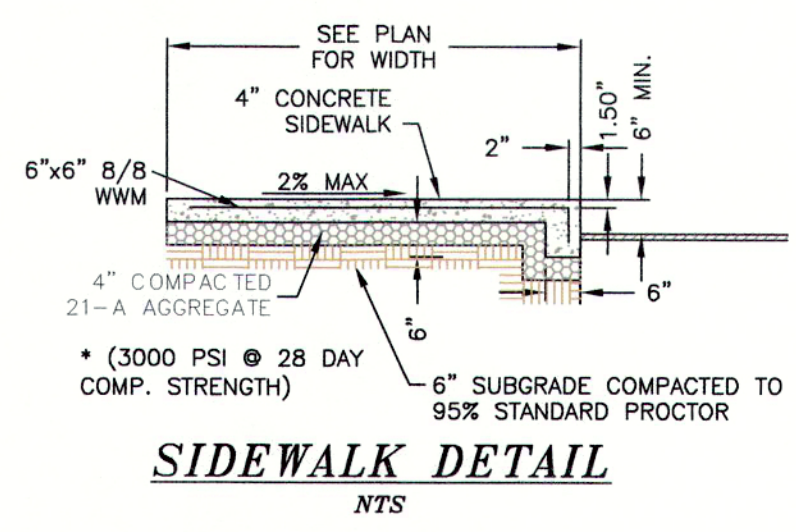
Parking Table

Building Type	Bedrooms	Number of Units	Spaces Required	Garage Spaces Provided	Total Spaces Provided
A	3	7	7	14	14
B	3	7	7	14	20
C	2-3	3	3	6	9
D	2-3	5	13	0	13
E	2	6	15	12	18
F	1	6	9	0	12
Public Office		1	11 (1HC)	0	20 (2HC)
Total			54		94

* 20 Parking spaces provided for mixed use building at the southernmost
** The number of bedrooms determined per unit table
See Title Sheet (R-7 & Site Notes).



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MASTER PLAN
COLLICELLO NORTH
KIN GROUP, LLC
5782 GREENHILL ROAD
LINVILLE, VA 22834

Drawing No.
2
of 8 Sheets

Job No. 2266



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**
www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information	
Consultant Name:	Jason Propst
Telephone:	540-476-0454
E-mail:	Jason@propstfamilydev.com
Owner Name:	Al Thomas
Telephone:	773-502-5024
E-mail:	Almarkthomas@gmail.com
Project Information	
Project Name:	Collicello North
Project Address: TM #:	919 Collicello Street 40-H-1
Existing Land Use(s):	Housing
Proposed Land Use(s): (if applicable)	Vacant
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)	2.96 AC, 36 lot subdivision including existing Home at 919 Collicello. Development is divided into 18 Single Family detached homes and 17 attached. Main Entrances from Collicello street at 919 and from the opposite corner from Virginia Avenue. +
Peak Hour Trip Generation (from row 15 on the second page)	
AM Peak Hour Trips:	20
PM Peak Hour Trips:	26

(reserved for City staff)

TIA required? Yes _____ No

Comments:

Accepted by: *Timothy Mason*

Date: 03/06/2026

Peak Hour Trip Generation by Land Use

Row	ITE 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	Single Family Detached	210	Dwelling Unit	19	13	18
2	Proposed #2	Single Family Attached	215	Dwelling Unti	17	8	9
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					21	27
8	Existing #1	Single Family Detached	210	Dwelling Unit	1	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	1
15	Final Total (Total New – Total Existing)					20	26

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

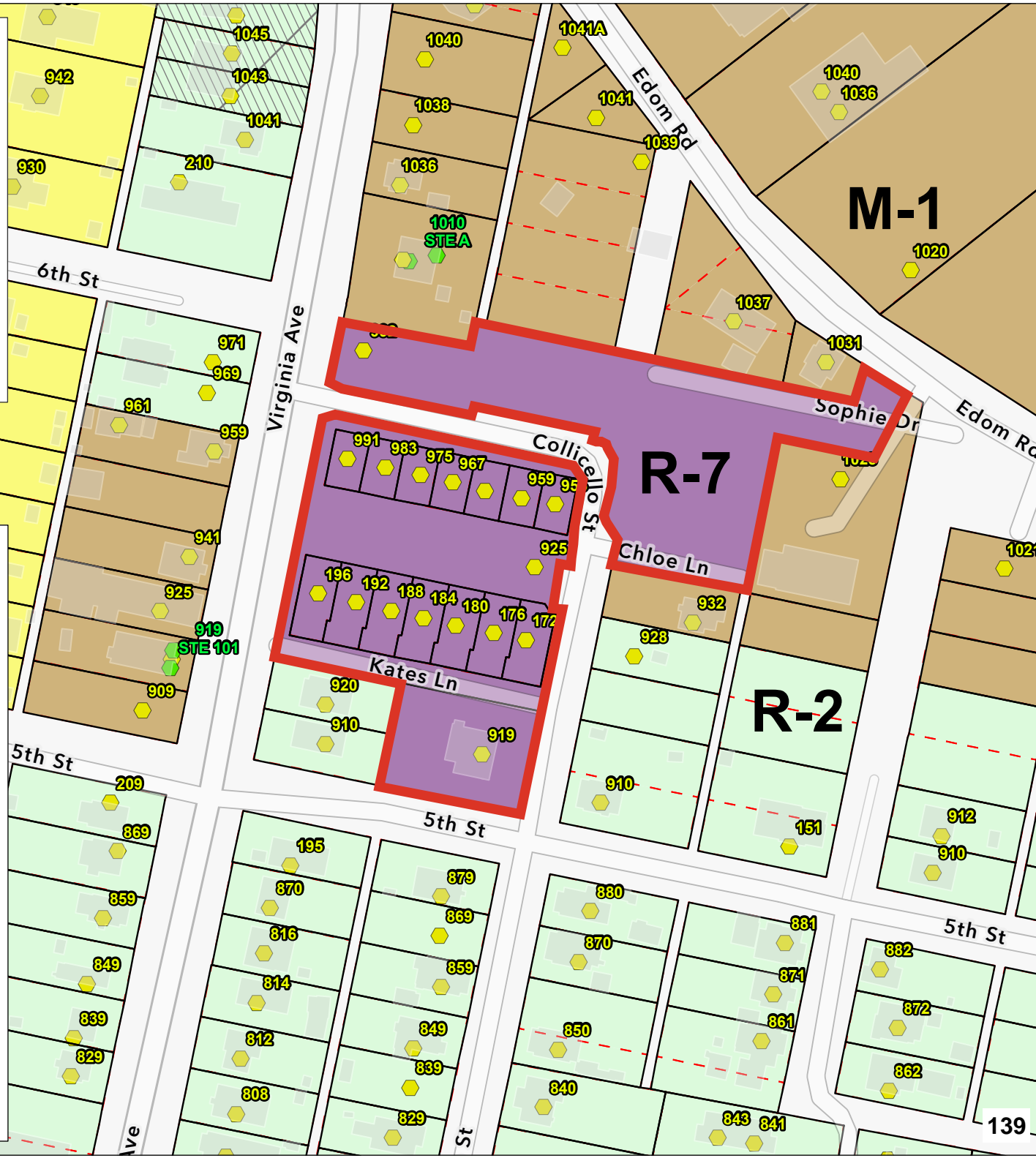
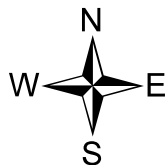
- Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- 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.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- 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.

Revised Date: December 2019

City of Harrisonburg

Rezoning
(R-7 Master Plan Amendment)
Multiple Addresses Collicello Street
and Kates Lane
Tax Map: 40-H-1, 11, 17 though 30
& 40-I-16
+/- 2.96 acres

ZONING



City of Harrisonburg

Rezoning
(R-7 Master Plan Amendment)
Multiple Addresses Collicello Street
and Kates Lane
Tax Map: 40-H-1, 11, 17 though 30
& 40-I-16
+/- 2.96 acres

(FUTURE) LAND USE GUIDE

General Industrial

Neighborhood Residential



City of Harrisonburg

Rezoning
(R-7 Master Plan Amendment)
Multiple Addresses Collicello Street
and Kates Lane
Tax Map: 40-H-1, 11, 17 though 30
& 40-I-16
+/- 2.96 acres





City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF REPORT

June 12, 2013

REZONING - COLLICELLO NORTH R-7 (KIN GROUP, LLC)

GENERAL INFORMATION

- Applicant:** Kin Group, LLC with representative Dean Weaver
- Tax Map:** 40-H-1—8 and 11—16, 40-I-14, 15, and 16, and portions of undeveloped 6th Street right-of-way, undeveloped portions of Collicello Street right-of-way, adjacent undeveloped alleys, and other public street right-of-way near Edom Road all of which is illustrated on tax map sheet 40.
- Acreage:** 127,195 +/- square feet
- Location:** Bounded by Virginia Avenue, 5th Street, portions of undeveloped Collicello Street, and Edom Road
- Request:** Public hearing to consider rezoning 17 parcels and portions of undeveloped public street and alley right-of-way that will soon be in their ownership from R-2, Residential District and M-1 General Industrial District to R-7, Medium Density Mixed Residential Planned Community District. The planned development will provide at least 35 dwelling units and would permit any allowable non-residential uses.

LAND USE, ZONING, AND SITE CHARACTERISTICS

The Comprehensive Plan designates this area as Neighborhood Residential. This designation states that this type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the existing character of the neighborhood. These are older neighborhoods, which can be characterized by large housing units on small lots.

The following land uses are located on and adjacent to the property:

- Site:** Vacant commercial building and undeveloped lots and property, zoned R-2 and M-1
- North:** Business office fronting Virginia Avenue, zoned M-1, undeveloped lots fronting undeveloped Collicello Street, zoned M-1, and an automobile repair shop and a non-conforming single family home, zoned M-1
- East:** Automobile repair shop, and across Edom Road, parking lot, zoned M-1
- South:** Nonconforming single family home fronting Collicello Street, zoned M-1, and a single family home fronting Collicello Street, and across 5th Street single homes, zoned R-2

West: Single family homes fronting Virginia Avenue, zoned R-2, and across Virginia Avenue, a repair shop and non-conforming single family homes, zoned M-1, and a duplex structure, zoned R-2

EVALUATION

The applicant is requesting to rezone six parcels, zoned R-2 Residential District, and 11 parcels, zoned M-1, General Industrial District, along with adjacent undeveloped public street and alley right-of-way (ROW) that will soon be in their ownership, all to the R-7, Medium Density Mixed Residential Planned Community District. The property is located at the north end of the developed section of Collicello Street, bounded by 5th Street, Virginia Avenue, portions of undeveloped Collicello Street, and Edom Road. The subject area totals 127,195 +/- square feet (2.92 +/- acres) in area and would contain at least 35 residential dwelling units. The proposed master planned neighborhood has been named "Collicello North."

The applicant is the same entity that over the past year received approval from City Council to close and purchase the adjacent public street and alley ROWs including: the majority of undeveloped 6th Street between Virginia Avenue and Edom Road, portions of undeveloped ROW near Edom Road, portions of undeveloped Collicello Street to the south of its intersection with undeveloped 6th Street, and portions of two undeveloped alleys off of and perpendicular to undeveloped 6th Street. As shown on the master plan layout, the applicant will also soon be requesting to close more undeveloped Collicello Street ROW; a 1,557 +/- square foot area that is entirely encompassed by this proposed development. If this area is closed and purchased by the developer, and if the developer purchases additional undeveloped 6th Street ROW that was originally planned to be bought by the adjacent property owner of tax map 40-I-6, then additional residential units could be built within Collicello North because both of the mentioned areas would become zoned R-7 and added to the overall development. The planning for this scenario has been incorporated into the regulatory control of the Collicello North master plan.

To fully understand the proposed rezoning, one must understand the R-7 zoning district, which was added to the City Code in October 2005. The adoption of this district put into practice listed strategies of the 2004 Comprehensive Plan including, among other things, providing incentives for neighborhoods that contain a mix of housing types and for providing open space or cluster development to preserve green space within subdivisions. The 2004 plan also strategized to address traffic calming measures and to create flexibility with building setbacks that could enhance social interaction among neighbors. These strategies led to the creation of the R-6 and R-7 zoning districts. In brief, these districts have the same intent except that R-6 allows only detached single family homes at a maximum of six units per acre, while the R-7 allows detached, attached, and multi-family units at a maximum of 12 units per acre. The R-6 district allows five percent non-residential uses, while the R-7 district allows 10 percent non-residential uses. The non-residential uses permitted by these districts that cannot exceed the specified percentages include: retail stores, convenience shops, personal service establishments, restaurants, food and drug stores, and governmental, business, professional, and financial institutions. Other non-residential uses of this district include places of worship and child and adult day care centers, however, such uses are not limited in the amount of area they may take up within such developments.

As explained by the Zoning Ordinance, the purpose of the R-7 district is intended to provide opportunities for the development of planned residential communities offering a mix of single family detached units, single family attached units, and in certain circumstances, multi-family units. R-7

neighborhoods are developed under an approved master development plan that incorporates regulatory text and a master layout of the neighborhood. In other words, aside from particular provisions of the Zoning Ordinance that must be met, the approved master plan is the “zoning” by which all development must abide. The R-7 zoning district requires a minimum of two contiguous acres, a minimum of 15 percent open/green usable space, and at least two types of residential housing types, where no one type can exceed 70 percent of all residential units. If multi-family units are built, they cannot exceed 30 percent of the total number of units. The master plan must also identify the required areas, widths, depths, and building setback requirements of all lots and it may also incorporate provisions that are typically regulated by Article T of the Zoning Ordinance, which among other things includes the regulations for walls and fences; terraces, patios, and decks; and accessory buildings.

To date, the City has approved two R-7 master planned communities: Brookside Park and the Quarry. Aside from Collicello North, these are the only two R-7 applications to ever be submitted. The Brookside Park master plan was originally approved in June 2006, but has been amended twice; once in 2007 and then again in 2011. This development has not been completed but has gradually developed over the past few years. It is located off of Suter Street and includes over 7 acres of property and is master planned to include single family detached and attached homes at about 82 percent of the maximum permitted density. The Quarry was approved in September 2007 and includes about 118 acres of property located off of Linda Lane and Smithland Road and is master planned to include non-residential uses along with all housing types allowing up to 744 residential units, which is a little over half of the permitted density. This development never materialized but has received attention from potential developers since its approval.

With regard to the subject request, Collicello North has met or exceeded all of the minimum required provisions to construct an R-7 development. The property is almost three acres in size; the master plan text defines all of the area and dimensional requirements for all lots; the master plan layout illustrates the general arrangement and location of the types of residential units, roads, sidewalks, and landscaping; the neighborhood will have at minimum just over 15 percent usable open/green space; and they have addressed the regulatory matters of Article T. As is necessary when proposing a rezoning in any of the City’s master planned districts, the developer has worked closely with staff to ensure the provisions of the master plan can be practically applied. The master plan text and layout have been thoroughly reviewed and edited, where necessary, by City staff. The master plan text and the governing layout sufficiently explain the details of Collicello North, and therefore such information does not need to be repeated in this report. However, there are several matters that need to be clarified herein.

First, the project would maximize the permitted density of 12 units per acre in providing at least 35 dwelling units—15 single family detached units, one duplex structure (two units), and 18 townhouse units—all made up among six different housing types. All buildings, including community buildings and non-residential structures, would have zero building setbacks. Note that although zero setbacks are afforded to the single family detached units, this provision is more about offering flexibility in design as these dwelling units could never physically touch another unit because they would then be considered attached units, which would not be permitted by the master plan.

A majority of the residential lots would not have public street frontage; therefore, a variance to the Subdivision Ordinance Section 10-2-42 (c) would be required during the platting of this project. As described earlier, if additional density is achieved by purchasing more property, then extra units could be built. The additional units could take the form of any of the permitted types as indicated in the

master plan, the existing single family home, or multi-family units. If multi-family units are constructed, they would be incorporated within the area delineated for mixed-use at the corner of the intersection of Collicello Street and 5th Street and would be designed and built in conformity to the vision and intent of the rest of Collicello North. If density permits, the multi-family units may be incorporated into a mixed-use building that might house any of the non-residential uses allowed by the district. Collicello North will allow any of the non-residential uses up to the maximum 10 percent of the development, which at this time is about 12,720 square feet. As required by the R-7 zoning district, the 10 percent includes all land area associated with the non-residential uses (i.e. streets, parking, landscaping, etc.). Buildings containing non-residential uses cannot exceed floorplates of 7,500 square feet, while mixed use buildings allow the entire first floor of the building to include the non-residential uses.

What is not obvious when looking at the master plan layout with regard to residential unit parking spaces, is that the developer has uniquely designed the driveways leading into the garages of the Type B, C, and E units as parallel parking spaces. The parallel spaces for the Type B and C units offer additional parking spaces for the property owner, or to be available to offer parking spaces for neighbors if they are having a family event or if there is a community event. The parallel spaces for the Type E units are provided to meet the minimum parking spaces necessary for those townhome units.

With regard to the public street layout, the designed road does not meet the typical requirements of public streets pursuant the Design and Construction Standards Manual (DCSM). It is already known that some of these issues will include deviations to street and ROW width requirements, curve designs, and to the standards for street classifications. Because of these issues, a variance to the Subdivision Ordinance for the design standards of the street would be required during the platting of the project. As is specified with the Subdivision Ordinance Section 10-2-41 (a), variances may be approved by City Council on a case-by-case basis when:

- the proposed alternative would better achieve the walkable, pedestrian and bicycle-oriented environment the city desires;
- the particular conditions of the site and surrounding street network would allow the proposed alternative without causing undue inefficiencies for service vehicles, nor an excessive reduction in pedestrian safety due to pedestrian-vehicle movement conflicts; and
- the proposed alternative would better balance the needs of pedestrians and vehicles, and better achieve the goals of the comprehensive plan.

Staff believes the proposed street layout meets the criterion above and is prepared to support the necessary variances during the platting phase. The intent behind Collicello North's street layout is to utilize narrow street widths combined with streetscape planting to create traffic calming measures for a safer environment for automobiles, pedestrians, and bicyclists.

The Collicello North master plan also indicates the extension of Collicello Street will either be a public or private street. At this point, the most likely scenario, and also the hope of the developer, is that the entire road will be a public street. The road section to be built within the existing undeveloped Collicello Street ROW can be accepted as a public street as such a design meets specific criterion for the City to be able to receive maintenance funds from the Virginia Department of Transportation. The remaining road section that would connect the existing ROW westward to Virginia Avenue is the part of the road that could still be a private street. Regardless of that section being public or private, the physical road would be built as shown. All other roads shown on the master plan will be private streets. Any section of a street that is not public will not be maintained by the City, and therefore, will not

receive City trash services or receive public snow removal services. Public school bus services would be provided as is determined necessary.

Regarding the phasing of the project as shown within Appendix B, pursuant to the requirements of the Zoning Ordinance Section 10-3-11 (c) concerning certificates of occupancy, no certificates of occupancy shall be issued for any building within any phase, unless the phase is completed or the developer has posted an approved surety to the City, to complete any particular phase. A note on the phasing layout sheet indicates the developer's preference to build phases 1 and 2 in immediate sequence, which would complete the through street. However, if there is a gap between these two phases, a temporary, public turnaround will be provided.

The Collicello North master plan also indicates that if the City approves of its location, a transit bus stop area would be provided within the mixed use area near the intersection of Collicello Street and 5th Street. The Director of the Department of Public Transportation has already commented that at the present time, such a stop at the desired location would most likely not be accommodated as there is a transit stop near the intersection of 3rd and Collicello Streets. The City's goal is to be within $\frac{3}{4}$ of a mile of everyone, thus the residents of Collicello North would be serviced by the stop on 3rd Street.

As discussed above, the development would require variances from the Subdivision Ordinance. These variances should be considered when making a recommendation for this project as approving an R-7 plan of development could be perceived as also providing an endorsement for variances that would be requested during the platting phase.

The Comprehensive Plan designates the entire subject area and the majority of the surrounding area as Neighborhood Residential. This designation is characterized by large housing units on small lots, where existing conditions should dictate the types and densities of future residential development, and where infill development and redevelopment should be compatible with the existing neighborhood. Given the site's location within the overall neighborhood, the physical characteristics (i.e. slope and grade) of the project site, and the general design and philosophy of Collicello North, staff believes the intent of the Neighborhood Residential land use designation would be fulfilled.

Much of the subject property is zoned M-1, therefore rezoning these industrially zoned properties to a residential district is more in line with the long term plans of the City. As one travels north, up the hill of Collicello Street, single family detached homes would be the first types of residential units visible to the rest of the existing single family and duplex neighborhood to the south. The majority of Collicello North's attached units would be built beyond the crest of the knoll, not visible from the existing neighborhood, and predominately accessible only from Edom Road, lessening the overall traffic impact of this development to the existing neighborhood. Staff also appreciates that the first two phases of the project would build all of the detached single family homes—the later phases would incorporate the attached residential units. Often times, detached single family homes are built in later phases of development projects.

Although the unit density of Collicello North and the utilization of townhome units is closer to an R-3-type development than an R-2-type development, which is what the majority of the neighborhood to the south is zoned and what is traditionally thought of as a Neighborhood Residential development, Collicello North is quite different from a medium to high density R-3 development because R-7 dwelling units must be occupied by a single family or not more than 2 persons, which is similar to R-1 and R-2 occupancy restrictions. The R-7 zoning district is not a multi-tenant zoning district. It was designed to promote home ownership within a cohesive single family neighborhood. Furthermore, the

flexibility afforded through reduced setbacks and the required open space also sets it apart from other developments that achieve similar unit density.

Staff believes Collicello North embodies the intent of the R-7 zoning district and is master planned in a way that creates an excellent transition from the existing neighborhood toward the existing industrial uses along Edom Road.

Staff recommends approving the request to rezone the properties from R-2 and M-1 to the R-7 Medium Density Mixed Residential Planned Community District.

collicello NORTH

MASTER PLAN

Kin Group, LLC
6322 Acker Lane
Linville, VA 22834

Approved
by City Council on:
07-23-13

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Appendix B – Phasing, Proposed Public Street Right-Of-Way, Parking and Common areas

Appendix C – Property Owners’ Association Covenants, Conditions, and Rights

Collicello North

I. Introduction

The following information comprises the Vision for Collicello North and the zoning regulations for development.

Vision

The Vision conveys the philosophy behind the conception and intent of Collicello North.

Zoning Regulations

The zoning regulations as identified in this section and Master Plan layout (described below) define the myriad of regulations necessary to bring the Collicello North Vision to fruition.

Master Plan Layout

The Master Plan layout is a graphic depiction of the Zoning Regulation sections, but the layout is a governing detail of the Collicello North development generally depicting where roads, buildings, sidewalks, landscaping, grading, and utilities will be provided.

II. Vision

Collicello North is designed to be a NetZero Ready Community aligned with the purpose of the R-7 district and based on the 7 New Urbanism Principles:

- 1) The basic building block of a community is the neighborhood.
- 2) The neighborhood is limited in physical size, with well-defined edges and center.
- 3) Corridors form the boundaries between neighborhoods, both connecting and defining the neighborhoods.
- 4) Human scale sets the standard for proportion for buildings. Buildings must be disciplined in how they relate to their lots if public space is to be successfully demarcated.
- 5) Treating a range of transportation options as important is fundamental.
- 6) The street pattern is conceived as a network to create the greatest number of alternative routes from one part of the neighborhood to another.
- 7) Civic buildings belong on preferred sites such as squares and neighborhood centers.

Every detail of Collicello North is designed to facilitate the manifestation of these principles and concepts into the fabric of a vibrant traditional neighborhood that is connected to greater Harrisonburg. Collicello North does not wish to define itself as its own community, but rather as a neighborhood among neighborhoods within the Harrisonburg community.

General Intentions of Housing and Neighborhood

The houses of Collicello North are intended to be NetZero Ready. This means that at the core of each house will be the principles of design that are the most sustainable and the most efficient in practice. First, and most importantly, the houses are not oversized, averaging around 1300 sf. Secondly, the downsized houses are oriented to welcome the southern exposure, providing protection from the north while providing sufficiently sized and oriented roof space for solar and photo-voltaic arrays. Thirdly, each home is constructed with an exceptionally tight and efficient shell. These three concepts combined with the use of quality products, excellent craftsmanship and a “house-as-a-system” approach to design, allow the houses of Collicello North to achieve a NetZero capability; producing as much energy as they use.

Weaving private areas and public areas into useable and inviting space is a challenge within urban planning. The R-7 asks for clustered groupings of living units to allow for open space. This is much easier to do when using a multi-family housing concept but is more difficult within a single-family model. Adding to the design challenges is the need to account for the demands of sustainable living. Through quality design, Collicello North has incorporated a zero-lot-line setback concept to create private outdoor living area, which also serves as the spacing between buildings to allow for access to the southern sky. Appendix A Illustrates elevation conceptual renderings of the single family buildings. Although no renderings have been sketched, the master plan will allow for multi-family development within the area delineated for mixed used. If such units are developed, these units will be integrated and made compatible with Collicello North’s other residential units through the use of good site planning, common architectural themes and landscaping.

Collicello North will also try to incorporate a bicycle and pedestrian path. The purpose of this approximately 150’ long and six (6) feet wide paved strip is to connect the upper streets with the lower access private road that leads to Edom Road. This connector has further significance as the developers of Collicello North would like to help connect this neighborhood to the planned Northend Greenway. Increasing the accessibility to the greater community while minimizing residence reliance on automobiles by creating and encouraging alternative transportation options, is a major component in Collicello North’s New Urban Principles and emphases on sustainability.

The vision is for Collicello North to uniquely apply the attributes of the R-7 zoning in such a way that allows for the principles of New Urbanism, traditional neighborhood and sustainable design, to serve our community long into the future.

III. Zoning Regulations for Collicello North

Lot area, width and depth and setbacks for all buildings are stated in Table A.

TABLE A

BUILDING TYPE	# of units	LOT SIZE (MIN. SF)	LOT DEPTH (MIN)	LOT WIDTH (MIN)	SETBACK
A- single family	7	2000'	70'	30'	0'
B - single family	7	1600'	50'	30'	0'
C - single family	3	1600'	45'	30'	0'
D - town home	6	700'	35'	19'	0'
E - town home	6	900'	40'	19'	0'
F - town home	6	700'	35'	19'	0'
Multi-Family	as permitted by density	no minimum	no minimum	no minimum	0'
Non-Residential	N/A	No minimum or maximum other than as required by the R-7 zoning regulations.	no minimum	no minimum	0'

* Any residential building type may be developed in conjunction with the mixed-use area or areas later added to the Master Plan

** One duplex on lot 13 & 14 (Type B units)

***If the existing single family structure within the mixed-use area is used as a detached single family home there shall be no minimum lot size, lot depth or lot width requirements and it shall have zero setbacks.

The Master Plan layout illustrates the general arrangement and location of buildings and where residential unit types will be located. The application of typical requirements of the City's Zoning Ordinance Article T and other regulations for this development are specified below.

1. No provisions of the City's Zoning Ordinance Article T shall apply, however matters normally regulated by Article T are otherwise regulated as indicated below.
 - Patios, courtyards, terraces, porches and other similar features may have zero setbacks along all property lines.
 - Section 10-3-111 Height shall be applicable.
 - Accessory buildings shall be held to the same setbacks required of principal buildings and as afforded by the provisions of the H.O.A.
2. Walls and fences, beams and similar items which may restrict passage or vision or simply enhance private property shall not exceed 8' may be located with a zero setback as afforded by the provisions of the H.O.A. except as restricted by needed sight lines for traffic.
3. In the event that residential dwellings utilize garage space to meet minimum required parking requirements, such space shall not be converted to livable space.

4. Any community building (i.e. pavilion) and any future amenities for the green/open space can be constructed in common areas with zero setbacks and as afforded by the provisions of the H.O.A.
5. A mixed-use area has been designated at the corner of 5th and Collicello Streets (See layout in Appendix B). This area will include any of the following uses: Non-Residential as permitted by the district, Multi-Family Units, and/or any of the residential unit types listed in Table A or the existing single family detached structure. The existing structure will be maintained as is or either renovated with new construction added or will be demolished and new building(s) constructed. Lot and dimensional requirements for such uses is governed by Table A.
6. Although the master plan layout illustrates 35 residential units, given the intent of #5 as noted above, the total number and type of dwelling units will ultimately be determined by the finalized total square footage of the master planned R-7.

Streets and Parking

The location of streets, access to parking areas, and sidewalks shall be constructed in the areas generally shown on the Master Plan layout and as shown in the layout in Appendix B. The private road entrance for Collicello North off of Edom Road may be shared with tax map 40-I-6.

A variance to the Subdivision Ordinance for the design of streets, alleys, blocks, easements, sidewalks, and all such related features along with allowing lots to not have public street frontage shall be applied for during the preliminary platting of this development.

The variance is needed so the preliminary plat and final plat can be adopted in accordance to the Master Plan and Appendix B. Note that Appendix B provides proposed street widths, sidewalks, and indicates streets as public or private. Appendix B also delineates parking areas.

- Landscaping within the public and private street right-of-ways will be maintained by the Collicello North Home Owners Association.

Bicycle and Pedestrian Path

As indicated on the Master Plan layout, a bicycle and pedestrian path is generally located along the west end of the Lower Green and Type D units and will continue north between the Type F & E units. If this path cannot be accommodated in this general location, a different location may be provided within the development to provide the same connection intent as described in the Vision.

Transit

So long as the Harrisonburg Department of Public Transportation approves of a location, a bus stop will be provided near the intersection of 5th and Collicello Streets. Until such time that the mixed-use area is sufficiently developed, the existing bus stop location on the corner of Collicello and 3rd is acceptable. However, when the mixed-use area is substantially completed, which includes

shelter for individuals waiting for the bus, it is the developers extreme wish to have a bus stop located as proposed on the Master Plan.

Appendix A

Illustrates conceptual renderings of the residential buildings.

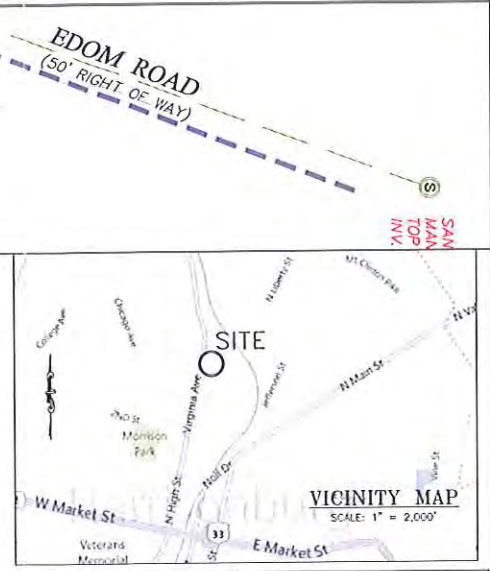
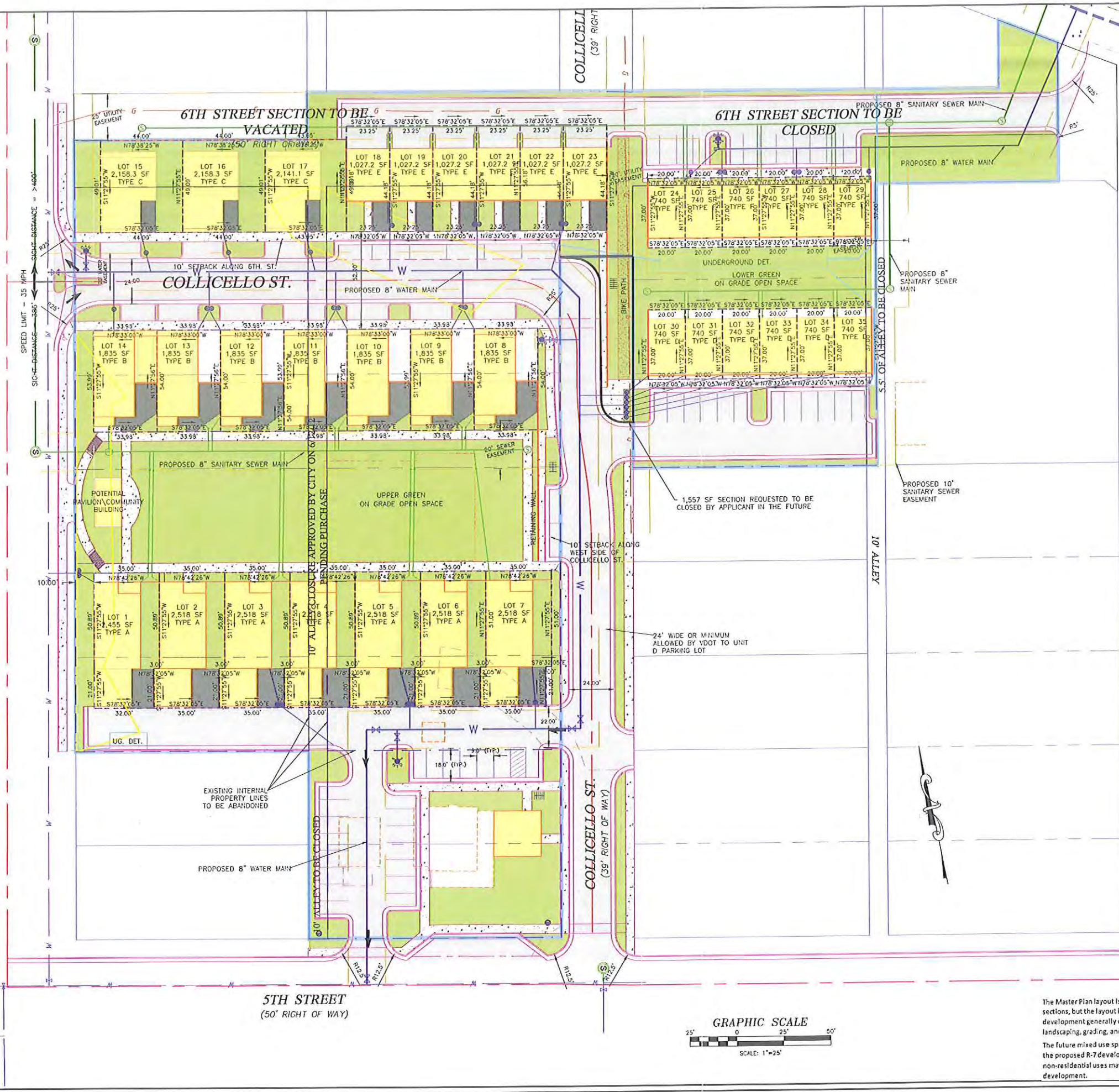
Appendix B

Phasing, Proposed Public Street Right-Of-Way, Parking and Common areas

Appendix C

Property Owners' Association Covenants, Conditions, and Rights

STATE ROUTE 42 NORTH HIGH STREET/VIRGINIA AVENUE
(75' RIGHT OF WAY)



R-7 NOTES

35 SINGLE FAMILY ATTACHED (18 - 51.4%) & DETACHED HOMES (17 - 48.6%)
1 MIXED-USE BUILDING

SITE: 128,841 sf
2.96 acres

35 UNITS MAXIMUM
RESIDENTIAL DENSITY: 12.0 DWELLING UNITS/ACRE

OPEN SPACE: 20,398 SF (0.468 AC)
15.8%

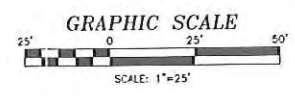
SETBACKS:
ALL SETBACKS ARE ZERO MINIMUM, EXCEPTING 10' MINIMUM WHEN ADJACENT TO PUBLIC STREET.

PARKING:
1 SPACE PER SINGLE FAM. DETACHED
1 1/2 SPACES PER SINGLE FAMILY ATTACHED (1 BEDROOM)
2 1/2 SPACES PER SINGLE FAMILY ATTACHED (2-3 BEDROOM)

A PROPERTY OWNERS' ASSOCIATION SHALL BE ESTABLISHED TO PROVIDE OWNERSHIP, CARE, AND MAINTENANCE OF ALL COMMON OPEN SPACE AREAS AND OTHER COMMON FACILITIES AND IMPROVEMENTS.

LEGEND

[Symbol]	CENTER LINE
[Symbol]	SITE BOUNDARY
[Symbol]	ELECTRIC/TELEPHONE
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING LIGHT POLES
[Symbol]	PROPOSED UTILITY POLE
[Symbol]	WATER LINES
[Symbol]	SANITARY FORCE MAIN
[Symbol]	SANITARY LINES
[Symbol]	SANITARY CLEANOUT
[Symbol]	STORM SYSTEM
[Symbol]	PROPOSED DITCH
[Symbol]	GAS LINES
[Symbol]	EXISTING PROPERTY LINE
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	SETBACK LINE
[Symbol]	EASEMENT LINE
[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED ROAD/EOP
[Symbol]	PROPOSED PARKING
[Symbol]	EXISTING ROAD
[Symbol]	EXISTING PARKING
[Symbol]	CURBING: CG-6 OR CG-7
[Symbol]	CURBING: CG-2 OR CG-3
[Symbol]	HANDICAP PARKING
[Symbol]	DUMPSTER
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	FIRE DEPARTMENT CONN.
[Symbol]	WATER VALVE
[Symbol]	WATER METER
[Symbol]	EXISTING FENCE LINE
[Symbol]	PROPOSED FENCE
[Symbol]	PAVERS
[Symbol]	CONCRETE PAVING
[Symbol]	GRAVEL
[Symbol]	LIGHT PAVEMENT
[Symbol]	GRASS AREA
[Symbol]	SLOPES >15%
[Symbol]	BIKE RACK
[Symbol]	RIGHT-OF-WAY GIVEN TO CITY

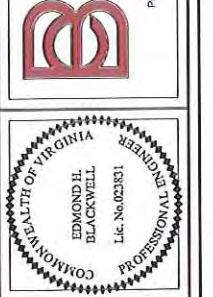


The Master Plan layout is a graphic depiction of the Zoning Regulation sections, but the layout is a governing detail of the Collicello North development generally depicting where roads, buildings, sidewalks, landscaping, grading, and utilities will be provided.

The future mixed use space as shown is less than 10% of the total area of the proposed R-7 development. However, if it can be accommodated, non-residential uses may utilize the maximum permitted 10% of the development.

Date: JUNE 2013
Scale: AS SHOWN
Designed by: EHB
Drawn by: JRC
Checked by: EHB

BLACKWELL ENGINEERING, PLC
566 East Market Street
Harrisonburg, Virginia 22801
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Revison Dates

MASTER PLAN
COLLICELLO NORTH
KIN GROUP, LLC
5782 GREENHILL ROAD
LINVILLE, VA 22834

Drawing No.
1
of 2 Sheets

Job No. 2266

Table B - Landscape

QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
TREES			
1	Gingo Biloba	GINKGO	2-2.5"
1	Acer Sacchanum	SUGAR MAPLE	2-2.5"
1	Cercis Cauadences	EASTERN REDBUD	6-8'
1	Thuja occidentalis 'Nigra'	BLACK CEDAR	6-7'
PROJECTED PLANT TYPES			
N/A	Buxus microphylla japonica 'Justin Brouwer'	JUSTIN BROUWER BOXWOOD	15-18", #3
N/A	Buxus sempervirens 'fastigiata'	FASTIGIATA BOXWOOD	30-36", #7
N/A	Ilex glabra 'Compacta'	COMPACT INKBERRY HOLLY	15-18", #3
N/A	Ilex x 'Christmas Jewel'	CHRISTMAS JEWEL HOLLY	36-42", #7
PROJECTED PERENNIALS AND ANNUALS			
N/A	Liriope muscari 'Variagata'	VARIEGATED LILYTURF	#1

* Similar plant materials may be substituted if suitable

Once plans are finalized we will develop a more formal landscape plan.

Appendix A



UNIT A FRONT ELEVATIONS
SCALE: 1/8" = 1'-0"



UNIT A BACK ELEVATIONS

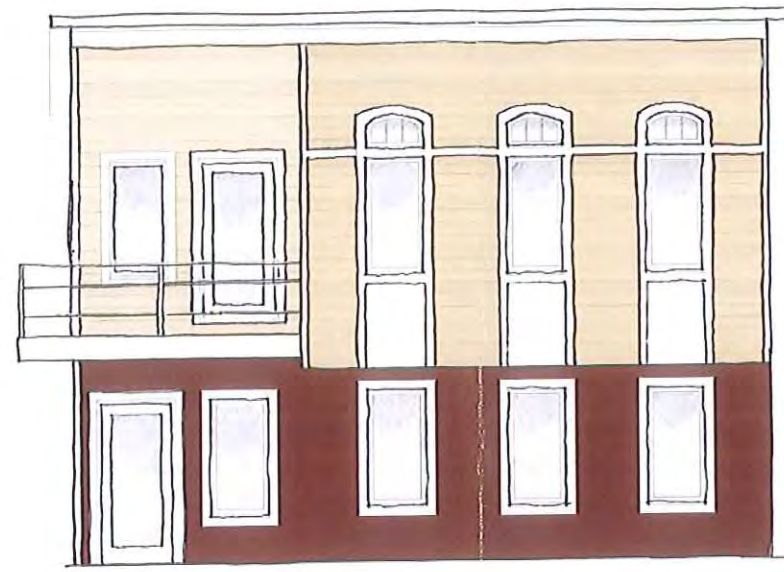
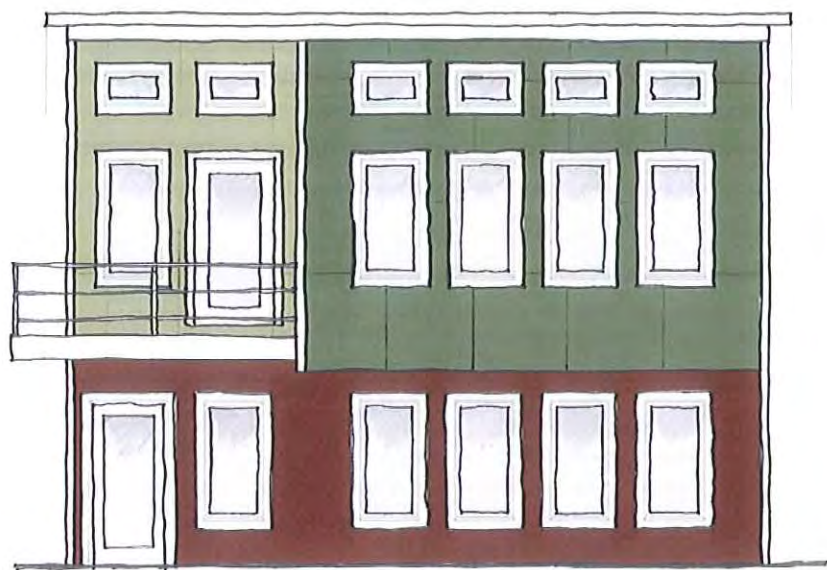
PRELIMINARY



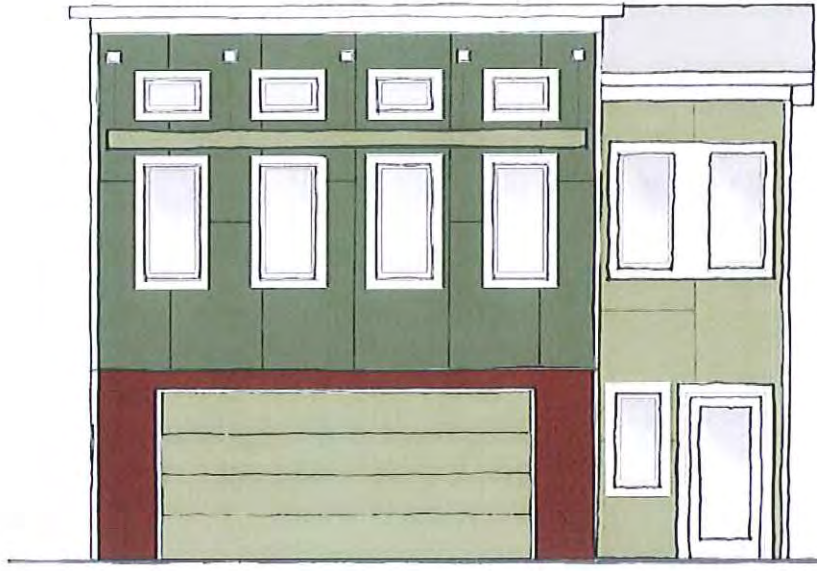
UNIT B FRONT ELEVATIONS
SCALE: 1/8"=1'-0"



UNIT B BACK ELEVATIONS

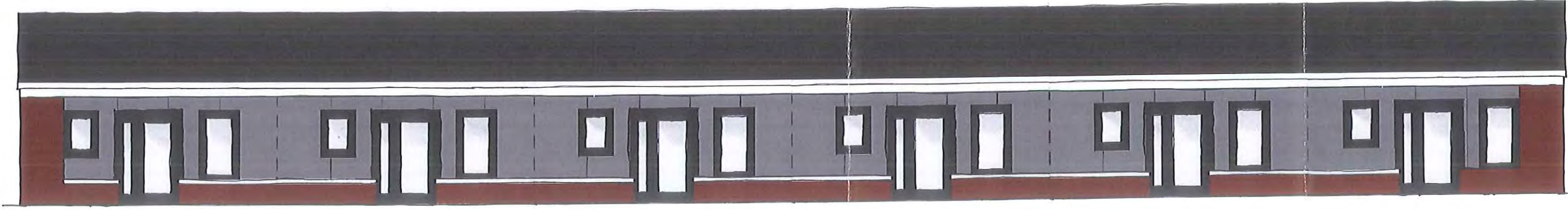


UNIT C FRONT ELEVATIONS
SCALE: 1/8"=1'-0"



UNIT C BACK ELEVATIONS

PRELIMINARY

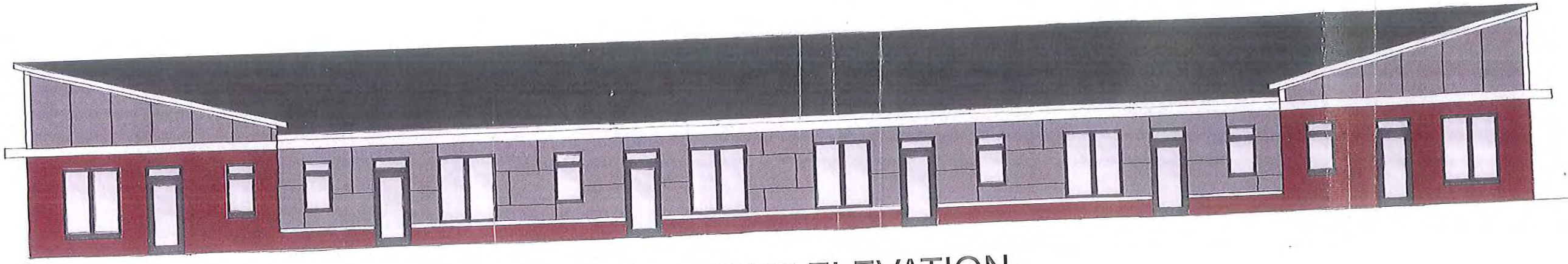


UNIT D FRONT ELEVATIONS
SCALE: 1/8"=1'-0"

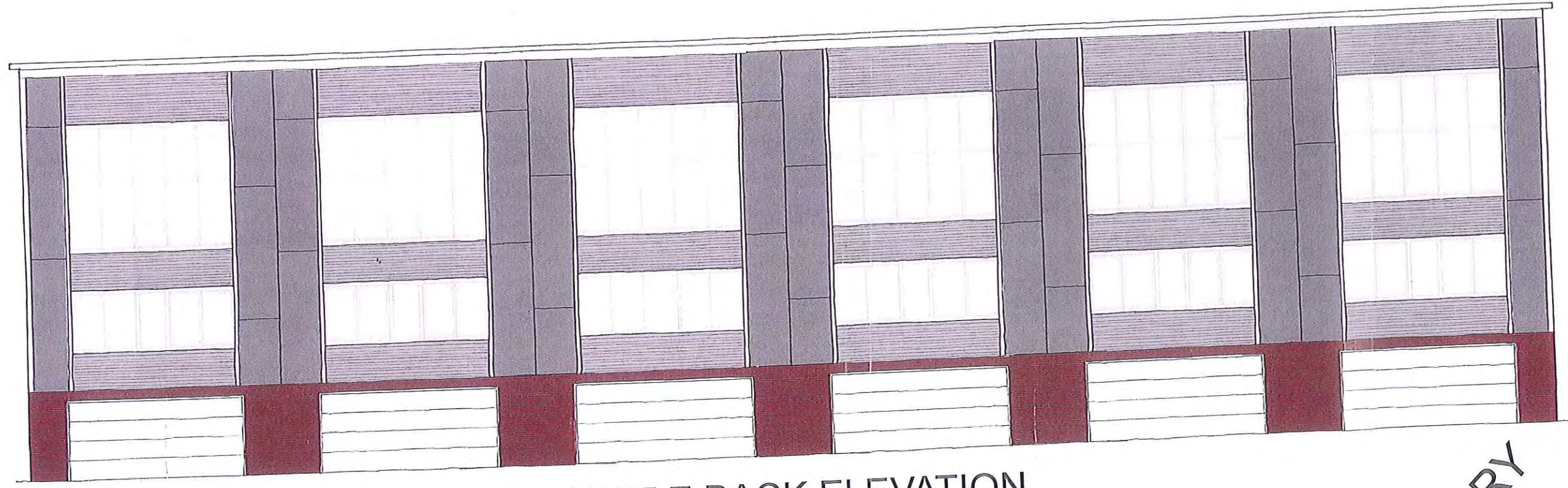


UNIT D BACK ELEVATIONS

PRELIMINARY

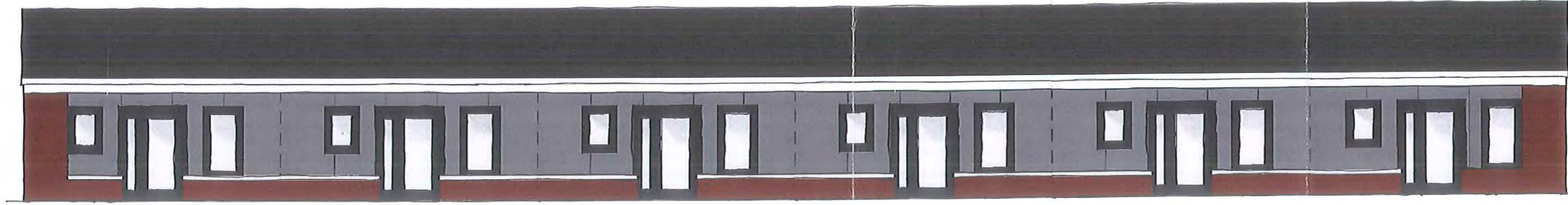


UNIT E FRONT ELEVATION
SCALE: 3/32"=1'-0"

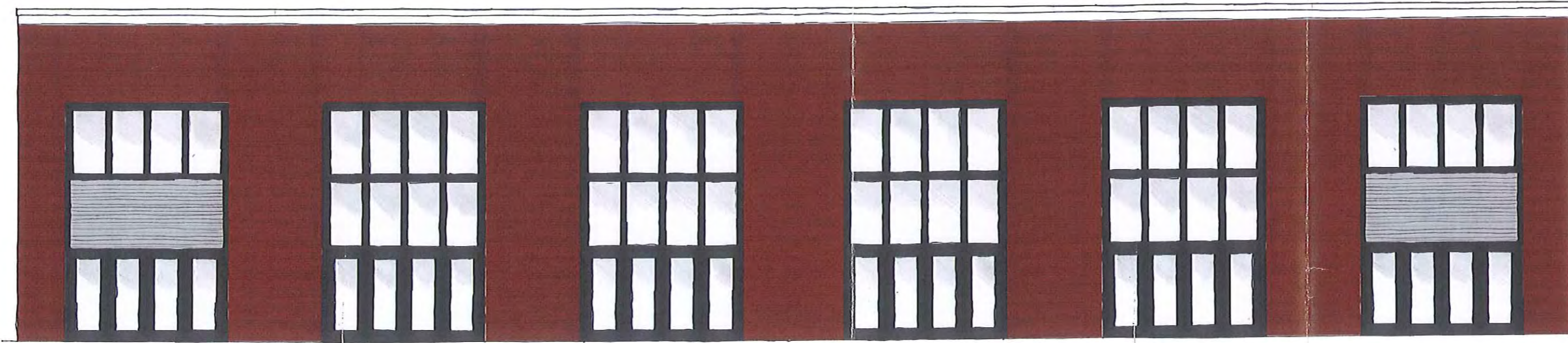


UNIT E BACK ELEVATION

PRELIMINARY



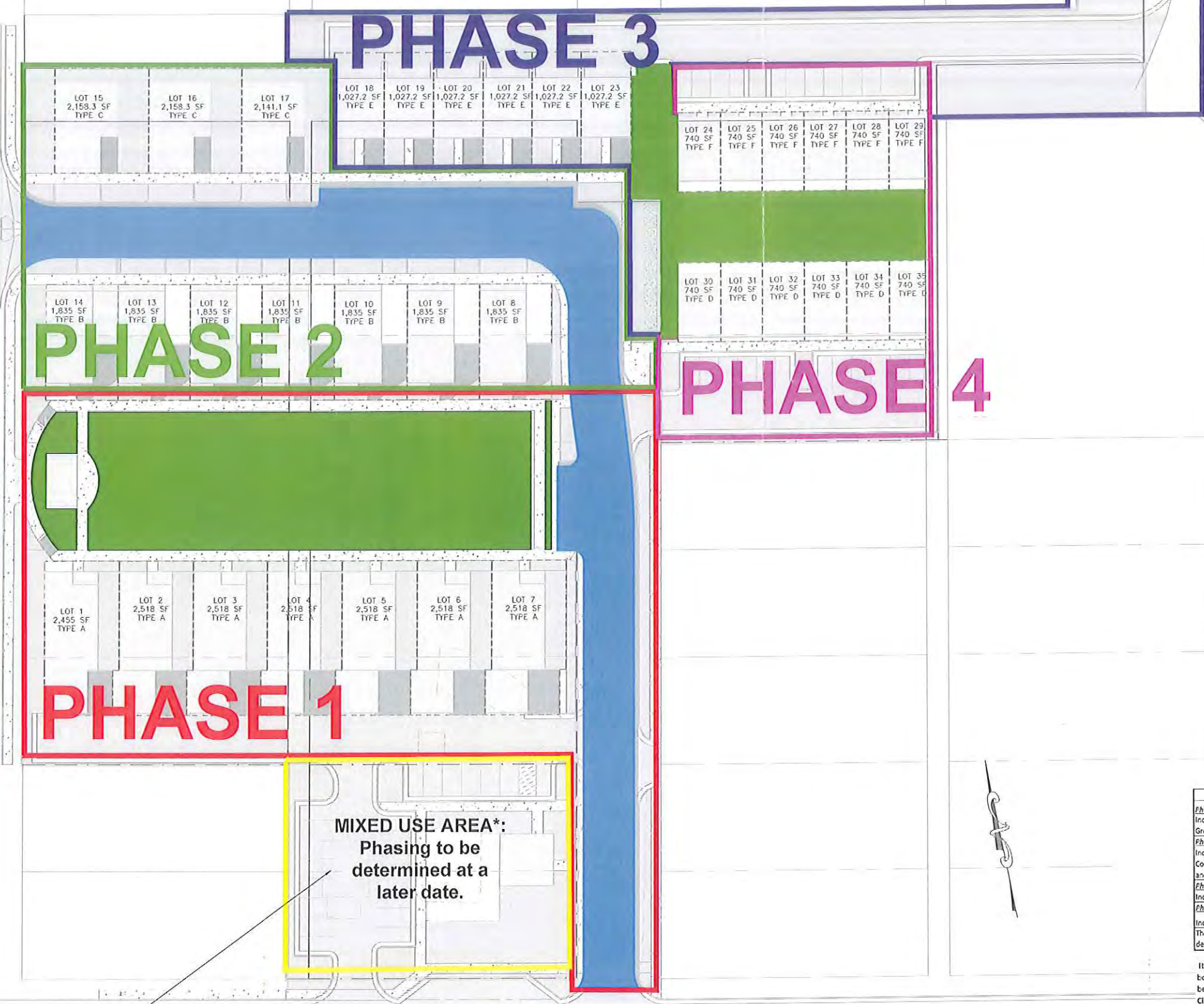
UNIT F FRONT ELEVATIONS
SCALE: 1/8"=1'-0"



UNIT F BACK ELEVATIONS

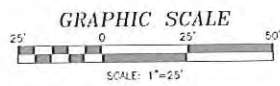
PRELIMINARY

Appendix B



MIXED USE AREA*:
Phasing to be determined at a later date.

A mixed-use area has been designated at the corner of 5th and Collicello Streets. This area will include any of the following uses: Non-Residential as permitted by the district, Multi-Family Units, and/or any of the residential unit types listed in Table A or the existing single family detached structure. The existing structure will be maintained as is or renovated with new construction added or will be demolished and new building(s) constructed. Although the master plan illustrates 35 units, the total number and type of dwelling units is not known and will ultimately be determined by the finalized total square footage of the master planned R-7.



TOTAL OPEN SPACE/COMMON AREA:
20,398 SF (0.468 AC)
15.8%



- LEGEND**
- CENTER LINE
 - SITE BOUNDARY
 - E/T— ELECTRIC/TELEPHONE
 - EXISTING UTILITY POLE
 - EXISTING LIGHT POLES
 - PROPOSED UTILITY POLE
 - WATER LINES
 - SANITARY FORCE MAIN
 - SANITARY LINES
 - SANITARY CLEANOUT
 - STORM SYSTEM
 - PROPOSED DITCH
 - GAS LINES
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - PROPOSED ROAD/LOOP
 - PROPOSED PARKING
 - EXISTING ROAD
 - EXISTING PARKING
 - CURBING: CG-8 OR CG-7
 - CURBING: CG-2 OR CG-3
 - HANDICAP PARKING
 - DUMPSTER
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT COIN.
 - WATER VALVE
 - WATER METER
 - EXISTING FENCE LINE
 - PROPOSED FENCE
 - PAVERS
 - CONCRETE PAVING
 - GRAVEL
 - LIGHT PAVEMENT
 - GRASS AREA
 - SLOPES >15%
 - BIKE RACK
 - RIGHT-OF-WAY GIVEN TO CITY
 - COMMON AREAS

Phasing Table

Phase 1
Includes (7) Type A units with patios & courtyards, asphalt driveway from Collicello Street, Upper Green common area with sidewalks, retaining wall and steps along Virginia Avenue, retaining wall

Phase 2
Includes (7) Type B units with patios & courtyards, sidewalks, retaining walls, and completion of Collicello Street all the way to Virginia Avenue (includes curb & gutter, driveways & planting areas, and parking spaces).

Phase 3
Includes one building of (6) units, private drive to Edom Road, and bike and pedestrian path.

Phase 4
Includes two buildings of (6) units each, private drive and parking areas, sidewalks and lower Green. The non-residential mixed-use area is an integral component to the neighborhood and will be developed at the earliest possibility.

It is the developers preference to build the street and infrastructure needed to complete both Phase 1 and Phase 2 in immediate sequence. If it is determined there will be a gap between the two phases then a temporary Turn-A-Round will be provided according to the City's DCSM: Table 3.1.9.

Building Type	Bedrooms	Spaces Required	Garage Spaces Provided	Non-Garage Parking Provided
A	3	7	14	0
B	3	9	14	6
C	2 or 3	3	6	3
D	1	9	0	12
E	2	18	12	6
F	1	9	0	12

* 22 Parking spaces provided for mixed use building at the southernmost section of development.
 ** 8 Public-street parking spaces provided.
 *** The number of bedrooms per unit may change, however parking shall conform to Article G of the City Zoning Ordinance.

Date: JUNE 2013
 Scale: AS SHOWN
 Designed by: EHB
 Drawn by: JRC
 Checked by: EHB

BLACKWELL ENGINEERING, PLC
 505 East Market Street
 Harrisonburg, Virginia 22801
 PHONE: (540)420-2656 FAX: (540)424-7004
 E-Mail: info@blackwellengineering.com



Revision Dates

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APPENDIX B
COLLICELLO NORTH
 KIN GROUP, LLC
 5782 GREENHILL ROAD
 LINVILLE, VA 22834

Drawing No.
2
 of 2 Sheets

Job No. 2266

Appendix C

**DECLARATION
OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
OF
"COLLICELLO NORTH" SUBDIVISION**

THIS DECLARATION, made on this _____ day of _____, 2013, by KIN GROUP, LLC, a Virginia limited liability company (Grantor), hereinafter referred to as "Declarant," as the Owner and proprietor of certain Lots of land, streets and common areas totaling _____ acres, situate in The City of Harrisonburg, Virginia, shown and designated on a plat entitled " _____", dated the _____th day of _____, 2012, and made by _____, LS ("Plat"), which Plat is to be recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, immediately prior to the recordation of this instrument. All land shown and described on said Plat shall be referred to herein as the "Properties"; and

WITNESSETH:

WHEREAS, Declarant will convey the said Properties, subject to certain protective covenants, conditions, restrictions, reservations, liens, easements and charges as hereinafter set forth.

WHEREAS, _____ has a Deed of Trust dated _____, 2013, recorded in the aforesaid Clerk's Office in Deed Book _____, page _____, on the property that is subject to this Declaration. _____ and its Trustee, join in the Declaration to evidence their consent; and

NOW, THEREFORE, Declarant hereby declares that all of the Properties described herein shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, all of which are for the purpose of enhancing and protecting the value, desirability, and attractiveness of the Properties and insuring a uniform mode of development. These easements,

covenants, restrictions, and conditions shall run with the land constituting the Properties and shall be binding on all parties having or acquiring any rights, title, or interest in the described Properties or any part thereof, and shall inure to the benefit of each Owner thereof.

ARTICLE ONE DEFINITIONS

Section 1.1. "Association" shall mean and refer to The _____ Homeowners' Association, its successors and assigns. The Association may or may not be incorporated or organized as a corporation or limited liability company.

Section 1.2. "Properties" or "Property" shall mean and refer to that certain real property, containing 2.84 acres more or less in the aggregate, hereinbefore described on the Plat, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 1.3. "Lot" shall mean and refer to any plot of land shown upon the Plat or any subsequently recorded subdivision map of the Properties with the exception of the Roads, Parking Areas and Common Areas.

Section 1.4. "Member" shall mean and refer to every person or entity that owns one (1) or more of the Lots.

Section 1.5. "Owner" shall mean and refer to the record Owner, whether one (1) or more persons or entities, of a fee simply title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 1.6. "Family" shall mean two (2) or more persons all of whom are related to each other by blood, marriage, or adoption.

Section 1.7. "Common Area" shall mean that portion of the Properties not contained within a Lot, or Lots, which Common Area shall be controlled and managed by the Declarant or the Association for the benefit of the Owners.

Common Area shall also contain the private Streets, Roads and Parking areas within the Property as shown on the Plat.

Section 1.8. “Roads” or “Streets” shall mean the public streets and rights of way such as Collicello St, and 6th St., along with the private drives for ingress and egress and Common Areas for parking as shown on the Plat, which shall be reserved for the private use of the Owners, the Declarant and the Association.

Section 1.9. “Master Plan” shall mean that Master Plan approved by the City Council of the City of Harrisonburg pursuant to the City R-7 zoning classification, which governs zoning for the Properties.

ARTICLE TWO

COMPOSITION OF ARCHITECTURAL CONTROL COMMITTEE

Section 2.1. Composition of Architectural Control Committee. The Architectural Control Committee is initially composed of a single Member appointed by Kin Group, LLC, a Virginia limited liability company, the Declarant herein. Said initial Member is Dean Weaver. The Committee may designate a representative or representatives to act for it. Upon the completion of the subdivision, and sale of all Lots therein by the Developer, the Architectural Control Committee, consisting of at least two (2) in number, shall be elected by the record title Owners of all Lots in said subdivision, each Lot having one (1) vote in such election. Such election may be called by any one (1) Lot Owner in such subdivision by giving thirty (30) days written notice to all other Owners at the address then listed with the Treasurer of the governmental subdivision having real estate tax jurisdiction over said subdivision.

Section 2.2. Authority of Architectural Control Committee. No building, fence, wall, or other structure shall be commenced, erected, or maintained upon the Properties, nor shall any exterior addition to or change, including paint and trim, roofing, or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, color of paint, color of roofing, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Architectural Control Committee. In the event said Board, or its designated committee, fails to approve or disapprove such

design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with. Said compliance shall be limited to the scope and character of the improvements or alterations contained in the plans and specifications submitted to the Committee.

Section 2.3. Fences. All fencing, subject to the decision of the Architectural Control Committee, shall be white vinyl fencing of equal or better quality than Dutchway fencing.

Section 2.4. Driveways. All driveways shall be of equal quality and appearance to that installed by the Declarant, unless otherwise approved by the Architectural Control Committee.

Section 2.5 Patios. All patios or other hardscaped exterior surfaces within a Lot shall also conform to quality and appearance to that installed by Declarant, unless otherwise approved by the Architectural Control Committee.

ARTICLE THREE MEMBERSHIP AND VOTING RIGHTS

Section 3.1. Every person or entity who is a record Owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. No Lot Owner shall have more than one (1) membership or more than one (1) vote per Lot owned. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. Ownership of such Lot shall be the sole qualification for membership.

Section 3.2. The Association shall have two (2) classes of voting membership:

3.2.1. Class A. Class A members shall be all those Owners as defined in Article One with the exception of the Declarant. Class A members

shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership by Article Three. When more than one (1) person holds such interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot. Owners shall not be entitled to vote until their Lot is subject to assessment.

3.2.2 Class B. The Class B member shall be the Declarant. The Class B member shall be entitled to thirty-four (34) votes for each Lot in which it holds the interest required for membership by Article Three, provided that the Class B membership shall cease and be converted to Class A membership when the total votes outstanding in the Class A membership equal or exceed the total votes outstanding in the Class B membership.

Section 3.3. Association's Board of Directors. The business of the Property Owners' Association shall be managed by its Board of Directors. The initial number of directors shall be three (3). Declarant shall appoint said initial directors, who are not required to be Lot Owners, until such time as ninety percent (90%) of the Lots are independently owned. At that time, the Directors shall be elected annually by and from the membership with voting privileges as set forth in Article Three, Section 3.2.

Section 3.3. Association's Authority. The Association shall have the authority and responsibilities as set forth herein.

Section 3.4. Association Organizational Documents. The Declarant shall prepare and adopt the initial organizational documents and entity form for the Association which shall be binding upon the Owners unless amended or abrogated according to their terms.

ARTICLE FOUR COVENANTS FOR MAINTENANCE ASSESSMENTS

Section 4.1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall

be so expressed in any such deed or other conveyance, is deemed to covenant and agree to pay to the Association; (i) annual assessments or charges, and (ii) special assessments for capital improvements, such assessments to be fixed, established, and collected from time-to-time as hereinafter provided. The annual and special assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with such interest, costs, and reasonable attorney's fees shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation shall not pass to his successors in title unless expressly assumed by them, but shall remain a lien upon the Lot or Lots against which the assessments are made.

Section 4.2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety, and welfare of the residents in the Properties and in particular for the improvement and maintenance of the Properties, services, and facilities devoted to this purpose and relating to the use and enjoyment of the homes situated upon the Properties. The assessments levied by the Association shall also be used to cover the expenses related to the ownership, maintenance, and use of the Common Areas including a community garden, community pavilion and fireplace area adjacent to the main green, and other similar common area amenities developed for community use. The Assessments shall also be used to fund the ongoing maintenance and upkeep of the private Roads, Streets and Common Areas for parking shown on the Plat, and for the provision of curbside private refuse collection services within the Properties. The Assessments shall be used for the mowing, upkeep and maintenance of all landscaping within the Properties. The Assessments shall also be used to maintain all storm water management systems located on the Property in accordance with the approved and installed original design plans.

Section 4.3. Basis of Annual Assessments. The initial annual assessment shall be set at TWO THOUSAND T AND NO/100 DOLLARS (\$2,000.00) per Lot, and shall commence upon the conveyance of a Lot from the Declarant and shall be prorated for the remainder of the assessment year from the time of such conveyance. Thereafter, upon a unanimous vote of the Board of Directors the annual assessment may be increased to an amount in excess of TWO

THOUSAND AND NO/100 DOLLARS (\$2,000.00) per Lot in order to meet current and future maintenance costs and operational responsibilities.

Section 4.4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Board of Directors shall have the authority as provided by Section 55-514 of the Code of Virginia, as amended, to levy in any assessment year a special assessment applicable to that year only, if the purpose in so doing is found by the Board to be in the best interests of the Association. A special assessment must have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members in accordance with the Association's bylaws. Pursuant to Section 55-514 of the Code of Virginia, as amended, a special assessment may be rescinded or reduced upon a majority of votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all members in accordance with the Association's bylaws; provided that such meeting to rescind or reduce the special assessment is held within sixty (60) days of notice of the meeting.

Section 4.5. Declarant Exempt from Assessment. Declarant shall not be assessed on any Lots owned by it, either for regular annual or special assessments. This exception from Declarant assessments shall not apply to any Lot held by Declarant for investment purposes, where the Lot contains a completed structure with an issued occupancy permit, and the Lot is rented to a third party under a lease or other agreement where the Declarant receives income from the owned Lot.

Section 4.6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on an annual basis. Special assessments shall not be made more than once per year and shall not exceed fifty percent (50%) the amount of the annual assessments. However, special assessments may be spread over several annual periods subject to this limitation to cover substantial capital cost items which are the responsibility of the Association.

Section 4.7. Date of Commencement of Annual Assessment; Due Dates. The annual assessments provided for herein shall commence as to each Lot upon

the conveyance of the Lot from the Declarant. The first annual assessment shall be prorated according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The Association shall upon demand at any time furnish a certificate in writing signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A reasonable charge may be made by the Board of Directors for the issuance of these certificates. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 4.8. Effect of Nonpayment of Assessment; Remedies of the Association. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the current legal rate, and the Association may bring an action at law against the Owner personally obligated to pay the same, or may perfect the lien against the property, pursuant to Section 55-516 of the Virginia Code. Interest, costs, and reasonable attorney's fees of any such action shall also be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by abandonment of his Lot.

Section 4.9. Subordination of the Lien to Deeds of Trust. Pursuant to Section 55-516 of the Code of Virginia, as amended, the lien of the assessments provided for herein shall be subordinate to (i) real estate tax liens on the Lot, (ii) liens and encumbrances recorded prior to the recordation of the Declaration, and (iii) sums unpaid on and owing under any mortgage or deed of trust recorded prior to the perfection of said lien; provided, however, that mechanics' and materialmen's liens shall not be affected by this Section 4.9. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot, which is subject to any deed of trust, pursuant to a deed of foreclosure thereof, shall extinguish the lien of such assessments as to payments thereof which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any assessment thereafter becoming due or for the lien thereof.

Section 4.10. Exempt Property. The following property subject to this Declaration shall be exempt from the assessments created herein: (i) all Properties dedicated to and accepted by a local public authority and (ii) all Properties owned by a charitable or nonprofit organization exempt from taxation by the laws of the State of Virginia. However, no land or improvements devoted to dwelling use shall be exempt from said assessments.

ARTICLE FIVE EXTERIOR MAINTENANCE

The Association shall exercise its authority and fulfill its responsibilities as set forth herein. To this end, it shall have the power to levy assessments as herein contained and in accordance with the organizational documents of The Collicello North Homeowners Association. The Association shall maintain full and exclusive responsibility for common area and Lot lawn maintenance, mowing and landscaping for all Lots within the Properties.

In the event an Owner of any Lot shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors of The Association, after approval by two-thirds (2/3) decision of the Board of Directors, the Association shall have the right, through its agents and employees, to enter upon said parcel and repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the annual assessment to which such Lot is subject, and the expense of such exterior maintenance shall become a lien upon the subject property. It is a condition of these Covenants that the Association, is and shall be, deemed a general contractor for the purpose of qualifying to file a mechanic's lien, and every Lot Owner so in default, by the acceptance of his/her deed, and those claiming under him/her, hereby agrees to pay such expense, and grants permission to the Association, to enter upon such Lot and make such exterior maintenance without being guilty of trespass, and said Association, its agents and employees, shall not be liable in damages to any Lot Owner except for willful and tortuous acts committed beyond the scope hereof. Any assessments under this paragraph and the preceding paragraph hereof, shall constitute liens and shall be subject to the provisions of Section 55-516 of the Code of Virginia, as amended.

ARTICLE SIX
USE RESTRICTIONS

1. No Lot shall be used, except for residential purposes, or for Declarant, or Declarant's agents' construction sheds and sales and administrative offices during the construction and sales period, and not more than one (1) principal building shall be permitted on any residential Lot shown on said plat, and no such Lot shall be resubdivided. The Declarant shall not be subject to the restriction on resubdivision set forth herein. The existing building at 919 Collicello Street shall be exempt from this restriction, and may be used for commercial, professional office or other uses permitted by the Master Plan for the project. If permitted by Harrisonburg Zoning Ordinance, "D" style units shall also be exempt from this restriction in that they may contain live/work businesses permitted by the Harrisonburg Zoning Ordinance.

2. No building, freestanding garage, storage shed, trailer, tent, or other structure may be erected, built, or permitted to remain on any Lot other than one (1) single family dwelling unless the HOA decides to provide approved option(s). Declarant may erect detached garages on Lots as part of its development of the Properties. The structure and Lot at 919 Collicello Street shall be exempt from this restriction.

3. No utility trailer, boat, house camper, recreational vehicle, trailer, bus, commercial equipment, disabled or unlicensed vehicle or material portion thereof, or commercial vehicle larger than three-fourths (3/4) of a ton, may be parked on any street or parking area, or Lot within said land area, unless, in the case of commercial equipments, it shall be temporarily within such subdivision for the purpose of performing work therein.

4. No noxious or offensive use of activity shall be carried on upon any Lot, street or parking area, nor shall any practice be engaged in by the Owners of the Lots, their tenants, agents, guests, or assigns, that shall become an annoyance or a nuisance to the neighborhood. The Association shall have the right to determine and enforce this restriction.

5. No exterior clothesline or hanging device shall be allowed upon any Lot, and no antenna shall project above the surface of the roof. The type and placement of all antennae, satellites or other wireless receiving equipment of any nature must be approved in advance by the Architectural Control Committee.

6. No swimming pools, above or below ground shall be permitted at any time on any Lot.

7. No sign of any kind shall be displayed on any Lot, except one (1) sign of not more than four (4) square feet advertising the property for sale or rent, except signs used by the Declarant and its agents to advertise the property during the construction and sales period. The structure and Lot at 919 Collicello Street shall be exempt from this restriction.

8. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot, except that dogs, cats or other usual household pets may be kept, provided that they are not kept, bred, or maintained for commercial or charitable purposes, or in unusual numbers. All household animals kept on a Lot must be housed indoors. All domestic animals shall be kept on a leash while on the streets or Common Areas on the Properties. Owners and their guests shall be responsible for collection and proper disposal of animal waste on the Property, including the Streets and Common Areas therein, or be subject for charges or fines for the clean-up of said waste.

9. No trash, garbage, or other refuse shall be burned upon any Lot except within the interior of the residence, except that the Declarant or its agents may burn debris for the purpose of cleaning the land or preparing any dwelling for occupancy. No trash garbage or refuse shall be stored outside of any residence, and all trash collection receptacles shall be placed at the curb no earlier than 4 PM on the day before schedule pick-up service, and shall be removed and stored indoors no later than 7PM on the day of pick-up service.

10. No hedge shall be planted or permitted to grow over three and one-half (3½) feet high along any property or Lot line, nor shall any growth be permitted by any Owner or tenant to extend beyond his property line.

11. All improvements to Lots approved by the Architectural Control Committee shall be completed within six (6) months of the commencement of construction thereof.

12. The Association shall be responsible for snow removal from any private streets shown on the Plat, until such streets are accepted by VDOT or the City of Harrisonburg as part of the public streets maintenance program. The Association shall also be responsible for snow removal from the abutting sidewalks, and Lot Owners' driveways. Snow removal from patios, courtyards, porches and other areas of Lots shall be the responsibility of the Lot Owner.

13. The Association shall be responsible for cutting of all grass, weed removal, mulching, plant, and tree/shrub maintenance and replacement for all Lots, streets, and Common Area portions of the Property.

14. The Association shall be responsible for the removal of Lot Owner's trash and refuse. Trash removal services provided via the Association shall be curbside pickup, and all Lot Owners shall abide by any regulations relating to said curbside refuse services. *This may modify based upon final arrangements*

15. The Association shall maintain and fund via the regular Annual Assessments utility charges and maintenance for street lighting on the Property. Declarant will install the initial street lighting.

16. The use of the Common Areas, including the Common Areas designated for parking, is exclusively reserved to the Owners and their guests and subject to regulation and control by the Association. The Association may adopt rules and regulations from time-to-time governing the use rights of the Owners in the Common Areas and improvements placed thereon. The Declarant will install the initial Common Area structures and improvements, and the community entrance area sign, fencing, and landscaping, which Common Area improvements and structures shall subsequently be maintained by the Association.

17. Every violation of the covenants contained herein is hereby declared to be and constitutes a nuisance, and every remedy allowed by law or equity

against a nuisance, either public or private, shall be applicable thereto, and such remedies shall be deemed cumulative and not exclusive.

18. Inasmuch as the enforcement of the provisions hereof is deemed essential for the implementation and preservation of the general plan of development, and for the protection of the undersigned and all of the Declarant, Owners and inhabitants of said subdivision, it is hereby declared that any violation of the provision hereof shall constitute irreparable harm not adequately compensable by recovery of damages, and any person, firm, or corporation shall be entitled, in addition to all other remedies, to relief by way of injunction for enforcement of the provisions hereof.

19. The cost and expenses incidental to the abatement of any violation hereof, and the removal and correction of any offending structure or condition shall be paid by the Owners of the offending Lot, and the amount thereof until paid shall constitute a lien upon such offending property, in favor of Association, inferior only to such liens as prescribed in Section 55-516 of the Code of Virginia, as amended.

ARTICLE SEVEN
RESERVED

ARTICLE EIGHT
EASEMENTS

Section 8.1. Utility Easements. Easements for installation and maintenance of utilities, walkways, driveways, drainage facilities, sanitary sewer, water line, street lights, and community entrance sign and fencing and access to all Lots are reserved as shown or described on the Plat and designated thereon respectively as Public or Private Drainage, Utility, Sanitary Sewer, Stormwater, Public Sidewalk and Waterline Easements. Easements for utilities and maintenance of utilities are reserved over the Lots in the Collicello North development as necessary for the benefit of said Lots, said locations to be designated by Declarant. Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may obstruct or interfere with the installation and maintenance of said utilities or which may obstruct or interfere with the installation and maintenance of said utilities or access to Lots. The easement area within each Lot shall be maintained constantly by the Owner of said Lot, except those easements for which a public authority, utility company, or municipality is responsible. Owners acknowledge and agree that said Easements may be subject to the requirements of the City of Harrisonburg for public easements in place and adopted by the City from time-to-time. The Declarant and Association shall also retain all responsibility for the maintenance of all storm water management systems located on the Property in accordance with the approved and installed original design plans, whether the same are contained within easements on Lots or contained within the Common Areas.

Section 8.2. Reserved. *This section to be used for other specific easement shown and designated on the final subdivision plat*

Section 8.3. Landscaping Easement. An Easement for landscaping is reserved across all Lots and Common Areas as shown on the Plat recorded herewith. Within this easement Declarant shall plant the original landscaping. Within this easement, no structure, planting, or other material shall be placed by an Owner or permitted, by an Owner, to remain, which may obstruct or interfere with the planting and maintenance of said vegetation. Provided, however, that the Declarant or the Association may do additional landscaping within this Easement. The Association shall, after the initial planting is complete, be responsible for the care, pruning, and replacement of this vegetation, as it is

needed. Therefore, the Association, its agents and assigns, may enter on the Lots over which this easement lies for the purposes aforesaid. The Owner shall not prune, replace, or harm this vegetation. This easement shall be perpetual and shall run with the land.

Section 8.4. Easements of the Association. There is hereby reserved to the Association such easements as are necessary to perform the duties and obligations of the Association, including such access easements as are necessary for ingress, egress, and maintenance of the Common Areas and Landscaping Easements.

Section 8.5. Pipes, Ducts, Cables, Wires, Conduits. Each Owner shall have an easement in common with the Owners of all other Lots to use pipes, wires, ducts, cables, conduits, telephone, and public utility lines. The Association, its agents, the City of Harrisonburg, and such telephone, electric, and other utility companies as may be appropriate, but no other person or entity without the consent of the Owner, shall have the right of access to each Lot to inspect the same, to remove violations therefrom, and to maintain, repair, or replace same.

Section 8.6. Priority of Easements. Each of the easements hereinabove referred to shall be deemed to be established upon the recordation of this Declaration and shall run with the land for the use and benefit of the Lots superior to all other encumbrances which may hereafter be applied against or in favor of the Properties, Lots or any portion hereof.

Section 8.7. Declarant's Easements to Correct Drainage. For a period of ten (10) years from the date of submission of each Lot to this Declaration, the Declarant reserves an easement and right on, over, and under the ground within each Lot to maintain and to correct drainage of surface water in order to maintain reasonable standards of health, safety, and appearance. Such right expressly includes the right to cut any trees, bushes, or shrubbery, to perform any grading of the land, or to take any other similar action reasonably necessary, following which the Declarant shall restore the affected property to its original condition as nearly as is practicable. The Declarant shall give reasonable notice of intent to take such action to all affected Owners, unless in the opinion of the Declarant an emergency exists which precludes such notice.

Section 8.8. Construction Easements and Rights. Notwithstanding any provision of this Declaration or of any Supplementary Declaration, so long as the Declarant or builders are engaged in developing or improving any portion of the Properties, the Declarant and builders and their employees, agents, and assigns shall have an easement of ingress, egress, and use over any portion of the Properties not conveyed as a Lot to an Owner for occupancy for (i) movement and storage of building materials and equipment, (ii) erection and maintenance of directional and promotional signs, and (iii) conduct of sales activities, including maintenance of model Units. Such easement shall be subject to such rules as may be established by Declarant to maintain reasonable standards of safety, cleanliness, and general appearance of Properties.

Section 8.9. Easement to Inspect. There is hereby created an easement in favor of the Association for ingress and egress on any Lot (i) to inspect such property for alleged violations of the Governing Documents, based on formal, written complaints, and/or compliance with architectural standards and/or approved plans for alterations and improvements and (ii) to perform such maintenance as is required by this Declaration or the Supplementary Declaration for such Lot, provided the Owner of such Lot is given written notice of the purpose and time of inspection at least three (3) days in advance thereof and such inspection is performed during reasonable hours.

Section 8.10. Easement for Governmental Personnel. A right of entry on any Lot or Common Area is hereby granted to law enforcement officers and fire and rescue personnel as is needed to carry out their duties, including enforcement of cleared emergency vehicle access.

Section 8.11. Common Area Access or Use Easements. There is created a joint easement appertaining to all Lots for ingress, egress, and use of the Common Area, including the Common Areas designated for parking, created and described herein and on the Plat. Said easement of use and enjoyment of the Common Area by Owners shall be subject to the rights granted to the Association hereunder to control and manage maintenance use of the Common Areas. These joint easement rights granted hereunder also include the right to ingress and egress to the Common Area.

Section 8.12. Easement for Ingress and Egress over Private Streets. There is hereby created for all Lot Owners, the Declarant and the Association their heirs, successors, and assigns, a non-exclusive easement for ingress and egress over and across all Private Streets, Roads and Common Areas shown for parking, as shown on the Plat. Said easement of Ingress and Egress shall also be reserved to the reasonable and customary use of guests, invitees and service providers of Lot Owners, the Declarant and the Association. The reasonable regulation of the private Streets, Road and Common Areas for parking shall be governed by the Developer and the Association at their discretion.

Section 8.13. Parking Easement. There is hereby created for the benefit of each Lot Owner, the Declarant and the Association a non-exclusive and mutual easement for parking, and the same is hereby granted by the Declarant over all portions of the Common Areas shown for parking areas. Said parking easement shall be subject to the reasonable and ongoing regulation of the Declarant and/or the Association to preserve the equitable and efficient use of said parking areas amongst all the Owners, the Declarant and the Association for their uses.

Section 8.14. Other Improvements. The Developer at a minimum will install for the mutual benefit of the Lot Owner's and the Association, the improvements shown on the Plat. The Developer will also install and maintain a mail service area serving all residents of the community. This mail service will generally be located in or near the mixed-use area and be maintained continuously through the different construction phases until such time that its location can be made permanent after the final construction phase. Said improvements will be installed by the Developer in the Common Area administered by the Association. Said improvements shall be installed and completed no later than the time when 80% of the Lots are sold to third party purchasing Owners. Said improvements shall be for the mutual, non-exclusive use and benefit of the Owners, Developer and Association, and shall be governed by rules adopted for their use by the Developer and the Association.

ARTICLE NINE
GENERAL PROVISIONS

Section 9.1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 9.2. Severability. Invalidation of any one (1) of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 9.3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any Lot subject to the Declaration, their respective legal representatives, heirs, successors, and assigns, for a term of twenty (20) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years. The covenants and restrictions of this Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be properly recorded. The Declarant, or its successors and assigns, (not including the Association as successor hereunder) reserves the full and exclusive right to amend or supplement this Declaration at any time, in any fashion, at its discretion without the consent of the Members, the Owners or any other party.

Section 9.4. Rules and Regulations. The Declarant and the Association reserve the full right and authority to develop, adopt and enforce rules and regulations governing the development to insure the economic value and rights of the Developer to build, market and sell the development, and the ability to control and regulate activities on the Properties to insure the quality of life, property values and the orderly operation of the development. The adoption and operation of such rules and regulations, to the extent not defined herein, shall be governed by Virginia Code Section 55-513.

[The remainder of this page was intentionally left blank.]

IN WITNESS WHEREOF, Kin Group, LLC, (Declarant),
_____ Bank, and its Trustee, have caused this Declaration to be
duly executed this ____ day of _____, 2013.

KIN GROUP, LLC a Virginia limited
liability company

By: _____
_____, <Title>

COMMONWEALTH OF VIRGINIA,
CITY OF HARRISONBURG, to-wit:

The foregoing instrument was acknowledged before me this ____ day
of _____, 2013, by _____, <Title>
of Kin Group, LLC, a Virginia limited liability company, on behalf of said
Corporation.

My Commission expires: _____.

Notary Public

BANK, NOTEHOLDER

By: _____

COMMONWEALTH OF VIRGINIA,
CITY OF _____, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by _____ Vice President of _____ BANK, a Virginia corporation, on behalf of said Corporation, Noteholder.

My Commission expires: _____.

Notary Public

, TRUSTEE

By: _____

Its: _____

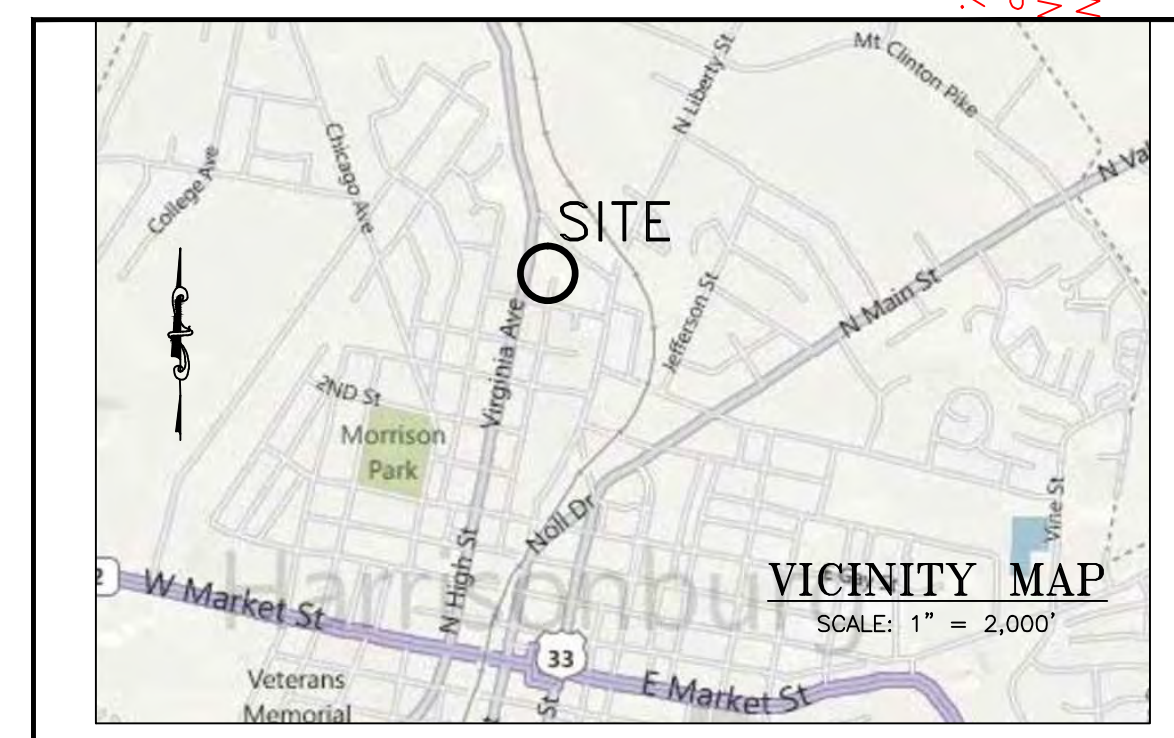
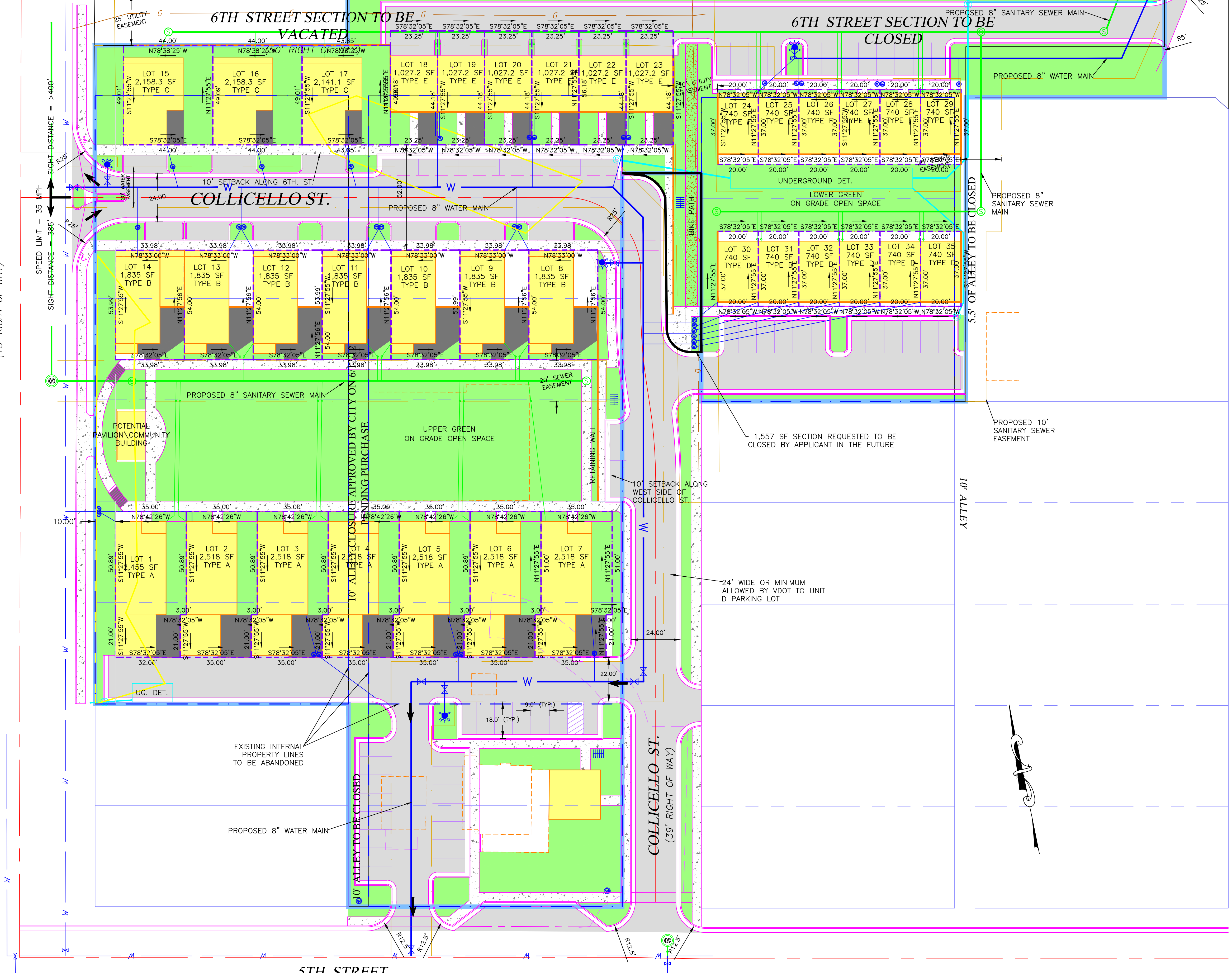
STATE OF _____,
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by _____, _____ of _____ a _____ corporation, on behalf of said Corporation, Trustee.

My Commission expires: _____.

Notary Public

STATE ROUTE 42 NORTH HIGH STREET/VIRGINIA AVENUE
(75' RIGHT OF WAY)



R-7 NOTES

35 SINGLE FAMILY ATTACHED (18 - 51.4%) & DETACHED HOMES (17 - 48.6%)
1 MIXED-USE BUILDING

SITE: 128,841 sf
2.96 acres

35 UNITS MAXIMUM

RESIDENTIAL DENSITY:
12.0 DWELLING UNITS/ACRE

OPEN SPACE:
20,398 SF (0.468 AC)
15.8%

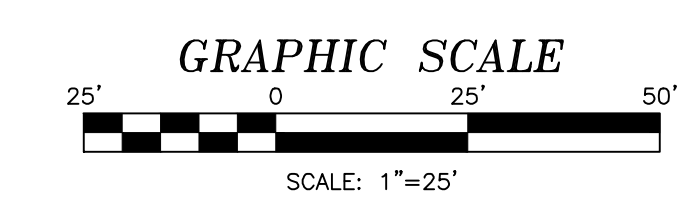
SETBACKS:
ALL SETBACKS ARE ZERO MINIMUM, EXCEPTING 10' MINIMUM WHEN ADJACENT TO PUBLIC STREET.

PARKING:
1 SPACE PER SINGLE FAM. DETACHED
1 1/2 SPACES PER SINGLE FAMILY ATTACHED (1 BEDROOM)
2 1/2 SPACES PER SINGLE FAMILY ATTACHED (2-3 BEDROOM)

A PROPERTY OWNERS' ASSOCIATION SHALL BE ESTABLISHED TO PROVIDE OWNERSHIP, CARE, AND MAINTENANCE OF ALL COMMON OPEN SPACE AREAS AND OTHER COMMON FACILITIES AND IMPROVEMENTS.

LEGEND

--- (dashed line)	CENTER LINE
--- (solid line)	SITE BOUNDARY
--- (dashed line)	ELECTRIC/TELEPHONE
--- (dashed line)	EXISTING UTILITY POLE
--- (dashed line)	EXISTING LIGHT POLES
--- (dashed line)	PROPOSED UTILITY POLE
--- (dashed line)	WATER LINES
--- (dashed line)	SANITARY FORCE MAIN
--- (dashed line)	SANITARY LINES
--- (dashed line)	SANITARY CLEANOUT
--- (dashed line)	STORM SYSTEM
--- (dashed line)	PROPOSED DITCH
--- (dashed line)	EXISTING PROPERTY LINE
--- (dashed line)	PROPOSED PROPERTY LINE
--- (dashed line)	SETBACK LINE
--- (dashed line)	EASEMENT LINE
--- (dashed line)	EXISTING BUILDING
--- (dashed line)	PROPOSED BUILDING
--- (dashed line)	PROPOSED ROAD/EOP
--- (dashed line)	PROPOSED PARKING
--- (dashed line)	EXISTING PARKING
--- (dashed line)	CURBING: CG-6 OR CG-7
--- (dashed line)	CURBING: CG-2 OR CG-3
--- (dashed line)	HANDICAP PARKING
--- (dashed line)	DUMPSTER
--- (dashed line)	EXISTING FIRE HYDRANT
--- (dashed line)	PROPOSED FIRE HYDRANT
--- (dashed line)	FIRE DEPARTMENT CONN.
--- (dashed line)	WATER VALVE
--- (dashed line)	WATER METER
--- (dashed line)	EXISTING FENCE LINE
--- (dashed line)	PROPOSED FENCE
--- (dashed line)	PAVERS
--- (dashed line)	CONCRETE PAVING
--- (dashed line)	GRAVEL
--- (dashed line)	LIGHT PAVEMENT
--- (dashed line)	GRASS AREA
--- (dashed line)	SLOPES >15%
--- (dashed line)	BIKE RACK
--- (dashed line)	RIGHT-OF-WAY GIVEN TO CITY

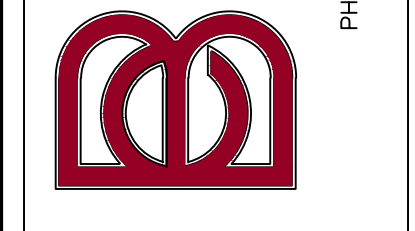


The Master Plan layout is a graphic depiction of the Zoning Regulation sections, but the layout is a governing detail of the Collicello North development generally depicting where roads, buildings, sidewalks, landscaping, grading, and utilities will be provided.

The future mixed use space as shown is less than 10% of the total area of the proposed R-7 development. However, if it can be accommodated, non-residential uses may utilize the maximum permitted 10% of the development.

Date: JUNE 2013
Scale: AS SHOWN
Designed by: EHB
Drawn by: JRC
Checked by: EHB

BLACKWELL ENGINEERING, PLC
366 East Market Street
Harrisonburg, Virginia 22801
PHONE: (540)432-9555 FAX: (540)434-7604
E-Mail: BE@blackwellengineering.com



Revision Dates

MASTER PLAN
COLLICELLO NORTH
KIN GROUP, LLC
5782 GREENHILL ROAD
LINVILLE, VA 22834

Drawing No.
1
of 2 Sheets

Job No. 2266

Date: JUNE 2013
 Scale: AS SHOWN
 Designed by: EHB
 Drawn by: JRC
 Checked by: EHB

BLACKWELL ENGINEERING, PLC
 566 East Market Street
 Harrisonburg, Virginia 22801
 PHONE: (540)432-9555 FAX: (540)434-7604
 E-Mail: B@BlackwellEngineering.com

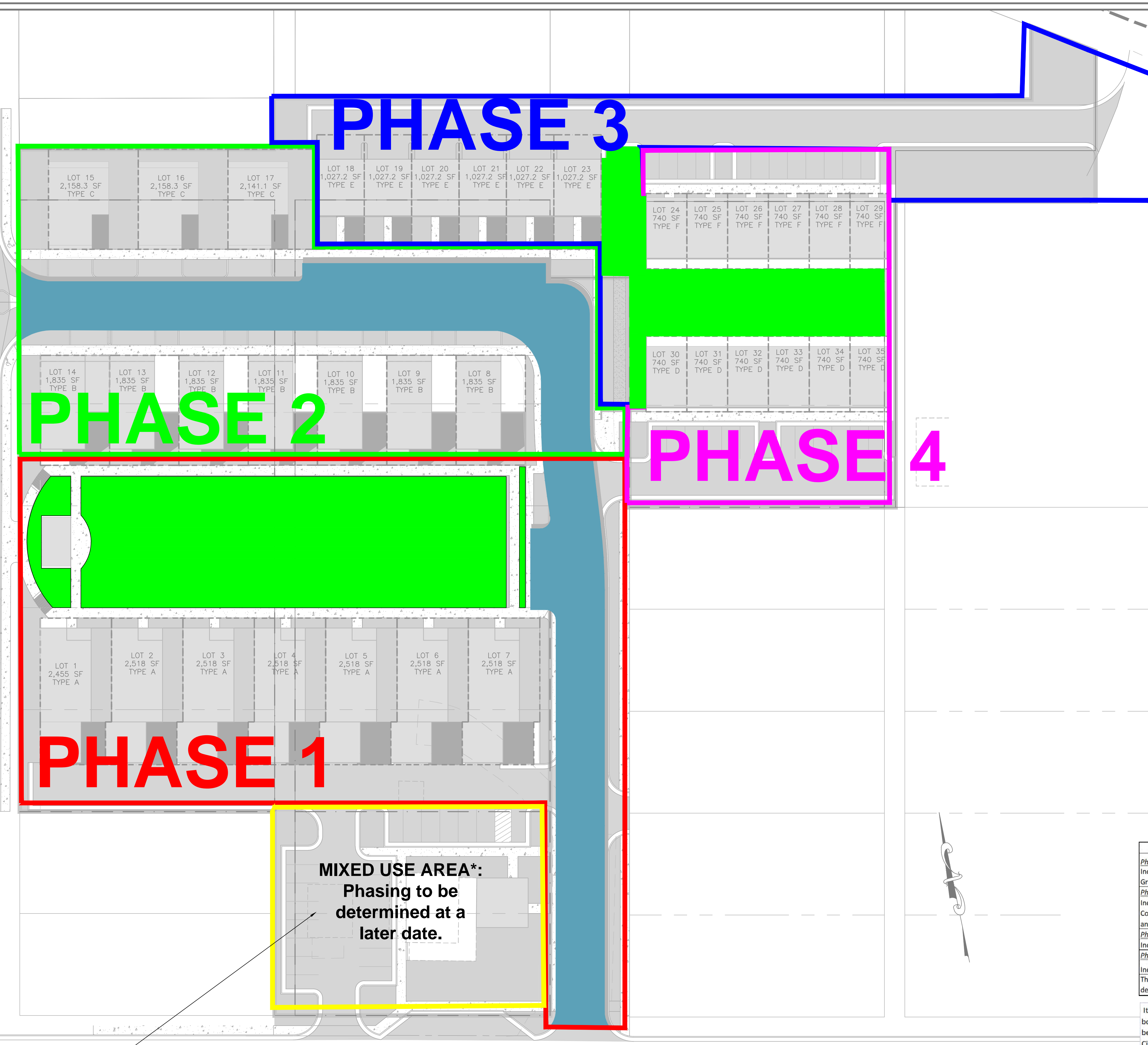



Revision Dates

APPENDIX B
 COLLICELLO NORTH
 KIN GROUP, LLC
 5782 GREENHILL ROAD
 LINNILLE, VA 22834

Drawing No.
2
 of 2 Sheets

Job No. 2266



- LEGEND**
- CENTER LINE
 - - - SITE BOUNDARY
 - E/T- ELECTRIC/TELEPHONE
 - o EXISTING UTILITY POLE
 - o EXISTING LIGHT POLES
 - o PROPOSED UTILITY POLE
 - W WATER LINES
 - FM SANITARY FORCE MAIN
 - o SANITARY LINES
 - o SANITARY CLEANOUT
 - o STORM SYSTEM
 - o PROPOSED DITCH
 - G GAS LINES
 - - - EXISTING PROPERTY LINE
 - - - PROPOSED PROPERTY LINE
 - - - SETBACK LINE
 - - - EASEMENT LINE
 - █ EXISTING BUILDING
 - █ PROPOSED BUILDING
 - █ PROPOSED ROAD/EOP
 - █ PROPOSED PARKING
 - █ EXISTING ROAD
 - █ EXISTING PARKING
 - █ CURBING: CG-6 OR CG-7
 - █ CURBING: CG-2 OR CG-3
 - █ HANDICAP PARKING
 - █ DUMPSTER
 - █ EXISTING FIRE HYDRANT
 - █ PROPOSED FIRE HYDRANT
 - █ FIRE DEPARTMENT CONN.
 - █ WATER VALVE
 - █ WATER METER
 - █ EXISTING FENCE LINE
 - █ PROPOSED FENCE
 - █ PAVERS
 - █ CONCRETE PAVING
 - █ GRAVEL
 - █ LIGHT PAVEMENT
 - █ GRASS AREA
 - █ SLOPES >15%
 - █ BIKE RACK
 - █ RIGHT-OF-WAY GIVEN TO CITY
 - █ COMMON AREAS

Phasing Table

Phase	Description
Phase 1	Includes (7) Type A units with patios & courtyards, asphalt driveway from Collicello Street, Upper Green common area with sidewalks, retaining wall and steps along Virginia Avenue, retaining wall
Phase 2	Includes (7) Type B units with patios & courtyards, sidewalks, retaining walls, and completion of Collicello Street all the way to Virginia Avenue (includes curb & gutter, driveways & planting areas, and parking spaces).
Phase 3	Includes one building of (6) units, private drive to Edom Road, and bike and pedestrian path.
Phase 4	Includes two buildings of (6) units each, private drive and parking areas, sidewalks and Lower Green. The nonresidential mix-use area is an integral component to the neighborhood and will be developed at the earliest possibility.

It is the developers preference to build the street and infrastructure needed to complete both Phase 1 and Phase 2 in immediate sequence. If it is determined there will be a gap between the two phases then a temporary Turn-A-Round will be provided according to the City's DCSM: Table 3.1.9.

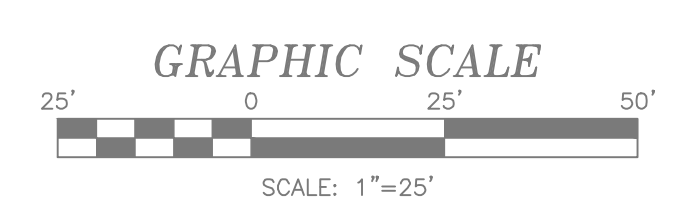
Parking Table

Building Type	Bedrooms	Spaces Required	Garage Spaces Provided	Non-Garage Parking Provided
A	3	7	14	0
B	3	9	14	6
C	2 or 3	3	6	3
D	1	9	0	12
E	2	18	12	6
F	1	9	0	12

* 22 Parking spaces provided for mixed use building at the southernmost section of development.
 ** 8 Public on-street parking spaces provided.
 *** The number of bedrooms per unit may change, however parking shall conform to Article G of the City Zoning Ordinance.

A mixed-use area has been designated at the corner of 5th and Collicello Streets. This area will include any of the following uses: Non-Residential as permitted by the district, Multi-Family Units, and/or any of the residential unit types listed in Table A or the existing single family detached structure. The existing structure will be maintained as is or renovated with new construction added or will be demolished and new building(s) constructed. Although the master plan illustrates 35 units, the total number and type of dwelling units is not known and will ultimately be determined by the finalized total square footage of the master planned R-7.

MIXED USE AREA*:
 Phasing to be determined at a later date.



TOTAL OPEN SPACE\COMMON AREA:
 20,398 SF (0.468 AC)
 15.8%

What is an R-7 Development? Information Sheet

The R-7 zoning district is intended to provide opportunities for the development of planned residential communities offering a mix of single-family detached units, single-family attached units, and in certain circumstances, multi-family units. R-7 communities are developed under an approved master plan that incorporates regulatory text for the communities. Aside from particular provisions of the Zoning Ordinance (ZO) that must be met, the approved master plan is the “zoning” by which the development must abide. The R-7 zoning district requires a minimum of two contiguous acres at the time of application, a minimum of 15 percent open/green space, and at least two types of residential housing types, where no one type can exceed 70 percent of all residential units. Maximum density is limited to 15 units per acre.

To date, the City has approved five R-7 master planned communities:

- Brookside Park located at Roberts Court, Drake Lane, and Suter Street, rezoned to R-7 in 2006, and then amended in 2007, 2011, and 2024;
- The Quarry located along Linda Lane and Smithland Road, rezoned to R-7 in 2007;
- Collicello North located along Collicello Street north of 5th Street, rezoned to R-7 in 2013;
- The Village at Chicago Park located along Saturday Drive, which is off of Chicago Avenue, rezoned to R-7 in 2014; and
- Bluestone Town Center, rezoned to R-7 in 2023 and then amended in 2025.

Last updated: April 1, 2026



April 8, 2026 Planning Commission Meeting

Title

Consider a request to rezone 919, 925, 955, 959, 963, 967, 975, 983, 991, & 922 Collicello Street and 172, 176, 180, 184, 188, 192, & 196 Kates Lane (Collicello North) (Master Plan Amendment) — Meg Rupkey, Community Development

Summary

Project name	Collicello North
Address/Location	919, 925, 955, 959, 963, 967, 975, 983, 991, & 922 Collicello Street and 172, 176, 180, 184, 188, 192, & 196 Kates Lane
Tax Map Parcels	40-H-1, 11, 17 through 30 & 40-I-16
Total Land Area	+/- 2.96 acres
Property Owner	Collicello North LLC
Owner’s Representative	Cottonwood Commercial, Litten and Sipe, and Propst Family Development LLC
Present Zoning	R-7, Medium Density Mixed Residential Planned Community
Proposed Zoning	R-7, Medium Density Mixed Residential Planned Community (Master Plan Amendment)
Planning Commission	April 8, 2026 (Public Hearing)
City Council	Anticipated May 12, 2026 (First Reading/Public Hearing) Anticipated May 26, 2026 (Second Reading)

Recommendation

Option 1. Recommend approval of the rezoning request.

Context & Analysis

The following land uses are located on and adjacent to the property:

Site: Vacant building and partially developed property, zoned R-7

North: Illegal junk yard, commercial use, and presumed nonconforming residential dwelling unit, zoned M-1

East: Presumed conforming and nonconforming residential dwelling units, zoned M-1 and R-2 and automobile repair shop, zoned M-1

South: Single-family detached dwellings, and across 5th Street, single-family detached dwelling units, zoned R-2

West: Across Virginia Avenue, repair shop and non-conforming single-family homes, zoned M-1, and a duplex structure, zoned R-2

Collicello North LLC is requesting to amend the 2013 approved master development plan for a development known as Collicello North. The +/- 2.96-acre site is zoned R-7, Medium Density Mixed Residential Planned Community District, is addressed as 919, 925, 955, 959, 963, 967, 975, 983, 991, & 922 Collicello Street and 172, 176, 180, 184, 188, 192, & 196 Kates Lane and are designated as tax map parcels 40-H-1, 11, 17 through 30 & 40-I-16.

This site was rezoned to R-7 in July 2013. The R-7 district is not a conventional zoning district as it requires a master plan. A document titled *What is an R-7 Development? Information Sheet* is attached herein for a reminder as to how R-7 zoning is implemented. If an approved Master Plan is to be modified, a rezoning to amend the Master Plan is required. A copy of the 2013 staff report and 2013 Collicello North Master Plan are attached.

Following the approval of the Collicello North Master Plan, the property owner received approval for variances to the Subdivision Ordinance (SO) Section 10-2-41(a) for right-of-way (ROW) width requirements, dedication of the sidewalk in the public ROW, the centerline radius and curves, curb radii, street K value, and intersection design. Additionally, a variance to SO Section 10-2-42(c) to provide lots without public street frontage was approved. Along with the SO variance requests, the property owner received approval of a preliminary plat that showed how the site would be subdivided. The Final Plat for Phase 1 was approved and recorded in early 2015. That plat included the dedication to public use of the extension of Collicello Street from 5th Street to Virginia Avenue. It also included the division of a portion of the overall property into Lots 1-14, Lot 35, and a Common Area parcel. An engineered comprehensive site plan (ECSP) was approved in 2014 and updated in 2015.

Following the approval of the ECSP, construction of infrastructure to serve a portion of the development began. At this time, some components of the infrastructure have been completed, while others have not. The public water and sewer lines to serve Phase 1 of the development have been completed and have been accepted by the City. Work to construct Collicello Street has not been completed. While not an exhaustive list, the street still lacks areas of sidewalk, curbing, handicap ramping, final surface paving, and final storm drainage work. Though the street right-of-way was dedicated to public use, the City does not assume responsibility for the street until it is complete and then the street is accepted for public maintenance.

Master Plan Amendments

The applicant is now requesting amendments to the approved Master Plan to allow greater flexibility in the final design and implementation of the development. Specifically, the request includes modifications to language related to solar requirements, final building designs, project phasing, the Property Owners' Association declaration, and transit facilities. The applicant has also removed references to previously identified aspirational elements and instead included those items in a new separate document to distinguish between required and optional features.

The 2013 Master Plan was approved for a mix of single-family detached dwellings, townhomes, and one duplex unit. The original Master Plan identified specific building design types. In the updated Master Plan, the applicant is requesting to remove the design types for the dwellings to provide flexibility in the overall construction of the dwelling units.

The original Master Plan required that all dwelling units be constructed with solar panels on each dwelling unit. The applicant is requesting to remove the requirement for solar panel installation and would instead construct all the dwelling units to be solar ready. At the time of construction, home buyers would have the option to have solar panels installed on the units. If a home buyer does not want to install solar panels at the time of purchase, the units would be solar ready if a future owner wanted to install panels.

Additionally, the 2013 Master Plan included a goal of providing a transit stop near the intersection of Collicello Street and 5th Street. At that time, the Department of Public Transportation indicated that such a stop would likely not be supported due to the proximity of an existing stop near 3rd and Collicello Streets. This assessment remains unchanged, and the applicant has removed this element from the Master Plan.

The applicant has also amended the Master Plan to remove the proposed phasing of the project to allow for flexibility of the construction process. Additionally, the Property Owners' Association declaration has been removed from the Master Plan to allow for future modifications by the community, should updates be necessary after project completion. The applicant has also removed Regulation #6 from the Master Plan section Zoning Regulations for Collicello North. Staff supports this removal, as Regulation #5, Table A, and the overall layout provide sufficient guidance for development.

Land Use

The Comprehensive Plan designates this site as Neighborhood Residential and states:

These areas are typically older residential neighborhoods, which contain a mixture of densities and a mixture of housing types, but should have more single-family detached homes than other types of housing. This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill

development and redevelopment must be designed so as to be compatible with the desired character of the neighborhood.

Transportation and Traffic

A traffic impact analysis (TIA) was not required for the rezoning request.

Public Water and Sanitary Sewer

Staff has no concerns with the requested rezoning regarding water and sanitary sewer matters.

Housing Study

The City's Comprehensive Housing Assessment and Market Study (Housing Study) places the subject site within Market Type A. Among other things, this Market Type is characterized by high population growth. The study notes that Market Type A has "above median overall access to amenities such as public transit within walking distance, full-service grocery stores, and multiple parks and recreation facilities." The study also notes that "policies that are appropriate to Market type A areas include an emphasis on increasing density through zoning changes, infill development and housing rehabilitation to maintain the quality of housing."

Public Schools

The proposed rezoning and planned subdivision do not change the existing buildable potential of the subject property and thus does not impact the calculated student generation.

Conclusion

Staff believes that the amendments to the Master Plan do not change the overall intent of the approved Master Plan and would allow for flexibility for the final development. Staff recommends approval of the Master Plan amendments.

Options

1. Recommend approval of the rezoning request.
2. Recommend denial of the rezoning request.

Attachments

- Site maps
- Application and supporting documents
- 2013 staff report for the Collicello North Master Plan
- 2013 Collicello North Approved Master Plan
- *What is an R-7 Development?* Information Sheet



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

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

PROPERTY INFORMATION

919 Colicello St 04 H1 H17-30 2.96 MAC acres or sq.ft.
Property Address Tax Map Parcel/ID Total Land Area (circle)

Existing Zoning District: R7 Proposed Zoning District: R7

Existing Comprehensive Plan Designation: _____

PROPERTY OWNER INFORMATION

Kin Group LLC - Colicello North LLC [Redacted] Telephone
Property Owner Name

6322 Acker Ln - 649 Idlewild Dr [Redacted] E-Mail
Street Address

Fort Lauderdale
Liaville VA FL VA 22834
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Manny Fisher - Cottonwood Commercial [Redacted] Telephone
Owner's Representative

1962 Evelyn Byrd Avenue [Redacted] E-Mail
Street Address

Harrisonburg VA 22801
City State Zip

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.

See next sheet

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

3/5/2026 Total Fees Due: \$ 610 (Paid)
Date Application and Fee Received Application Fee: \$550.00 + \$30.00 per acre

Meg Rupkey
Received By



City of HARRISONBURG
COMMUNITY
DEVELOPMENT

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

PROPERTY INFORMATION	
Property Address: 519 Colicello St	Tax Map Parcel ID: 04 H1 H17-30 2.96 MAC acres or sq ft (acres)
Existing Zoning District: R7	Proposed Zoning District: R7
Existing Comprehensive Plan Designation:	
PROPERTY OWNER INFORMATION	
Property Owner Name: Kim Gowell - Colicello North LLC	[Redacted]
Street Address: 6322 Acker Ln - 649 Idlewild Dr	[Redacted]
City: Louisville KY	State: KY Zip: 40234
OWNER'S REPRESENTATIVE INFORMATION	
Owner's Representative: Manny Fisher - Cottonwood Commercial	[Redacted]
Street Address: 1958 Evelyn Byrd Avenue	[Redacted]
City: Harrisonburg VA Zip: 22801	[Redacted]
CERTIFICATION	
I certify that the information supplied on this application and on the attachment(s) 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 on the City-owned property.	
PROPERTY OWNER: <i>[Signature]</i>	DATE: 3/4/26
REQUIRED ATTACHMENTS	
<input type="checkbox"/> Letter explaining proposed use & reasons for seeking change in zoning. <input type="checkbox"/> Statement on profiles, if applying for conditional rezoning. <input type="checkbox"/> Survey of property or site map. <input type="checkbox"/> 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	
Date Application and Fee Received:	Total Fee Due \$ Application Fee: \$550.00 + \$30.00 per acre
Received By:	

Thanks,
Manny Fisher, Commercial Realtor
Cottonwood Commercial
1958 Evelyn Byrd Avenue
Harrisonburg, VA 22801

www.Cottonwood.com
Facebook: Manny Fisher

On Mar 4, 2026, at 4:51 PM, Al Thomas [Redacted] wrote:

[Quoted text hidden]

JORDAN K. BOWMAN

DIRECT DIAL
(540) 437-3058

EMAIL
jkb@littensipe.com

LITTEN & SIPE L.L.P.
ATTORNEYS AT LAW
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HARRISONBURG, VIRGINIA 22801-3434

FIRM TELEPHONE
(540) 434-5353

FAX
(540) 434-6069

WEB
www.littensipe.com

March 31, 2026

Via Hand-Delivery

Attention: Thanh Dang, Deputy Director
Department of Community Development
City of Harrisonburg, Virginia
409 South Main Street
Harrisonburg, Virginia 22801

Re: Application to Amend R-7 Master Plan

Dear Ms. Dang:

Our firm represents Propst Family Development, LLC which has entered into a contract with Collicello North, LLC for the potential aspect of the Collicello North development (the “Development”), which is a permitted R-7 development with a Master Plan approved by the City Council on July 23, 2013. The Development features a mixture single-family homes and townhomes in a New-Urbanism, community-centered design.

Certain permitting steps toward construction of the Development have been completed, including (i) City approval of a site plan, (ii) approval of a preliminary subdivision plat, (iii) subdivision of portions of the Development, (iv) approval of subdivision variances to as contemplated by the Master Plan, and (v) recordation of covenants for the Development.

However, for construction of the Development to proceed, Propst Family Development, LLC has applied for certain Proposed Amendments to the Master Plan. The intent of the Proposed Amendments is to keep the core vision of the original Development, described on the enclosed “Collicello North Vision” document¹, but to adjust and update some details to enable the houses within the Development to be constructed at a product and price-point that meets market demand for housing within Harrisonburg and is economically viable, both for the developer and for the homeowners.

The following is a summary of the main proposed amendments to the Master Plan:

- Language regarding NetZero energy efficiency is modified to provide that although the houses will be constructed with certain energy-efficient features, including features that make the houses ready for the installation of solar panels, that the actual installation of solar panels will be optional for the homeowners. This amendment enables the developer to construct the housing at a price-point that is more affordable, while still making

¹ This language has been removed from the Master Plan at the suggestion of City Staff, but is being provided here for informational purposes as it is still relevant to the Project.

installation solar a viable option for homeowners, either at the time of purchase or at some time thereafter.

- Appendix A, Conceptual elevations and renderings, are removed from the Master Plan to provide for flexibility in construction and over time.
- Phasing is eliminated, to provide flexibility to adapt construction to market demands.
- Appendix C is removed, and language regarding the Property Owners' Association declaration is simplified to provide flexibility for changes, from time to time, except that language regarding public and private easements shall not materially change without permission from the City Zoning Administrator.

Please let me know if you have any questions or would like more information regarding these proposed amendments.

Cordially,

Jordan Bowman

Jordan K. Bowman
JKB
Enclosure – Vision Document

Collicello North Vision

I. Introduction

The following information comprises the Vision for Collicello North and the zoning regulations for development.

Vision

The Vision conveys the philosophy behind the conception and intent of Collicello North.

Zoning Regulations

The zoning regulations as identified in this section and Master Plan Layout (described below) define the myriad of regulations necessary to bring the Collicello North Vision to fruition.

Master Plan Layout

The Master Plan Layout (the “Layout”) is a graphic depiction of the Zoning Regulation sections, but the Layout is a governing detail of the Collicello North development, generally depicting where roads, buildings, sidewalks, landscaping, grading, and utilities will be provided.²

II. Vision

Collicello North is designed to be a community aligned with the purpose of the R-7 district and based on the 7 New Urbanism Principles:

- 1) The basic building block of a community is the neighborhood.
- 2) The neighborhood is limited in physical size, with well-defined edges and center.
- 3) Corridors form the boundaries between neighborhoods, both connecting and defining the neighborhoods.
- 4) Human scale sets the standard for proportion for buildings. Buildings must be disciplined in how they relate to their lots if public space is to be successfully demarcated.
- 5) Treating a range of transportation options as important is fundamental.
- 6) The street pattern is conceived as a network to create the greatest number of alternative routes from one part of the neighborhood to another.
- 7) Civic buildings belong on preferred sites such as squares and neighborhood centers.

General Intentions of Housing and Neighborhood

The houses of Collicello North are intended to be energy efficient and solar-ready. This means that at the core of each house will be the principles of design that are sustainable and efficient in practice, balanced against the goal of providing houses that are reasonably affordable. The houses are oriented to welcome the southern exposure, providing protection from the north while providing sufficiently sized and oriented roof space for solar and photo-voltaic arrays.

Weaving private areas and public areas into useable and inviting space is a challenge within urban planning. The R-7 asks for clustered groupings of living units to allow for open space. This is much

² Some utilities are identified on the Master Plan Layout as “proposed”,

easier to do when using a multi-family housing concept but is more difficult within a single-family model. Adding to the design challenges is the need to account for the demands of sustainable living. Through quality design, Collicello North has incorporated a zero-lot-line setback concept to create private outdoor living area, which also serves as the spacing between buildings to allow for access to the southern sky. The master plan will allow for multi-family development within the area delineated for mixed used. If such units are developed, these units will be integrated and made compatible with Collicello North's other residential units through the use of good site planning, common architectural themes and landscaping.

Collicello North will also incorporate a bicycle and pedestrian path. The purpose of this approximately 150' long and six (6) feet wide paved strip is to connect the upper streets with the lower access private road that leads to Edom Road. This connector has further significance as the developers of Collicello North would like to help connect this neighborhood to the planned Northend Greenway. Increasing the accessibility to the greater community while minimizing residence reliance on automobiles by creating and encouraging alternative transportation options, is a major component in Collicello North's New Urban Principles and emphasizes on sustainability.

The vision is for Collicello North to uniquely apply the attributes of the R-7 zoning in such a way that allows for the principles of New Urbanism, traditional neighborhood and sustainable design, to serve our community long into the future.

COLLICELLO NORTH

MASTER PLAN

Table of Contents

I. Zoning Regulations

Tables

Table A - Types, quantities, setbacks, etc. (included within the text of the Zoning Regulations)

Table B - General Landscape Plan

Appendices

Appendix A - Master Plan Layout

Collicello North

I. Zoning Regulations for Collicello North

Lot area, width, and depth, and setbacks for all buildings are stated in Table A.

TABLE A

LOT TYPE ¹	#of units	LOT SIZE (MIN.SF)	LOT DEPTH (MIN)	LOT WIDTH (MIN)	SETBACK
A- single family	7	2000'	70'	30'	0'
B- single family	7	1600'	50'	30'	0'
C -single family	3	1600'	45'	30'	0'
D-town home	6	700'	35'	19'	0'
E-town home	6	900'	40'	19'	0'
F-town home	6	700'	35'	19'	0'
Multi-Family	as permitted by density	no minimum	no minimum	no minimum	0'
Non-Residential	N/A	No minimum or maximum other than as required by the R-7 zoning regulations.	no minimum	no minimum	0'

* Any residential building type may be developed in conjunction with the mixed-use area or areas later added to the Master Plan

**If the existing single family structure within the mixed-use area is used as a detached single family home there shall be no minimum lot size, lot depth or lot width requirements and it shall have zero setbacks.

The Master Plan Layout illustrates the general arrangement and location of buildings and where residential unit types will be located. The application of typical requirements of the City's Zoning Ordinance Article T and other regulations for this development are specified below.

1. No provisions of the City's Zoning Ordinance Article T shall apply, however matters normally regulated by Article T are otherwise regulated as indicated below.
 - Patios, courtyards, terraces, porches and other similar features may have zero setbacks along all property lines.
 - Section 10-3-111 Height shall be applicable.
 - Accessory buildings shall be held to the same setbacks required of principal buildings and as afforded by the provisions of the H.O.A.
2. Walls and fences, beams and similar items which may restrict passage or vision or simply enhance private property shall not exceed 8', and may be located with a zero setback as afforded by the provisions of the H.O.A. except as restricted by needed sight lines for traffic.
3. In the event that residential dwellings utilize garage space to meet minimum required parking requirements, such space shall not be converted to livable space.

¹ A prior version of this Master Plan included specific building types. With this revision to the Master Plan, there is no inclusion of specific building types. However, the dimensions for these lot types as shown on this table still apply.

4. Any community building (i.e. pavilion) and any future amenities for the green/open space can be constructed in common areas with zero setbacks and as afforded by the provisions of the H.O.A.
5. A mixed-use area has been designated at the corner of 5th and Collicello Streets (See the Master Plan Layout in Appendix A). This area will include any of the following uses: Non-Residential as permitted by the district, Multi-Family Units, and/or any of the residential unit types listed in Table A or the existing single family detached structure. The existing structure will be maintained as is or either renovated with new construction added or will be demolished and new building(s) constructed. Lot and dimensional requirements for such uses is governed by Table A.
6. A property owners association (“HOA”) will be created to own and maintain common areas, easements, and improvements thereon. A Declaration of Covenants, Conditions, and Restrictions (the “Declaration”) will be recorded that will serve as the governing document for the HOA. The terms of the actual Declaration may be amended from time to time during the existence of the Project, provided that the public and private easements shall not be materially altered except upon permission in writing from the City Zoning Administrator.
7. Each home will be constructed to be solar-ready, including reserved breaker space in the main panel, conduit run from attic to electrical room, conduit stubbed toward the meter location, roof structural consideration for future attachment, and wall space allocated for inverter or battery.

Streets and Parking

The location of streets, access to parking areas, and sidewalks shall be constructed in the areas generally shown on the Master Plan Layout. The private road entrance for Collicello North off of Edom Road may be shared with tax map 40-I-6.

A variance to the Subdivision Ordinance for the design of streets, alleys, blocks, easements, sidewalks, and all such related features along with allowing lots to not have public street frontage shall be applied for during the preliminary platting of this development.

The variance is needed so the preliminary plat and final plat can be adopted in accordance to the Master Plan Layout.

Landscaping within the public and private street rights-of-ways will be maintained by the Collicello North Home Owners Association.

Bicycle and Pedestrian Path

As indicated on the Master Plan Layout, a bicycle and pedestrian path will be constructed in the general located shown along the west end of the Lower Green and Type D² lots and will continue north between the Type F & E lots. If this path cannot be accommodated in this general location, a different location may be provided within the development to provide the same connection intent as described in the Vision.

² See footnote 1.

Table B - Landscape

QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
TREES			
1	Gingo Biloba	GINKGO	2-2.5"
1	Acer Sacchanum	SUGAR MAPLE	2-2.5"
1	Cercis Cauadences	EASTERN REDBUD	6-8'
1	Thuja occidentalis 'Nigra'	BLACK CEDAR	6-7'
PROJECTED PLANT TYPES			
N/A	Buxus microphylla japonica 'Justin Brouwer'	JUSTIN BROUWER BOXWOOD	15-18", #3
N/A	Buxus sempervirens 'fastigiata'	FASTIGIATA BOXWOOD	30-36", #7
N/A	Ilex glabra 'Compacta'	COMPACT INKBERRY HOLLY	15-18", #3
N/A	Ilex x 'Christmas Jewel'	CHRISTMAS JEWEL HOLLY	36-42", #7
PROJECTED PERENNIALS AND ANNUALS			
N/A	Liriope muscari 'Variagata'	VARIEGATED LILYTURF	#1

* Similar plant materials may be substituted if suitable

Once plans are finalized we will develop a more formal landscape plan.

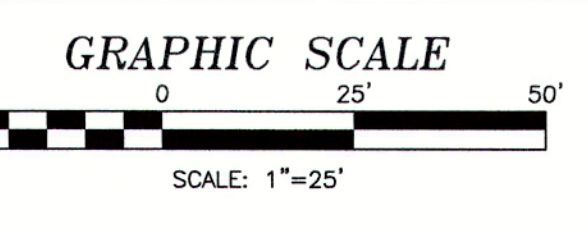
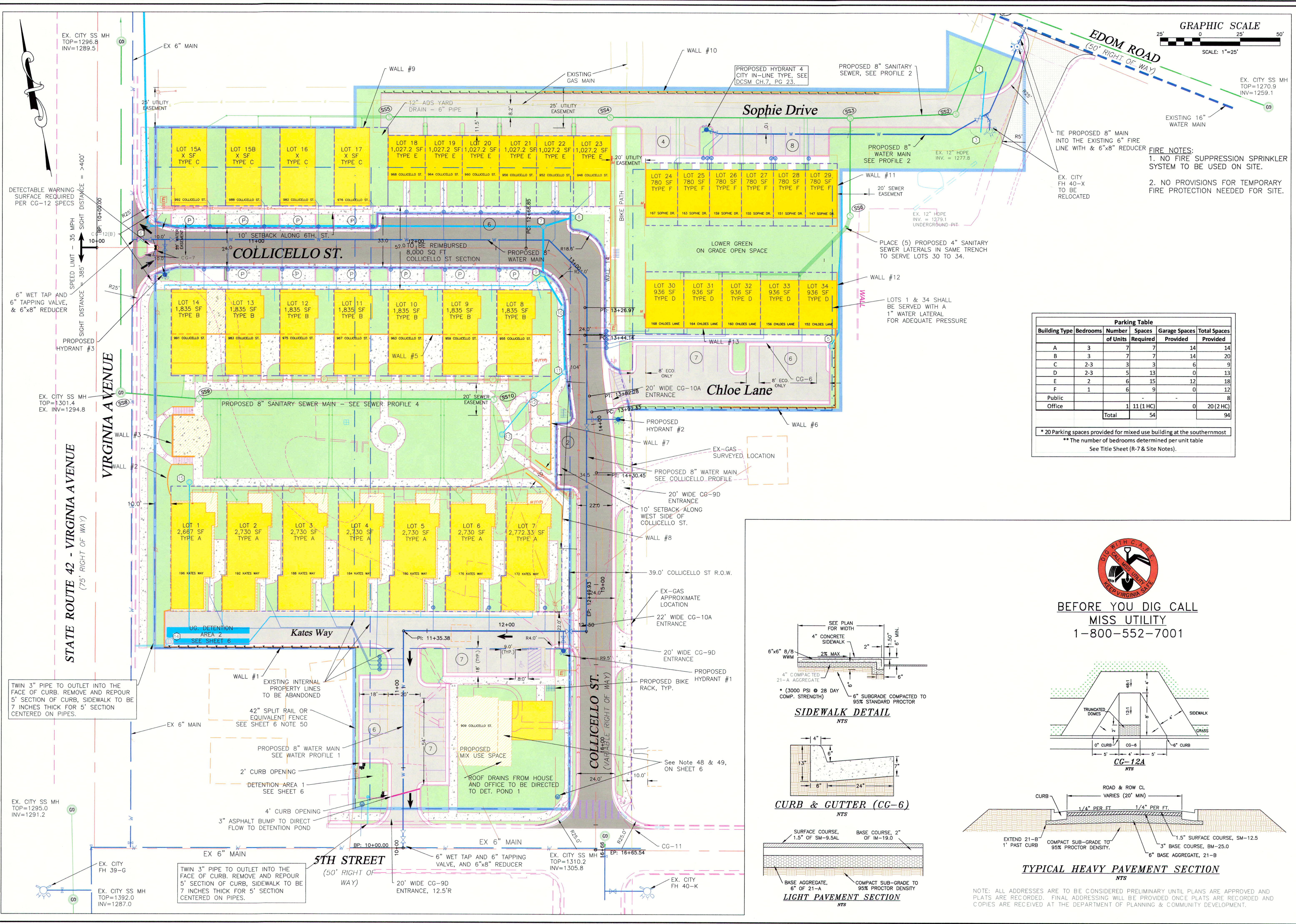
Appendix A Master Plan Layout

Sec. 10-3-111. - Height.

The height regulations heretofore established will be adjusted in the following cases:

- (1) The height limitations of this chapter shall not apply to the architectural features such as chimneys, spires, etc., and necessary accessory structures such as water towers, smokestacks and conveyors which are incidental to uses permitted in nonresidential districts.
- (2) The limitations on the number of stories shall not comply to buildings and structures not intended for human occupancy, but heights shall be governed by technical and environmental standards.

(Ord. of 4-23-96)



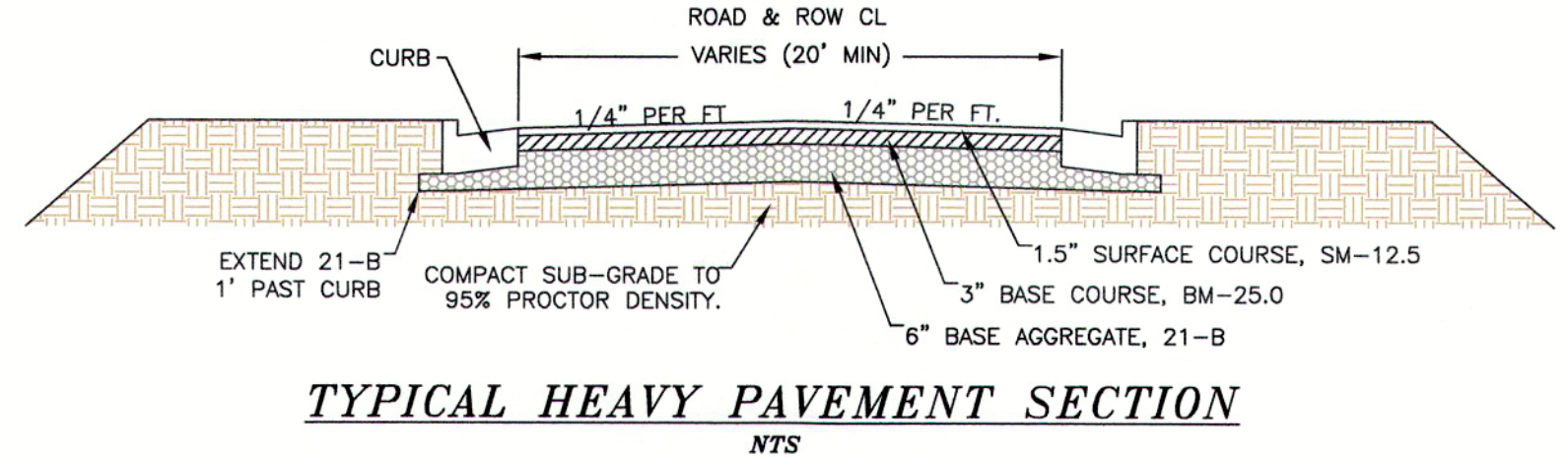
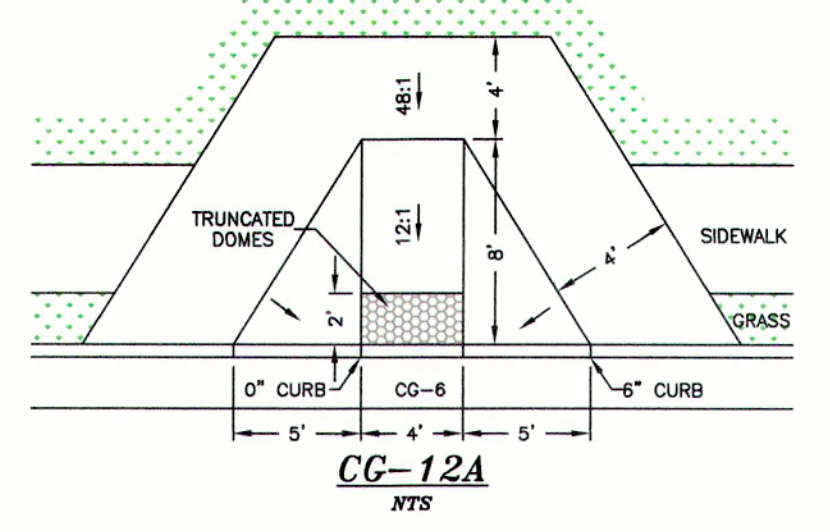
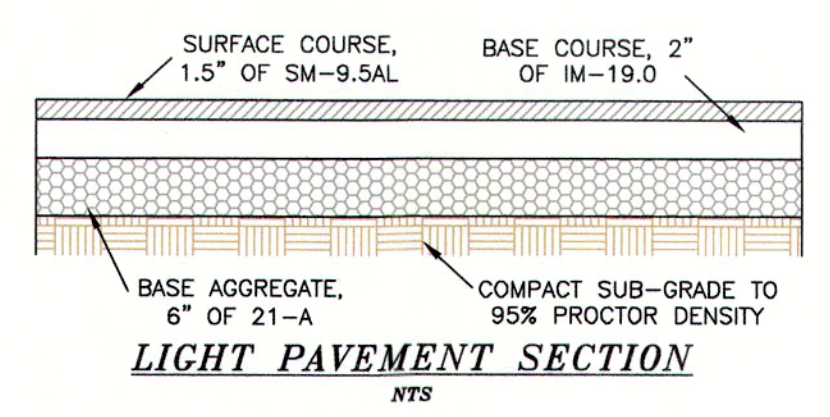
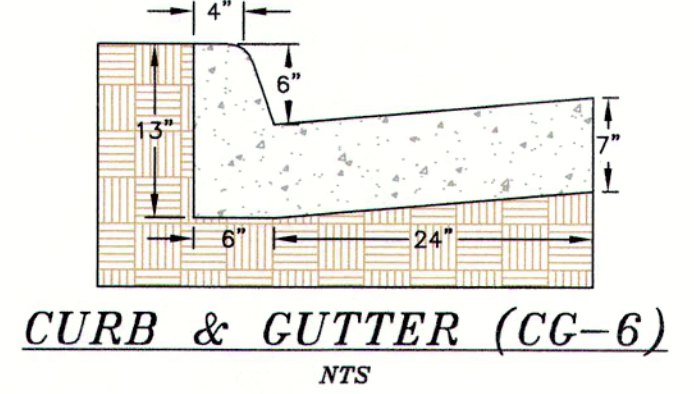
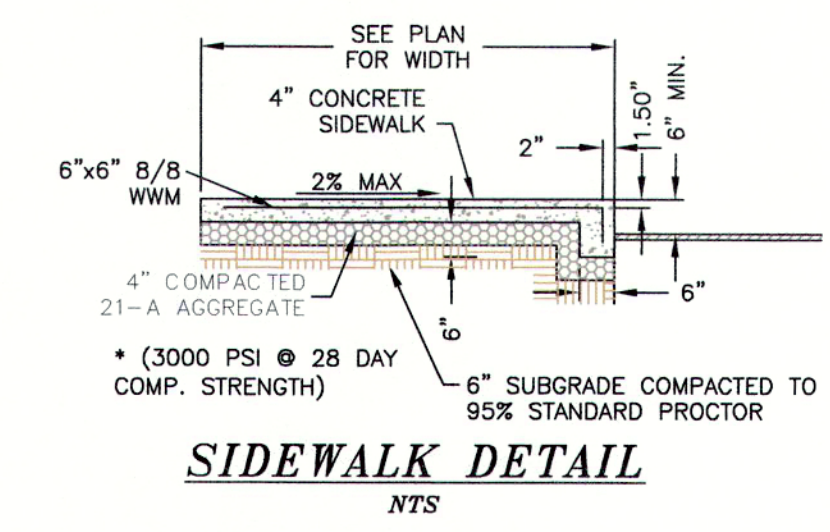
FIRE NOTES:
 1. NO FIRE SUPPRESSION SPRINKLER SYSTEM TO BE USED ON SITE.
 2. NO PROVISIONS FOR TEMPORARY FIRE PROTECTION NEEDED FOR SITE.

Parking Table

Building Type	Bedrooms	Number of Units	Spaces Required	Garage Spaces Provided	Total Spaces Provided
A	3	7	7	14	14
B	3	7	7	14	20
C	2-3	3	3	6	9
D	2-3	5	13	0	13
E	2	6	15	12	18
F	1	6	9	0	12
Public Office		1	11 (1HC)	0	20 (2HC)
Total			54		94

* 20 Parking spaces provided for mixed use building at the southernmost
 ** The number of bedrooms determined per unit table
 See Title Sheet (R-7 & Site Notes).

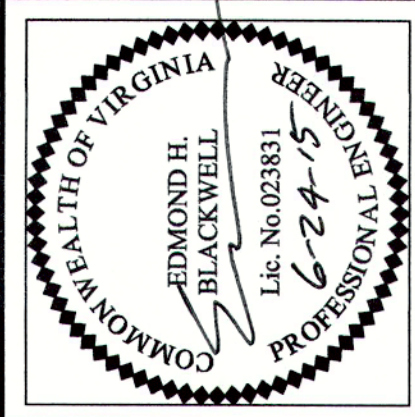
**BEFORE YOU DIG CALL
 MISS UTILITY
 1-800-552-7001**



NOTE: ALL ADDRESSES ARE TO BE CONSIDERED PRELIMINARY UNTIL PLANS ARE APPROVED AND PLATS ARE RECORDED. FINAL ADDRESSING WILL BE PROVIDED ONCE PLATS ARE RECORDED AND COPIES ARE RECEIVED AT THE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT.

Date: NOV 2013
 Scale: AS SHOWN
 Designed by: EHB
 Drawn by: JRC/PBR
 Checked by: EHB

BLACKWELL ENGINEERING, PLC
 566 East Market Street
 Harrisonburg, Virginia 22801
 PHONE: (540)432-9555 FAX: (540)434-7604
 E-Mail: BE@blackwellengineering.com



Revision Dates
 3. 07/22/14 CITY COMMENTS
 4. 08/28/14 CITY COMMENTS
 5. 10/22/14 CITY COMMENTS
 6. 04/29/15 ADDENDUM #1

MASTER PLAN
 COLLICELLO NORTH
 KIN GROUP, LLC
 5782 GREENHILL ROAD
 LINVILLE, VA 22834

Drawing No.
2
 of 8 Sheets

Job No. 2266

COLICELLO NORTH

MASTER PLAN

[Kin-Group, LLC](#)
[6322 Acker Lane](#)
[Linville, VA 22834](#)

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~~II. Vision~~

~~III. Zoning Regulations~~

~~Tables~~

~~Table A - Types, quantities, setbacks, etc. (included within the text of the Zoning Regulations)~~

~~Table B - General Landscape Plan~~

~~Appendices~~

~~Appendix A - Conceptual elevations and renderings~~

~~Appendix AB - Phasing, Proposed Public Street Right Of Way, Parking and Common areas Master Plan Layout~~

~~Appendix C - Property Owners' Association Covenants, Conditions, and Rights~~

Collicello North

I. Introduction

The following information comprises the Vision for Collicello North and the zoning regulations for development.

Vision

The Vision conveys the philosophy behind the conception and intent of Collicello North.

Zoning Regulations

The zoning regulations as identified in this section and Master Plan layout (described below) define the myriad of regulations necessary to bring the Collicello North Vision to fruition.

Master Plan Layout

The Master Plan layout is a graphic depiction of the Zoning Regulation sections, but the layout is a governing detail of the Collicello North development generally depicting where roads, buildings, sidewalks, landscaping, grading, and utilities will be provided.

II. Vision

Collicello North is designed to be a NetZero Ready Community aligned with the purpose of the R-7 district and based on the 7 New Urbanism Principles:

- 1) The basic building block of a community is the neighborhood.
- 2) The neighborhood is limited in physical size, with well defined edges and center.
- 3) Corridors form the boundaries between neighborhoods, both connecting and defining the neighborhoods.
- 4) Human scale sets the standard for proportion for buildings. Buildings must be disciplined in how they relate to their lots if public space is to be successfully demarcated.
- 5) Treating a range of transportation options as important is fundamental.
- 6) The street pattern is conceived as a network to create the greatest number of alternative routes from one part of the neighborhood to another.
- 7) Civic buildings belong on preferred sites such as squares and neighborhood centers.

Every detail of Collicello North is designed to facilitate the manifestation of these principles and concepts into the fabric of a vibrant traditional neighborhood that is connected to greater Harrisonburg. Collicello North does not wish to define itself as its own community, but rather as a neighborhood among neighborhoods within the Harrisonburg community.

General Intentions of Housing and Neighborhood

The houses of Collicello North are intended to be NetZero Ready. This means that at the core of each house will be the principles of design that are the most sustainable and the most efficient in practice. First, and most importantly, the houses are not oversized, averaging around 1300 sf. Secondly, the downsized houses are oriented to welcome the southern exposure, providing protection from the north while providing sufficiently sized and oriented roof space for solar and photo voltaic arrays. Thirdly, each home is constructed with an exceptionally tight and efficient shell. These three concepts combined with the use of quality products, excellent craftsmanship and a "house as a system" approach to design, allow the houses of Collicello North to achieve a NetZero capability, producing as much energy as they use.

Weaving private areas and public areas into useable and inviting space is a challenge within urban planning. The R-7 asks for clustered groupings of living units to allow for open space. This is much easier to do when using a multi family housing concept but is more difficult within a single family model. Adding to the design challenges is the need to account for the demands of sustainable living. Through quality design, Collicello North has incorporated a zero lot line setback concept to create private outdoor living area, which also serves as the spacing between buildings to allow for access to the southern sky. Appendix A illustrates elevation conceptual renderings of the single family buildings. Although no renderings have been sketched, the master plan will allow for multi-family development within the area delineated for mixed used. If such units are developed, these units will be integrated and made compatible with Collicello North's other residential units through the use of good site planning, common architectural themes and landscaping.

Collicello North will also try to incorporate a bicycle and pedestrian path. The purpose of this approximately 150' long and six (6) feet wide paved strip is to connect the upper streets with the lower access private road that leads to Edom Road. This connector has further significance as the developers of Collicello North would like to help connect this neighborhood to the planned Northend Greenway. Increasing the accessibility to the greater community while minimizing residence reliance on automobiles by creating and encouraging alternative transportation options, is a major component in Collicello North's New Urban Principles and emphases on sustainability.

The vision is for Collicello North to uniquely apply the attributes of the R-7 zoning in such a way that allows for the principles of New Urbanism, traditional neighborhood and sustainable design, to serve our community long into the future.

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III.I. Zoning Regulations for Collicello North

Lot area, width, and depth, and setbacks for all buildings are stated in Table A.

TABLE A

BUILDING LOT TYPE ¹	#of units	LOT SIZE (MIN.SF)	LOT DEPTH (MIN)	LOT WIDTH (MIN)	SETBACK
A- single family	7	2000'	70'	30'	0'
B ² - single family	7	1800'	50'	30'	0'
C -single family	3	1600'	45'	30'	0'
D ³ -town home	6	700'	35'	19'	0'
E-town home	6	900'	40'	19'	0'
F-town home	6	700'	35'	19'	0'
Multi-Family	as permitted by density	no minimum	no minimum	no minimum	0'
Non-Residential	N/A	No minimum or maximum other than as required by the R-7 zoning regulations.	no minimum	no minimum	0'

- Any residential building type may be developed in conjunction with the mixed-use area or areas later added to the Master Plan
²One duplex on lot 13 & 14 (Type B units)
³If the existing single family structure within the mixed-use area is used as a detached single family home there shall be no minimum lot size, lot depth or lot width requirements and it shall have zero setbacks.

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The Master Plan Layout illustrates the general arrangement and location of buildings and where residential unit types will be located. The application of typical requirements of the City's Zoning Ordinance Article T and other regulations for this development are specified below.

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1. No provisions of the City's Zoning Ordinance Article T shall apply, however matters normally regulated by Article T are otherwise regulated as indicated below.

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- Patios, courtyards, terraces, porches and other similar features may have zero setbacks along all property lines.
- Section 10-3-111 Height shall be applicable.
- Accessory buildings shall be held to the same setbacks required of principal buildings and as afforded by the provisions of the H.O.A.

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2. Walls and fences, beams and similar items which may restrict passage or vision or simply enhance private property shall not exceed 8', and may be located with a zero setback as afforded by the provisions of the H.O.A. except as restricted by needed sight lines for traffic.

3. In the event that residential dwellings utilize garage space to meet minimum required parking requirements, such space shall not be converted to livable space.

¹ A prior version of this Master Plan included specific building types. With this revision to the Master Plan, there is no inclusion of specific building types. However, the dimensions for these lot types as shown on this table still apply.

4. Any community building (i.e. pavilion) and any future amenities for the green/open space can be constructed in common areas with zero setbacks and as afforded by the provisions of the H.O.A.
 5. A mixed-use area has been designated at the corner of 5th and Collicello Streets (See [the Master Plan Layout](#) in Appendix B.A). This area will include any of the following uses: Non-Residential as permitted by the district, Multi-Family Units, and/or any of the residential unit types listed in Table A or the existing single family detached structure. The existing structure will be maintained as is or either renovated with new construction added or will be demolished and new building(s) constructed. Lot and dimensional requirements for such uses is governed by Table A.
 6. ~~Although the master plan layout illustrates 35 residential units, given the intent of #5 as noted above, the total number and type of dwelling units will ultimately be determined by the finalized total square footage of the master planned R-7-A property owners association ("HOA") will be created to own and maintain common areas, easements, and improvements thereon. A Declaration of Covenants, Conditions, and Restrictions (the "Declaration") will be recorded that will serve as the governing document for the HOA. The terms of the actual Declaration may be amended from time to time during the existence of the Project, provided that the public and private easements shall not be materially altered except upon permission in writing from the City Zoning Administrator.~~
 7. ~~Each home will be constructed to be solar-ready, including reserved breaker space in the main panel, conduit run from attic to electrical room, conduit stubbed toward the meter location, roof structural consideration for future attachment, and wall space allocated for inverter or battery.~~
6. —
7. —

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Streets and Parking

The location of streets, access to parking areas, and sidewalks shall be constructed in the areas generally shown on the Master Plan ~~Layout and as shown in the layout in Appendix B~~. The private road entrance for Collicello North off of Edom Road may be shared with tax map 40-I-6.

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A variance to the Subdivision Ordinance for the design of streets, alleys, blocks, easements, sidewalks, and all such related features along with allowing lots to not have public street frontage shall be applied for during the preliminary platting of this development.

The variance is needed so the preliminary plat and final plat can be adopted in accordance to the Master Plan ~~and Appendix B Layout. Note that Appendix B provides proposed street widths, sidewalks, and indicates streets as public or private. Appendix B also delineates parking areas.~~

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- Landscaping within the public and private street rights-of-ways will be maintained by the Collicello North Home Owners Association.

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Bicycle and Pedestrian Path

As indicated on the Master Plan ~~Layout~~, a bicycle and pedestrian path ~~is~~ will be constructed in the generally located ~~shown~~ along the west end of the Lower Green and Type D² ~~units lots~~ and will continue north between the Type F & E ~~units lots~~. If this path cannot be accommodated in this general location, a different location may be provided within the development to provide the same connection intent as described in the Vision.

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Transit

~~So long as the Harrisonburg Department of Public Transportation approves of a location, a bus stop will be provided near the intersection of 5th and Collicello Streets. Until such time that the mixed use area is sufficiently developed, the existing bus stop location on the corner of Collicello and 3rd is acceptable.~~

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² See footnote 1.

~~However, when the mixed use area is substantially completed, which includes shelter for individuals waiting for the bus, it is the developers' extreme wish to have a bus stop located as proposed on the Master Plan.~~

Table B - Landscape

QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION
TREES			
1	Gingo Biloba	GINKGO	2-2.5"
1	Acer Sacchanum	SUGAR MAPLE	2-2.5"
1	Cercis Cauadences	EASTERN REDBUD	6-8'
1	Thuja occidentalis 'Nigra'	BLACK CEDAR	6-7'
PROJECTED PLANT TYPES			
N/A	Buxus microphylla japonica 'Justin Brouwer'	JUSTIN BROUWER BOXWOOD	15-18", #3
N/A	Buxus sempervirens 'fastigiata'	FASTIGIATA BOXWOOD	30-36", #7
N/A	Ilex glabra 'Compacta'	COMPACT INKBERRY HOLLY	15-18", #3
N/A	Ilex x 'Christmas Jewel'	CHRISTMAS JEWEL HOLLY	36-42", #7
PROJECTED PERENNIALS AND ANNUALS			
N/A	Liriope muscari 'Variagata'	VARIEGATED LILYTURF	#1

* Similar plant materials may be substituted if suitable

Once plans are finalized we will develop a more formal landscape plan.

~~Appendix A~~

~~Illustrates conceptual renderings of the residential buildings.~~

~~Appendix B~~

~~Phasing, Proposed Public Street Right Of Way, Parking and Common areas Master Plan Layout~~

~~Appendix C~~

~~Property Owners' Association Covenants, Conditions, and Rights~~

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City of Harrisonburg, VA
 Department of Public Works

**Determination of Need for a
 Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information			
Consultant Name:	Jason Propst		
Telephone:	540-476-0454		
E-mail:	Jason@propstfamilydev.com		
Owner Name:	Al Thomas		
Telephone:	773-502-5024		
E-mail:	Almarkthomas@gmail.com		
Project Information			
Project Name:	Collicello North		
Project Address:	919 Collicello Street		
TM #:	40-H-1		
Existing Land Use(s):	Housing		
Proposed Land Use(s): (if applicable)	Vacant		
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)	2.96 AC, 36 lot subdivision including existing Home at 919 Collicello. Development is divided into 18 Single Family detached homes and 17 attached. Main Entrances from Collicello street at 919 and from the opposite corner from Virginia Avenue.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	20		
PM Peak Hour Trips:	26		

(reserved for City staff)

TIA required? Yes _____ No

Comments:

Accepted by: *Timothy Mason*

Date: 03/06/2026

Peak Hour Trip Generation by Land Use

Row	ITE 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	Single Family Detached	210	Dwelling Unit	19	13	18
2	Proposed #2	Single Family Attached	215	Dwelling Unti	17	8	9
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					21	27
8	Existing #1	Single Family Detached	210	Dwelling Unit	1	1	1
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					1	1
15	Final Total (Total New – Total Existing)					20	26

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.

Revised Date: December 2019

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings in the City Council Chambers, 409 South Main Street, Harrisonburg, VA on Tuesday, May 12, 2026, at 7:00 p.m., to consider the following:

Special Use Permit – 140 East Wolfe Street (Manufacturing, processing and assembly operations when not employing more than fifteen (15) persons in B-1)

A request from Mick or Mack LC for a special use permit per Section 10-3-85 (1) to allow manufacturing, processing and assembly operations when not employing more than fifteen (15) persons on the premises in a single shift and provided that all storage and activities are conducted within a building in the B-1, Central Business District. The +/- 16,600-square foot property is addressed as 140 East Wolfe Street and is identified as tax map parcel 34-N-7.

Special Use Permit – 165 South Main Street (Short Term Rental in B-1)

A request from Big Brother and the Holdings CO LLC for a special use permit per Section 10-3-85 (11) to allow a short-term rental in the B-1 district. The +/- 12,047-square foot property is addressed as 165 South Main Street and is identified as tax map parcel 26-B-2.

Rezoning – Various Addresses Collicello Street and Kates Lane (Collicello North) (Proffer Amendment, R-7)

A request from Collicello North LLC to amend the approved master development plan. The +/- 2.96 acre site is zoned R-7, Medium Density Mixed Residential Planned Community District, is addressed as 919, 925, 955, 959, 963, 967, 975, 983, 991, & 922 Collicello Street and 172, 176, 180, 184, 188, 192, & 196 Kates Lane and are designated as tax map parcels 40-H-1, 11, 17 though 30 & 40-I-16.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at www.harrisonburgva.gov/public-hearings. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 1072, and the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Publication dates:

Wednesday, April 29, 2026

Wednesday, May 6, 2026

**STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:**

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, May 12, 2026 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 140 East Wolfe Street (Manufacturing, processing and assembly operations when not employing more than fifteen (15) persons in B-1)

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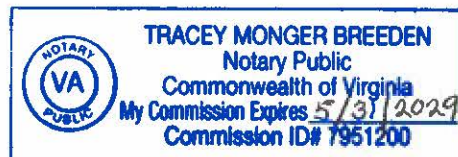
Given under my hand this 24 day of April, 2026

City Clerk

Subscribed and sworn to before me this 24 day of April, 2026 a Notary Public in and for the Commonwealth of Virginia.

Tracey M Breeden
Notary

My commission expires May 31, 2029



A B MCHONE & SONS LLC
75 COURT SQUARE
HARRISONBURG VA 22801

BOARD OF TRUSTEES OF ASBURY
UNITED METHODIST CHURCH
205 S MAIN ST
HARRISONBURG VA 22801

BIG BROTHER & THE HOLDINGS CO
LLC
6549 BLACK DOG LANE
LINVILLE VA 22834

ROCKINGHAM LIBRARY
ASSOCIATION
174 S MAIN ST
HARRISONBURG VA 22801

HARRISONBURG CHILDREN
MUSEUM INC
PO BOX 957
HARRISONBURG VA 22803

Main 2-f

MDA IV LLC
2425 S MAIN ST
HARRISONBURG VA 22801

DRIVER PROPERTIES LLC
1150 HILLCREST DR
HARRISONBURG VA 22801

MICK OR MACK LC
1150 HILLCREST DR
HARRISONBURG VA 22801

SULLIVAN MOST REV WALTER F
BISHOP OF THE DIOCESE
RICHMOND
154 N MAIN ST
HARRISONBURG VA 22802

Wolfe Street

TIMOTHY O'BRIAN SMITH & LISA
HGUYEN HA
957 PINTAIL LN
CHARLOTTESVILLE VA 22903

ANGEL R QUINONES
949 VIRGINIA AVE
HARRISONBURG VA 22802

GEZAHEGN K GEBERMEDHIN &
HAYMONT A BOGALE
1625 BUTTONWOOD CT APT C
HARRISONBURG VA 22802

EDWIN O SARAVIA & NUBIA M
SARAVIA
185 SOUTHAMPTON DR
HARRISONBURG VA 22801

COLLICELLO NORTH LLC
PO BOX 30580
FORT LAUDERDALE FL 33303

RHODES MARTIN E SYLVIA W
151 5TH ST
HARRISONBURG VA 22802

PROPST FAMILY DEVELOPMENT LLC
PO BOX 591
GROTTOES VA 24411

KATHERINE WARD JOPLING
879 COLLICELLO ST
HARRISONBURG VA 22802

Collicello Worth

WAY WAY BACK LLC
271 W VIEW ST
HARRISONBURG VA 22801

DENNISON AMANDA D
971 VIRGINIA AVE
HARRISONBURG VA 22802

SARHAN JASSAM M
812 BROADVIEW DR
HARRISONBURG VA 22802

GARCIA THOMAS & BERONICA
ESPARZA DE GARCIA
910 VIRGINIA AVE
HARRISONBURG VA 22802

RASUL HAIDAR
760 BLUE RIDGE DR
HARRISONBURG VA 22802

WEAVER ERIC M
465 SUGAR MAPLE LA
HARRISONBURG VA 22801

KIBER VALENTIN CARRANZA
195 FIFTH ST
HARRISONBURG VA 22802

INNOVATIVE SOLID SURFACES LLC
925 VIRGINIA AVE
HARRISONBURG VA 22802

HERNANDEZ VALENTIN VILLA TANIA
L
7648 N VALLEY PIKE
ROCKINGHAM VA 22802

ROADCAP MARY A
5777 SINGERS GLEN RD
HARRISONBURG VA 22802

GENTRY JERRY LEE
501 WEST VIEW ST
BRIDGEWATER VA 22812

MATTHEW S MURRAY II & DIANA
GARCIA ESPARZA
920 VIRGINIA AVE
HARRISONBURG VA 22802

BENEVENTO THOMAS A & MARGOT
M ZAHNER
910 COLLICELLO ST
HARRISONBURG VA 22802

MAY MALA RONDOL & OTHERS
PO BOX 94
SHENANDOAH VA 22849

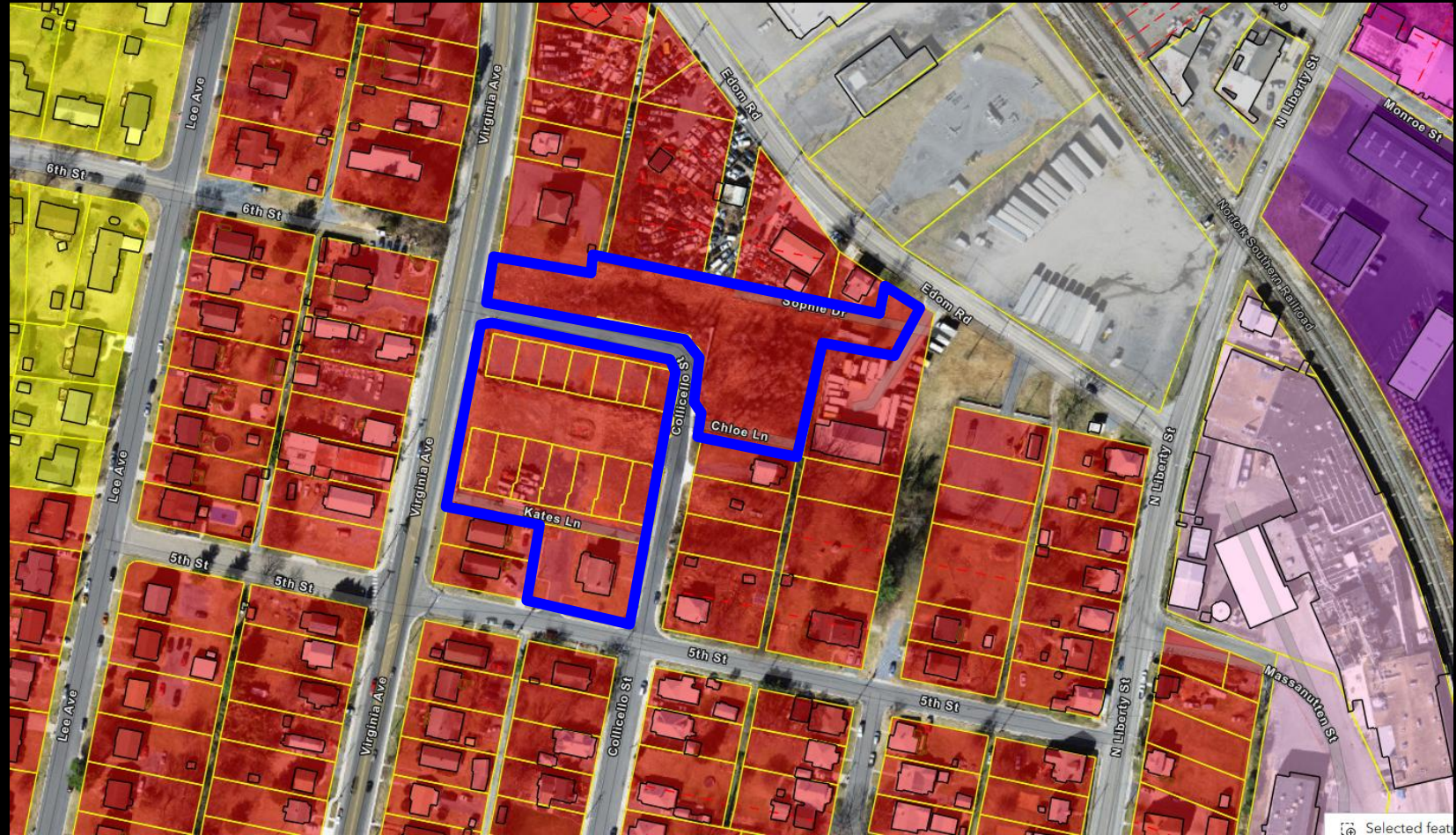
FRANK GUYER AND EVELYN GUYER
REVOCABLE TRUST
880 COLLICELLO ST
HARRISONBURG VA 22802

Rezoning – Collicello North R-7 Master Plan Amendment



Selected feat

Rezoning – Collicello North R-7 Master Plan Amendment



Selected feat

Rezoning – Collicello North R-7 Master Plan Amendment



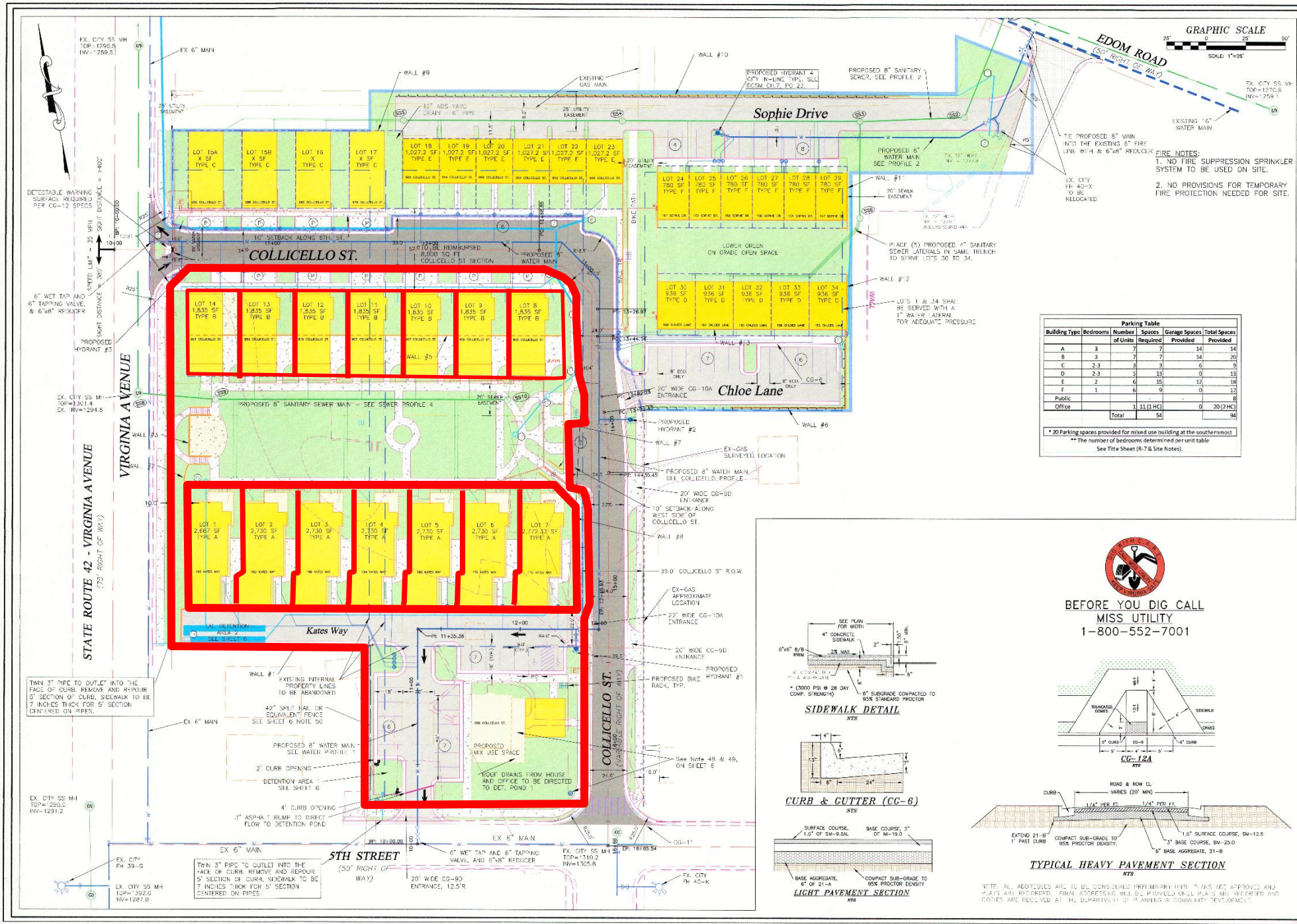
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What is an R-7 Development?

- Planned residential communities with a mix of housing types and must follow an approved Master Plan
- A Master Plan must meet the following requirement:
 - Minimum site area: 2 contiguous acres
 - Open space requirement: At least 15%
 - Minimum of two housing types; no single type over 70%
 - Maximum density: 15 units per acre

Collicello North

- Master Plan approved in 2013.
- Preliminary Plat and Subdivision Ordinance variances approved in 2013.
 - Deviations for street design.
 - Allow certain lots to not have public street frontage.
- Phase 1 Final Plat approved and recorded in 2015.
- Engineered Comprehensive Site Plan was approved in 2014 and updated in 2015.

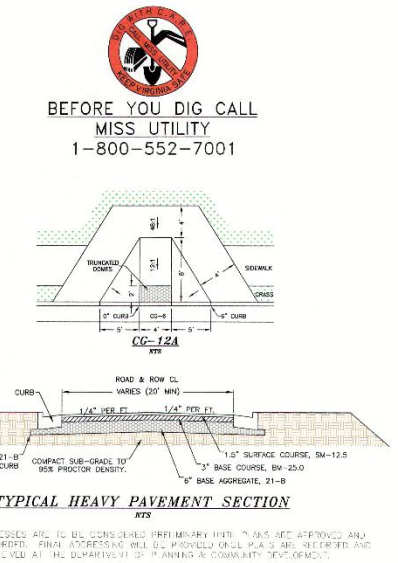


FIRE NOTES:
 1. NO FIRE SUPPRESSION SPRINKLER SYSTEM TO BE USED ON SITE.
 2. NO PROVISIONS FOR TEMPORARY FIRE PROTECTION NEEDED FOR SITE.

Parking Table

Building Type	Bedrooms	Number of Units	Spaces Required	Garage Spaces Provided	Total Spaces Provided
A	3	7	7	34	14
B	3	7	7	34	20
C	2.3	3	3	0	9
D	2.3	3	13	0	13
E	2	6	15	12	18
F	1	6	9	0	12
Public					8
Office		1	11 (HC)	0	20 (2HC)
Total					94

* 20 Parking spaces provided for mixed use building at the southernmost
 ** The number of bedrooms determined per unit table
 See Title Sheet (R-7 & Site Notes).



Date: NOV 2013
 Scale: AS SHOWN
 Designed by: EHB
 Drawn by: JRC/PBR
 Checked by: EHB

BLACKWELL ENGINEERING, PLC
 565 East Main Street
 Harrisonburg, Virginia 22801
 Phone: (540)438-8888 Fax: (540)438-7964
 E-Mail: Engineering@blackwelleng.com



Revision Dates
 07/22/14 CITY COMMENTS
 08/28/14 CITY COMMENTS
 10/22/14 CITY COMMENTS
 04/29/15 ADDENDUM #1

MASTER PLAN
 COLLICELLO NORTH
 KIN GROUP, LLC
 5782 GREENHILL ROAD
 LINNILLE, VA 22854

Drawing No. **2** of 8 Sheets
 Job No. 2266

Infrastructure Status

- **Completed:**
 - Phase 1 public water & sewer lines have been completed and accepted by the City.
- **In progress:**
 - Elements of Collicello Street have not been completed.
 - The City does not assume responsibility for the street until it is complete and then accepted for public maintenance.

Utilities



Street Today



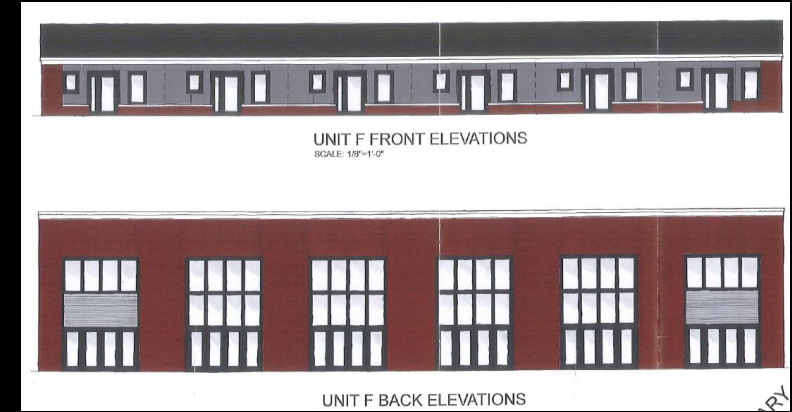
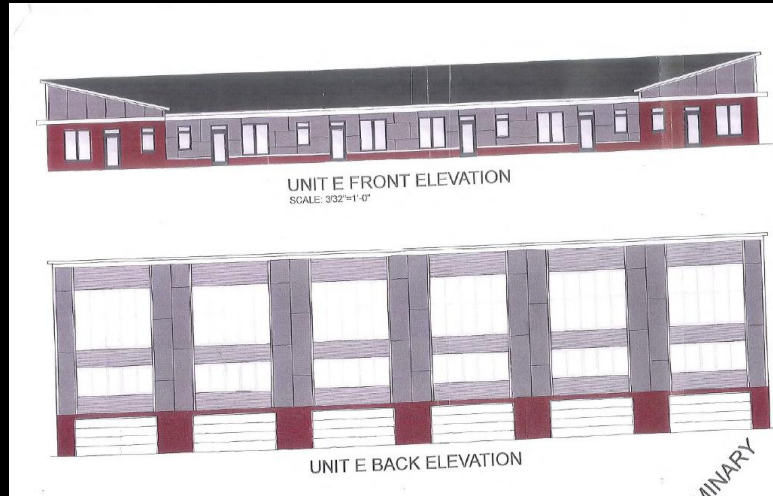
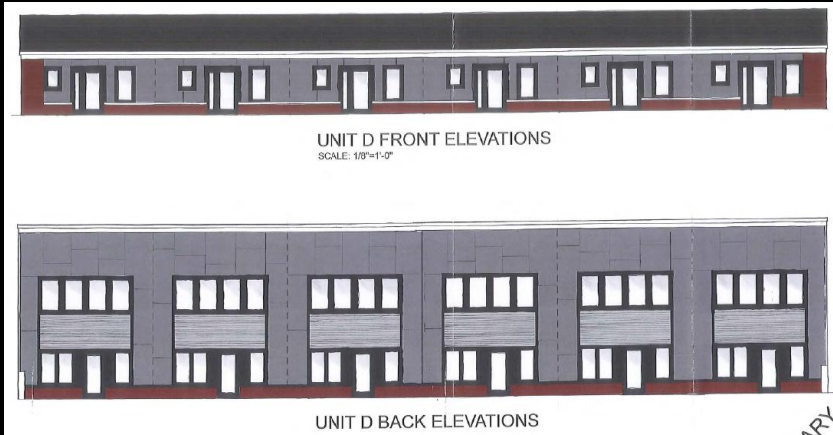
Collicello Street from 5th Street

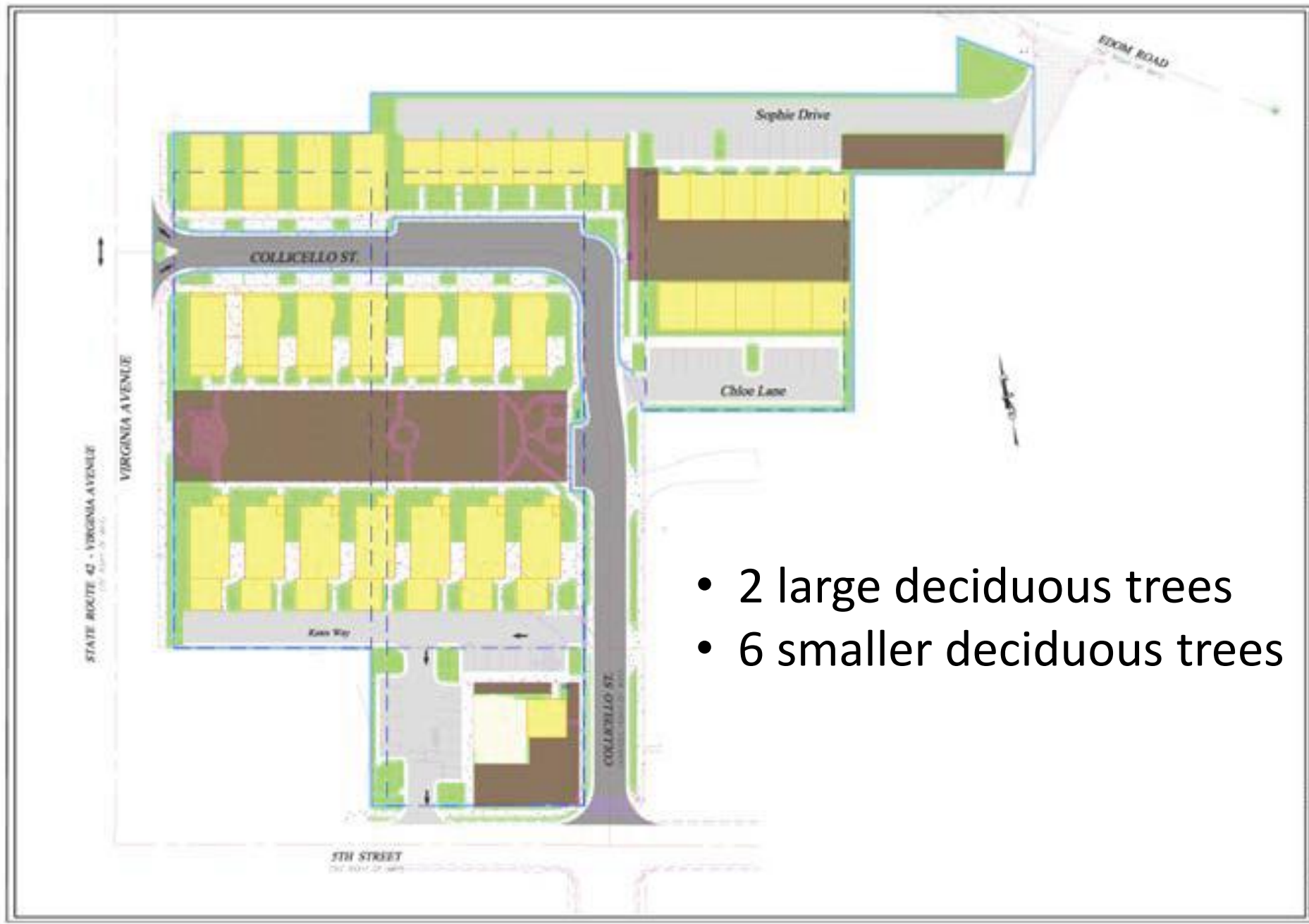


Collicello Street look toward Virginia Avenue

Proposed Changes to the Master Plan

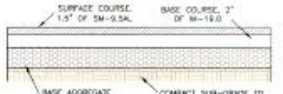
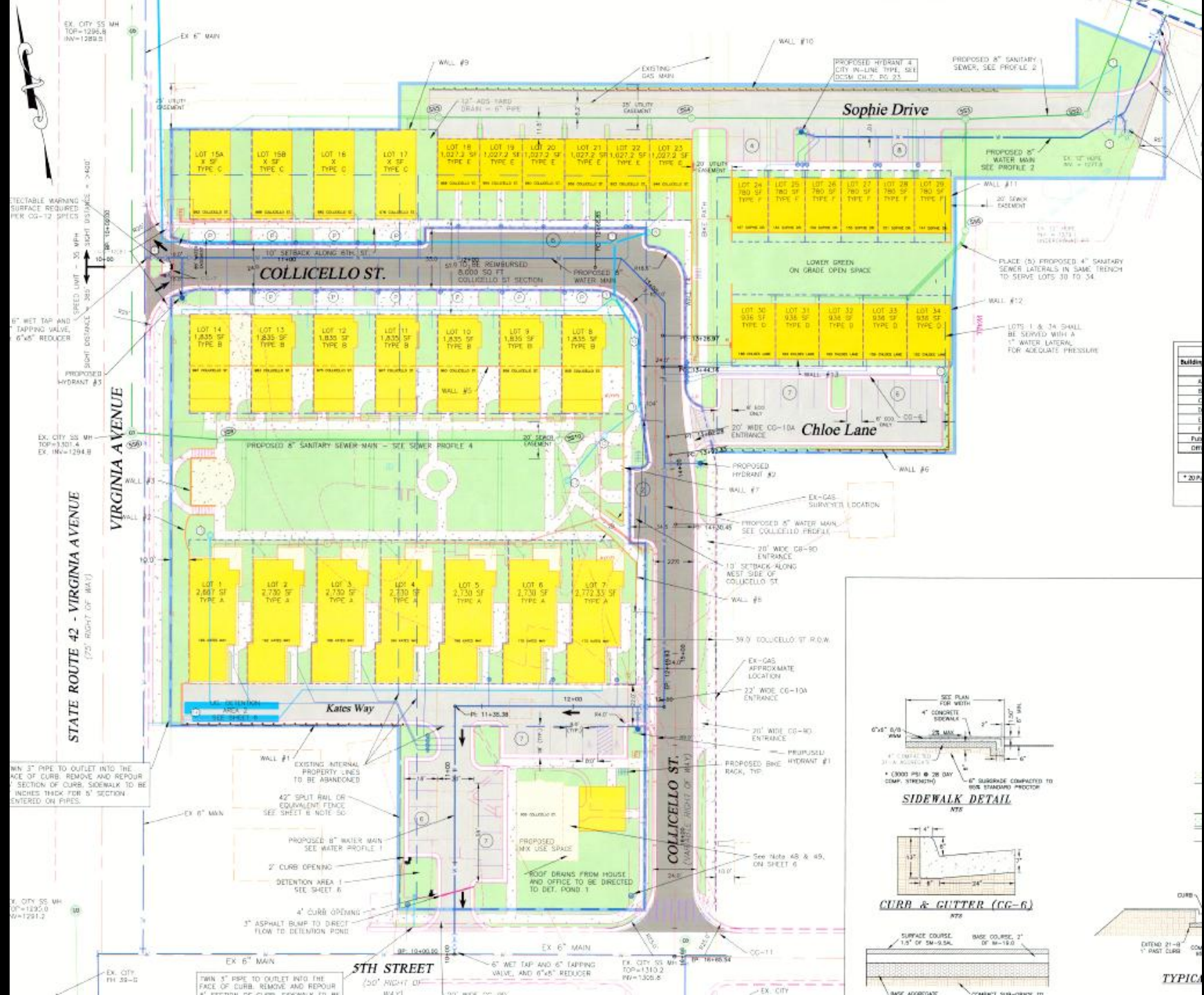
- Remove requirement for solar panels. Instead make units solar ready.
- Remove the requirement for specific unit designs.
- Removed the desire for a transit stop at the intersection of 5th Street and Collicello Street.
- Provide a new Landscaping Plan.
- Clarified difference between aspirational and regulatory components.
- Remove regulation #6.
- Remove the details of the original project phasing.
- Remove the Property Owners' Association declaration from the master plan.





- 2 large deciduous trees
- 6 smaller deciduous trees

<p>BLACKWELL ENGINEERING, INC. <small>ARCHITECTS, ENGINEERS, PLANNERS</small></p>
<p>Project No. _____</p> <p>Sheet No. _____</p>
<p style="text-align: center;">Landscaping Plan</p>
<p>Drawn by _____</p> <p>Checked by _____</p> <p>Date _____</p>



Recommendation

Staff and Planning Commission (5-0) recommends approval of the Master Plan Amendment.



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Legislation Text

File #: ORD 26-009, **Version:** 1

Subject:

Consider adopting an Ordinance for administrative issuance of Encroachment Licenses in downtown
Presented By: Adam Fletcher, Director of Community Development

The proposed ordinance would streamline and combine existing processes and provide for the administrative review and approval of encroachments and downtown outdoor dining in the B-1. The ordinance would authorize the Director of Community Development or their designee to issue encroachment licenses. Encroachments into the public right-of-way or city-owned property outside of the B-1 are rare and would continue to be reviewed by City Council.



May 12, 2026 City Council Meeting

Title

Consider an Ordinance Amendment for administrative issuance of Encroachment Licenses in downtown — Adam Fletcher, Community Development

Summary

Ordinance Sections	Amend Title 10. – Planning and Development to add Chapter 9. Encroachments
Purpose	<ul style="list-style-type: none"> • To establish a process for administrative issuance of encroachment licenses in the B-1 Central Business District, including Downtown Outdoor Dining licenses. • To authorize the Director of Community Development or their designee to review, issue, and enforce encroachment licenses. • To provide that encroachment licenses are revocable by the Director and/or City Council.
Applicant	City of Harrisonburg
City Council	May 12, 2026

Recommendation

Option 1. Recommend approval of the ordinance amendment.

Fiscal Impact

N/A

Context & Analysis

Currently, the City allows downtown outdoor dining on public street and sidewalk rights-of-way through review and approval by City Council. The process includes review of applications by city departments. Downtown outdoor dining that is accessory and incidental to lawfully existing dining establishments in the B-1 Central Business District may be located on public property immediately adjacent to the dining establishment, provided that adequate space is maintained for pedestrian circulation and other code requirements are met.

The City provides a separate process for encroachments into the public right-of-way or onto City-owned property through review and approval by City Council. This process includes review of applications by city departments. Active encroachment licenses include signs, awnings, planters, canopies, and ATMs.

The proposed ordinance amendment would streamline and combine the two processes and provide for the administrative review and approval of encroachments and downtown outdoor dining in the B-1. The ordinance amendment would authorize the Director of Community Development or their designee to issue encroachment licenses. Encroachments into the public right-of-way or city-owned property outside of the B-1 are rare and would continue to be reviewed by City Council.

The types of encroachment that may be authorized within the B-1 through this process include permanent structures such as signs, awnings, ATMs or other wall-mounted fixtures; non-permanent fixtures, such as planters; and outdoor dining facilities, including tables, chairs, railings, umbrellas, and similar movable furnishings. Other requests in the B-1 that do not fall within the parameters of this ordinance would continue to be reviewed by City Council. One example of a past request that would not be covered by this ordinance includes the improvements made to the Newman Avenue public street right-of-way along the Keezell Building at 122 South Main Street (where Münch restaurant is located).

For encroachments covered by this ordinance, applicants will be required to provide plans or drawings illustrating the encroachment, a description of the materials and installation methods, and any other reasonable information requested by staff. If granted, licenses will be subject to standard conditions regarding location of the encroachment, maintenance, and compliance with any other applicable regulations. Additional conditions may be applied related to public safety, accessibility, and other matters. In addition, the licensee must maintain liability insurance, naming the City as an additional insured, and provide evidence of such insurance. Licenses are not transferable and may be revoked by staff for noncompliance or at the discretion of City Council.

Staff believe that the proposed ordinance will provide a more efficient process for reviewing and approving encroachments and outdoor dining in the B-1, while maintaining public safety, accessibility, and protecting the public right-of-way. Streamlining the process for outdoor dining and similar sidewalk and streetscape features adjacent to existing establishments should help support downtown vitality.

Staff recommends approval of the ordinance amendment, as proposed.

Options

1. Approve the ordinance amendment.
2. Approve the ordinance amendment with modifications.
3. Deny the ordinance amendments.

Attachments

- Proposed Ordinance

**ORDINANCE ENACTING TITLE 10 – PLANNING AND
DEVELOPMENT, CHAPTER 9. – ENCROACHMENTS OF
THE CODE OF ORDINANCES CITY OF HARRISONBURG,
VIRGINIA**

Be it ordained by the Council of the City of Harrisonburg, Virginia:

Enact new Chapter 9. Encroachments as shown below.

Chapter 9. Encroachments.

Section 10-9-1.- Encroachments on public property in B-1.

- (a) In accordance with Section 15.2-2010 of the Code of Virginia, 1950, as amended, the City of Harrisonburg may issue licenses authorizing encroachments in, upon, or over public property and public rights-of-way within the B-1 Central Business District.
- (b) The Director of Community Development or designee (the “Director”) is authorized to review, issue, and enforce the provisions of this chapter. The Director may establish administrative procedures, forms, and guidelines to implement this chapter.
- (c) Each authorization issued under this chapter shall constitute a revocable license, shall confer no property right or interest, and may be revoked by the Director at any time for noncompliance with this section or at the discretion of City Council.
- (d) Licenses for the following encroachments may be authorized within the B-1 Central Business District pursuant to this section:
 - (1) Permanent structures or facilities appurtenant to a building, including but not limited to signs, marquees, awnings, canopies, fire escapes, and wall-mounted fixtures such as ATMs or kiosks;
 - (2) Non-permanent fixtures, such as planters, portable furnishings, and similar movable furnishings; and
 - (3) Outdoor dining facilities, including tables, chairs, railings, umbrellas, and similar movable furnishings.
- (e) Applicants for a license (“licensee”) authorized by this section shall submit a completed application on a form established by the Director, accompanied by:
 - (1) A plan or drawing showing the proposed encroachment, including dimensions, clearances from curbs and pedestrian facilities, and relation to buildings, utilities, and property lines;
 - (2) A description of materials, installation method, and duration, if non-permanent;
 - (3) Any additional information the Director determines is reasonably necessary to ensure compliance with applicable safety and accessibility standards; and
 - (4) An application fee of one hundred dollars (\$100.00).
- (f) Each license issued under this section shall be subject to the following conditions:
 - (1) The encroachment shall be located on public property or city right-of-way immediately adjacent to the lawfully existing establishment;
 - (2) The licensee shall fully comply with all plans submitted and approved by the Director in issuing the license;
 - (3) The licensee shall comply with any applicable federal, state, and local laws and regulations;

- (4) The licensee shall agree to repair any damage caused to the sidewalk, pedestrian right-of-way, shared-use path, public utility, or public property in connection with the construction, installation, and maintenance of the encroachment at the expense of the licensee;
- (5) The license cannot be transferred, assigned, or assumed by any other person, firm, limited liability or corporation;
- (6) The licensee shall indemnify and hold harmless the City, its officers, agents, and employees from any and all claims, legal actions, and judgments arising out of or related to the encroachment, and shall at all times maintain liability insurance as required by the City's Purchasing Agent;
- (7) The licensee shall acknowledge that the license is made pursuant to 15.2-2010 of the Code of Virginia, as amended, and that (i) the Director may revoke the license for failure to comply with the requirements of this chapter or the terms of the license and (ii) City Council retains the authority to discontinue any individual license or all licenses issued under this chapter at any time, regardless of compliance;
- (8) The licensee shall acknowledge that the City reserves the right to remove, relocate, or require the removal of the encroachment at any time and without prior notice in the event of an emergency or for the purpose of maintaining, repairing, or installing public utilities or infrastructure. The City shall not be liable for any costs or damages resulting from such removal; and,
- (9) Any terms and conditions reasonably related to public safety, accessibility, or the protection of property, as determined by the Director.

This ordinance shall be effective from the __ day of ____, 2026. Adopted and approved this day of ____, 2026.

MAYOR

ATTESTE:

CITY CLERK

Amend Title 10

Add Chapter 9. Encroachments



- To establish an administrative process for issuing encroachment licenses and to allow downtown outdoor dining licenses in the B-1 district.
- To authorize Community Development to review, issue, and enforce encroachment licenses.
- To provide that encroachment licenses are revocable by the Director of Community Development and/or City Council.



Directional Signing Program

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DEVELOPMENT, CHAPTER 9. – ENCROACHMENTS OF
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 - (1) A plan or drawing showing the proposed encroachment, including dimensions, clearances from curbs and pedestrian facilities, and relation to buildings, utilities, and property lines;
 - (2) A description of materials, installation method, and duration, if non-permanent;
 - (3) Any additional information the Director determines is reasonably necessary to ensure compliance with applicable safety and accessibility standards; and
 - (4) An application fee of one hundred dollars (\$100.00).
- (f) Each license issued under this section shall be subject to the following conditions:
 - (1) The encroachment shall be located on public property or city right-of-way immediately adjacent to the lawfully existing establishment;
 - (2) The licensee shall fully comply with all plans submitted and approved by the Director in issuing the license;
 - (3) The licensee shall comply with any applicable federal, state, and local laws and regulations;

- (4) The licensee shall agree to repair any damage caused to the sidewalk, pedestrian right-of-way, shared-use path, public utility, or public property in connection with the construction, installation, and maintenance of the encroachment at the expense of the licensee;
- (5) The license cannot be transferred, assigned, or assumed by any other person, firm, limited liability or corporation;
- (6) The licensee shall indemnify and hold harmless the City, its officers, agents, and employees from any and all claims, legal actions, and judgments arising out of or related to the encroachment, and shall at all times maintain liability insurance as required by the City’s Purchasing Agent;
- (7) The licensee shall acknowledge that the license is made pursuant to 15.2-2010 of the Code of Virginia, as amended, and that (i) the Director may revoke the license for failure to comply with the requirements of this chapter or the terms of the license and (ii) City Council retains the authority to discontinue any individual license or all licenses issued under this chapter at any time, regardless of compliance;
- (8) The licensee shall acknowledge that the City reserves the right to remove, relocate, or require the removal of the encroachment at any time and without prior notice in the event of an emergency or for the purpose of maintaining, repairing, or installing public utilities or infrastructure. The City shall not be liable for any costs or damages resulting from such removal; and,
- (9) Any terms and conditions reasonably related to public safety, accessibility, or the protection of property, as determined by the Director.

This ordinance shall be effective from the __ day of ____, 2026. Adopted and approved this day of ____, 2026.

MAYOR

ATTESTE:

CITY CLERK

Summary Highlights of Proposed Regulations

- Authorization within B-1 to allow, but not limited to, the following:
 - Installation of Signs, fire escapes, ATMs, kiosks, planters, tables, chairs, umbrellas, etc.
- Application requirements:
 - Plans and drawings (dimensions, locations of utilities and property lines, etc.).
 - Description of the materials and planned installation method.
 - Any additional information reasonably necessary to ensure safety and accessibility standards.
 - Application fee of \$100.
- Each license is subject to the following:
 - Use and items shall be located on public property or ROW adjacent to the establishment and must comply with the submitted plans and other laws.
 - Licensee must repair damages to public property and ROW.
 - Licensee must indemnify and hold harmless the City.
 - Non-transferrable license.
 - The Director of CD and/or City Council may revoke the license for noncompliance.
 - The City may remove or relocate items during an emergency or for maintaining or repairing infrastructure

Recommendation

Staff recommends approving the creation of the proposed ordinance.



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Legislation Text

File #: ID 26-172, **Version:** 1

Subject:

Presentation on the Zoning Ordinance Update Project and to consider a request to endorse staff's recommended approach for 2026

Presented By: Wesley Russ, City Attorney's Office and Thanh Dang, Community Development Staff will present an update on the work completed to date and next steps for the Zoning Ordinance (ZO) Update. Staff also requests City Council's endorsement of staff's recommended approach for the remainder of 2026, including disbanding the Ordinance Advisory Committee and using the Planning Commission as the primary review body for the ZO Update.



May 12, 2026 City Council Meeting

Title

Presentation on the Zoning Ordinance Update Project and to consider a request to endorse staff's recommended approach for 2026 — Wesley Russ, City Attorney's Office and Thanh Dang, Community Development

Summary

Staff will present an update on the work completed to date and next steps for the Zoning Ordinance (ZO) Update.

Staff recommend focusing the remainder of 2026 on modernizing ordinance language, improving the organization of the ZO, and replacing the current zoning districts with a new district framework and new zoning map. Staff believe that once the foundation is in place, the City will be better positioned to engage with the public on more substantive issues, such as (but not limited to) accessory dwelling units and revisions to off-street parking requirements. Depending on the topic, further amendments to the ZO could occur at the same time as or after the Comprehensive Plan update. Pending budget approval, staff proposes that the Comprehensive Plan update begin in late-2027.

Staff also recommend disbanding the Ordinance Advisory Committee (OAC) and using Planning Commission and work sessions as the primary forum for review of draft ordinances, feedback, and discussion related to the ZO Update. This would be in addition to public engagement.

Recommendation

Option 1. Endorse staff's recommended approach, including disbanding the Ordinance Advisory Committee and using the Planning Commission as the primary review body for the ZO Update.

Options

- Option 1. Endorse staff's recommended approach, including disbanding the Ordinance Advisory Committee and using the Planning Commission as the primary review body for the ZO Update.
- Option 2. Endorse staff's recommended approach but retain the Ordinance Advisory Committee. If the OAC is retained, City Council should review its membership and consider reappointing current members or appointing new members.
- Option 3. Direct staff to create a different approach.

Attachments

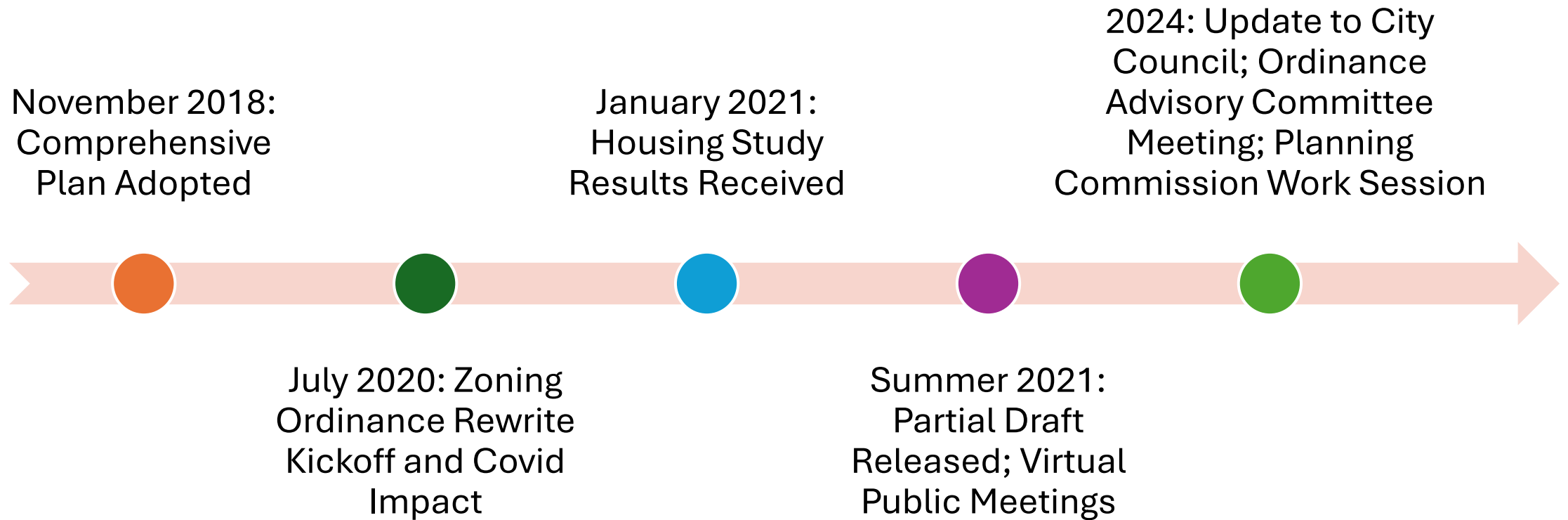
- List of current Ordinance Advisory Committee members

List of current Ordinance Advisory Committee (OAC) members

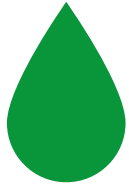
1. Richard Baugh
2. Nathan Blackwell
3. Gil Colman
4. Nadia Dames
5. Laura Dent
6. Brent Finnegan
7. Deb Fitzgerald
8. Charles Hendricks
9. Barry Kelley
10. Matthew Phillippi
11. Monica Robinson
12. Henry Way
13. Kathy Whitten
14. Dave Wiens

Zoning Ordinance Update

Project Context and Public Engagement



Departmental Review



Infrastructure capacity

Risk of growth outpacing water supply and school capacity



Public process

Large developments would move forward without community input



Neighborhood stability

Potential pressure for modestly priced homes to redevelop

Refocus: Fixing the Foundation

Improve Structure

- Focus on user experience
- Detailed Development Procedures

Modernize Language

- New Definitions
- Simpler, Consistent Language
- Less Reliance on Interpretation

Align the Zoning Map

- Replace All Zoning Districts

Next Phase

- Public Education
- Public Input
- Consider Further Reforms

User Friendly Format

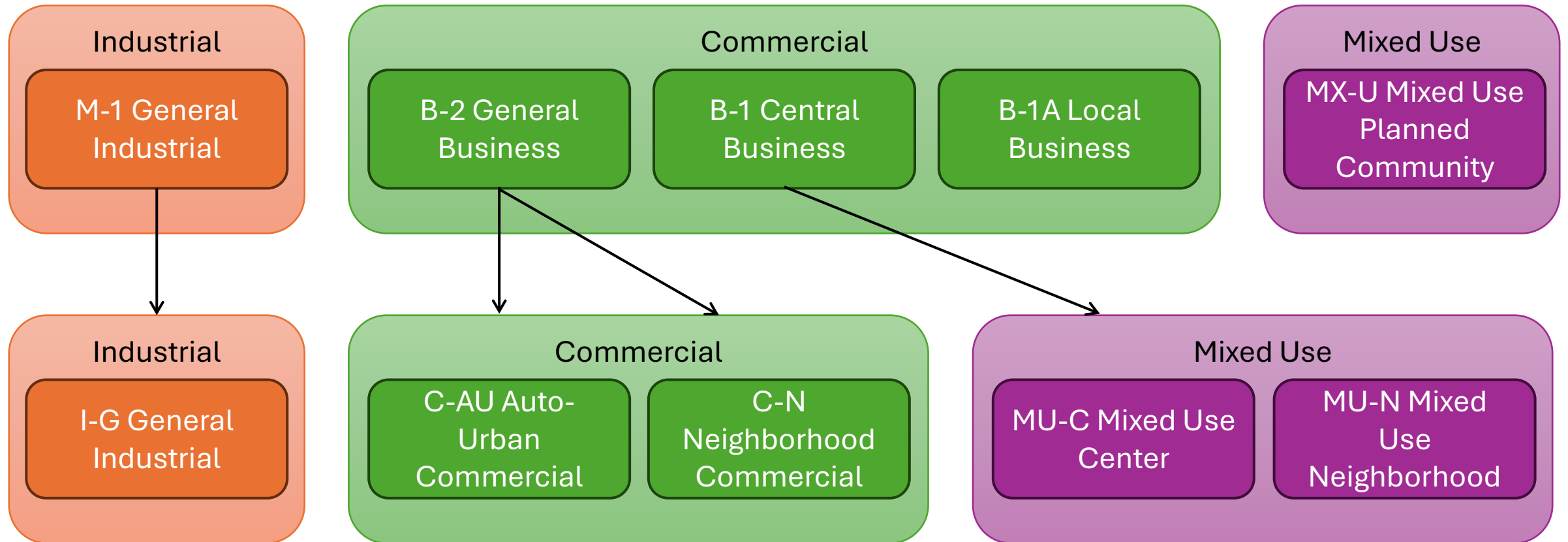
Current R-1 Uses Permitted By Right

- (1) Owner-occupied single-family dwellings, which may include rental of space for occupancy by not more than two (2) persons, providing such rental space does not include new kitchen facilities.
- (2) Nonowner-occupied single-family dwellings, which may include rental of space for occupancy by not more than one (1) person, providing such rental space does not include new kitchen facilities.
- (3) Home occupations, as defined.
- (4) Churches or other places of worship; provided, that any building shall be located at least fifty (50) feet from any adjoining property line, including right-of-way lines.
- (5) Public schools or a private school having a function substantially the same as a public school; provided, that any building shall be located at least fifty (50) feet from any adjoining property line, including right-of-way lines.
- (6) Other governmental uses, such as community centers, parks and playgrounds; provided, that any new building shall be located at least fifty (50) feet from any adjoining property line, including right-of-way lines.
- (7) Accessory buildings and uses clearly incidental to the above. (Refer to section 10-3-114, Accessory Buildings.)
- (8) Public uses.
- (9) Small cell facilities. Wireless telecommunications facilities are further regulated by Article CC.
- (10) Homestays, as further regulated by Article DD.

Example Use Table

Use	R-NR	R-TN	R-AC	R-GC	Standards
RESIDENTIAL USE GROUP					
<i>HOUSEHOLD LIVING</i>					
Single-Family Detached	P	P			Section 10-3-30
Single-Family Attached	S	P	P		Section 10-3-30
Duplex	S	P			Section 10-3-30
Triplex/Quadplex		S		P	Section 10-3-30
Townhouse		S	P		Sections 10-3-30, 10-3-34
Apartment		S		P/S	Sections 10-3-30, 10-3-33
<i>GROUP LIVING</i>					
Boarding or Rooming House	S	S			
Recovery Residence (More than 8)	S	S	S	S	
<i>RESIDENTIAL ACCESSORY USES</i>					
Homestay	P	P	P	P	Section 10-3-35
Home Day Care, Small	P	P	P	P	
Home Day Care, Large	S	S	S	S	
Home Occupation	P	P	P	P	Section 10-3-27

Non-Residential Districts



Residential Districts

Existing

Conventional

- R-1 Single-Family Residential
- R-2 Residential
- R-3 Multiple Dwelling Residential
- R-3 Medium Density Residential
- R-5 High Density Residential
- R-8 Small Lot Residential
- UR Urban Residential

Master Plan

- R-4 Planned Unit Residential
- R-6 Low Density Mixed Residential
- R-7 Medium Density Mixed Residential

Manufactured Housing

- MH-1 Manufactured Home Park
- MH-2 Manufactured Home Subdivision

Overlays

- R-P Residential Professional

Proposed

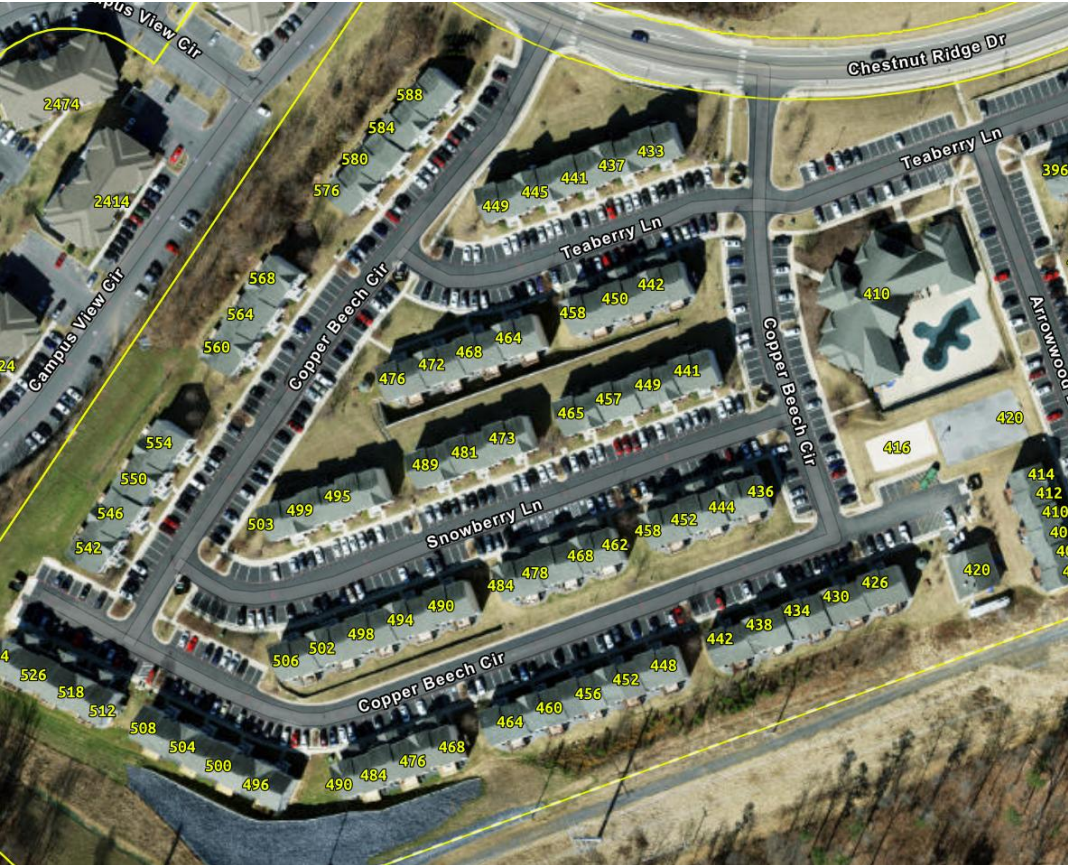
Apartment
Communities

Townhouse
Communities

Traditional
Neighborhoods

Single-Family
Neighborhoods

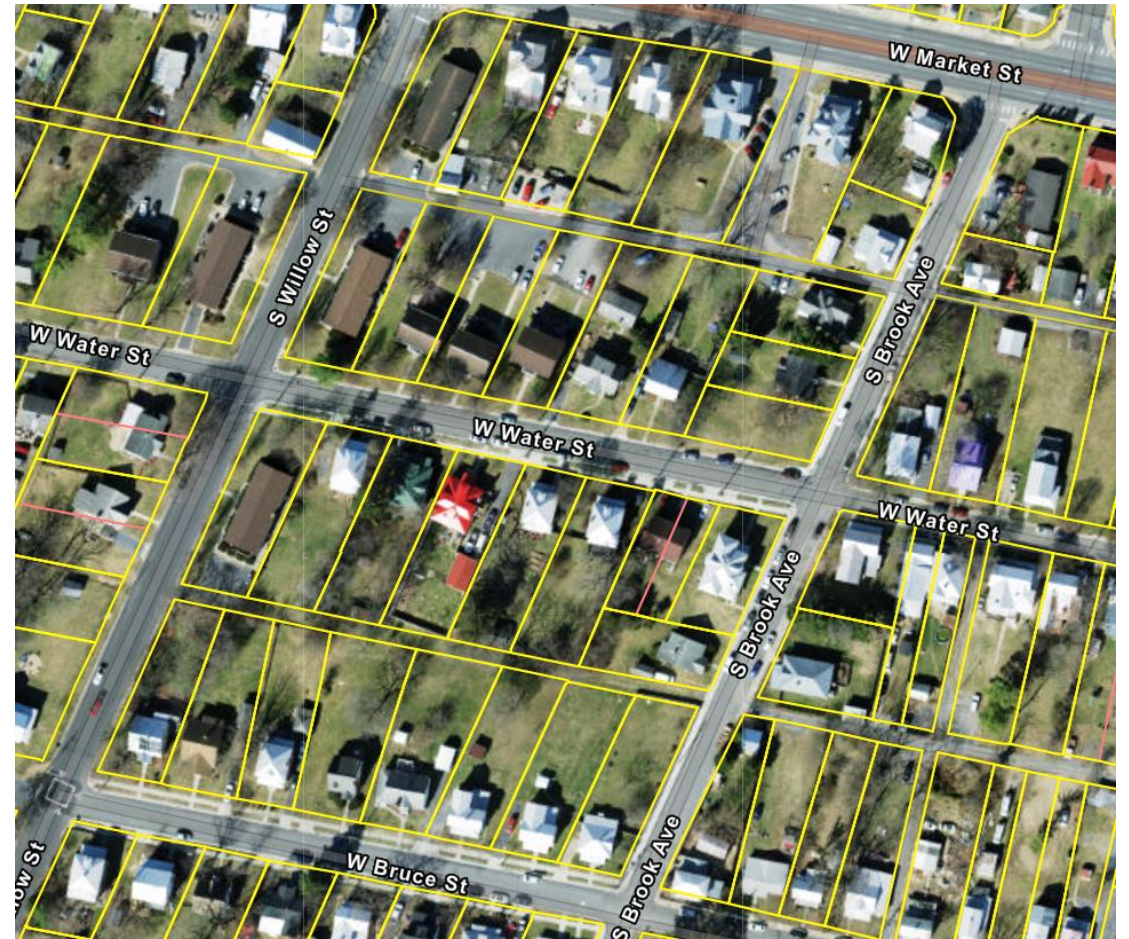
Townhouse and Apartment Communities



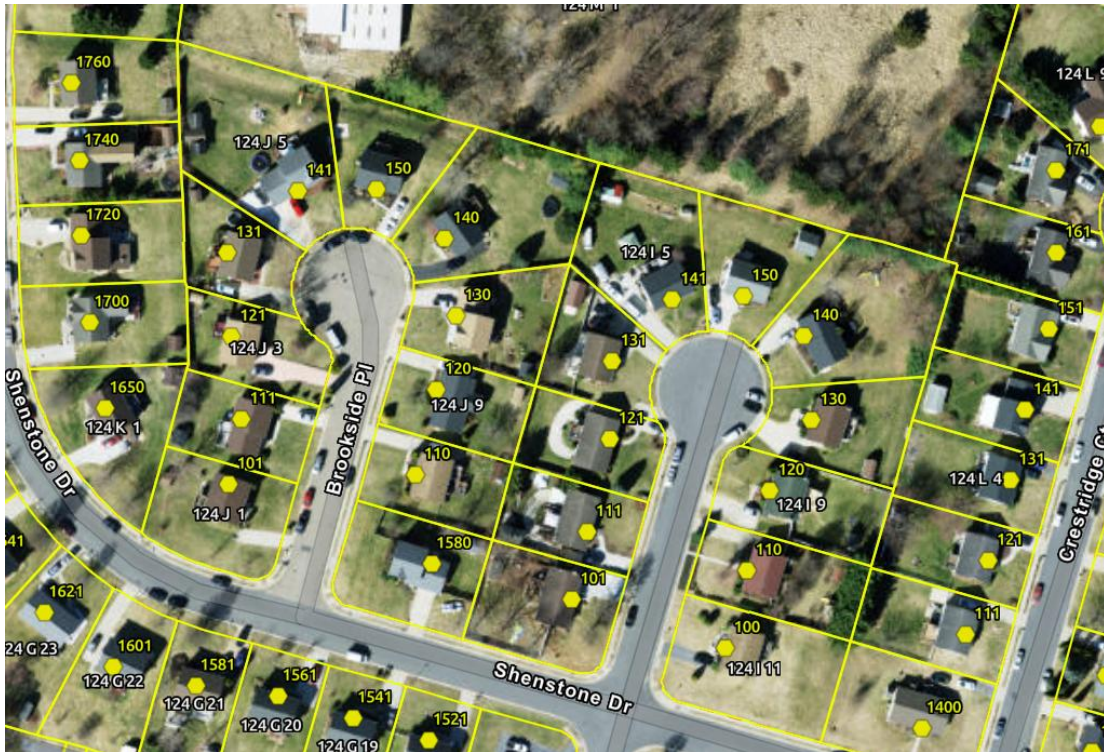
New Residential Districts

Traditional Neighborhood

- Mixture of existing housing types
- Typically older
- Often on a grid
- May have alleys for rear access
- Narrower lots
- Single-family homes and duplexes by right
- Townhomes and apartments by special exception



New Residential Districts



Single-Family Neighborhoods

- ~100% single-family homes
- Rarely on a grid
- More likely to have winding roads
- Individual front-loading driveway for every lot
- Single-family homes by right
- Duplexes by special exception
- July 1, 2027: Accessory Dwelling Units

What Comes Next?

Improve Structure

- Focus on user experience
- Detailed Development Procedures

Modernize Language

- New Definitions
- Simpler, Consistent Language
- Less Reliance on Interpretation

Align the Zoning Map

- Replace All Zoning Districts

Next Phase

- Public Education
- Public Input
- Consider Further Reforms

Project Schedule

This Week: Update
to City Council and
Planning Commission

Fall 2026: Present
to Planning Commission
and City Council

Future:
Consider Further Reforms
Update the Comprehensive Plan



Summer 2026:
Planning Commission
Work sessions
and Public
Engagement

Early 2027:
Implement new Zoning
Ordinance

Ordinance Advisory Committee and Planning Commission

Staff Recommendation

Endorse staff's recommended approach, including disbanding the Ordinance Advisory Committee and using the Planning Commission as the primary review body for the Zoning Ordinance Update



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Legislation Text

File #: ORD 26-006, **Version:** 1

Subject:

Consider adopting the Fiscal Year 2026-2027 budget and approving the Appropriation Ordinance

Presented By: City Staff

The proposed Fiscal Year 2026-2027 budget was presented to City Council at its April 14, 2026 meeting and the public hearing was held at its April 28, 2026 meeting. The budget must be approved by May 31, 2026.



May 12, 2026 City Council Meeting

Title

Consider adopting the Fiscal Year 2026-2027 budget by approving the Appropriation Ordinance — Larry Propst, Department of Finance

Summary

The proposed Fiscal Year 2026-2027 budget was presented to City Council at its April 14, 2026 meeting and a public hearing was held at its April 28, 2026 meeting. The budget must be approved by May 31, 2026.

Recommendation

Option 1. Approve the Appropriation Ordinance

Fiscal Impact

N/A.

Context & Analysis

The proposed Fiscal Year 2026-2027 budget will become effective July 1, 2026.

Options

1. Approve the Appropriation Ordinance
2. Approve the Appropriation Ordinance with changes
3. Do not approve the Appropriation Ordinance

Attachments

1. Appropriation Ordinance
2. Civic and Community Organizations

**APPROPRIATION ORDINANCE
OF THE CITY OF HARRISONBURG, VIRGINIA
For the Fiscal Year Ending June 30, 2027**

AN ORDINANCE MAKING APPROPRIATION OF SUMS OF MONEY FOR NECESSARY EXPENDITURES TO THE CITY OF HARRISONBURG, VIRGINIA, FOR THE FISCAL YEAR ENDING JUNE 30, 2027. TO PRESCRIBE THE TERMS, CONDITIONS, AND PROVISIONS WITH RESPECT TO THE ITEMS OF APPROPRIATION AND THEIR PAYMENTS; AND TO REPEAL ALL ORDINANCES WHOLLY IN CONFLICT WITH THIS ORDINANCE, AND ALL PARTS OF ORDINANCES INCONSISTENT WITH THIS ORDINANCE TO THE EXTENT OF SUCH INCONSISTENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HARRISONBURG, VIRGINIA:

SECTION I - GENERAL FUND (1000)

That the following sums of money be and the same hereby are appropriated for the purposes herein specified in this section for the fiscal year ending June 30, 2027:

	General Government Administration:		
110111	City Council	\$	372,280
120111	City Manager		903,874
120211	Communications		566,654
120411	City Attorney		474,299
120511	Human Resources		1,080,239
120811	Independent Auditor		29,510
120912	Commissioner of Revenue		765,842
121012	Assessor		494,238
121112	Equalization Board		3,300
121313	Treasurer		942,227
121511	Finance		1,094,847
122011	Information Technology		3,157,105
122211	Purchasing		259,106
130114	Office of Elections		731,942
	Subtotal	\$	<u>10,875,463</u>
	Public Safety:		
310131	Police Administration	\$	6,168,706
310231	Police Operations		7,311,540
310331	Police Criminal Investigation		2,527,284
310631	Police Special Operations		2,513,942
310731	Police Grants		690,585
320132	Fire Administration		1,564,113

Public Safety (Continued):

320232	Fire Suppression	11,653,640
320332	Fire Prevention	1,048,228
320432	Fire Training	423,738
330231	Court Appointed Attorney	25,000
330531	Regional Juvenile Center (SVJC)	315,100
330731	Regional Jail (MRRJ)	1,835,524
340121	Building Inspection	1,199,801
350131	Animal Control	200,249
350511	Animal Control (SPCA)	599,000
350532	Emergency Management	211,249
350932	Community Paramedic	232,404
360241	Public Safety Building	781,008
	Subtotal	<u>\$ 39,301,111</u>

Public Works:

410121	General Engineering	\$ 1,043,222
410141	Public Works Administration	2,192,553
410241	Highway and Street Maintenance	5,591,845
410341	Public Works Grants	83,262
410441	Street Lights	536,300
410541	Snow and Ice Removal	287,805
410741	Traffic Engineering	2,344,959
410841	Highway and Street Beautification	1,042,249
410941	Downtown Parking Maintenance	175,380
420241	Street and Road Cleaning	506,699
430241	General Properties	613,352
430641	Navigation Center Facility	97,765
	Subtotal	<u>\$ 14,515,391</u>

Health and Welfare:

510111	Local Health Department	\$ 370,463
520511	Community Services Board	1,243,213
530611	Tax Relief for the Elderly/Disabled Veterans	390,000
530911	Navigation Center	150,000
	Subtotal	<u>\$ 2,153,676</u>

Parks, Recreation and Cultural:

710171	Parks Administration	\$ 983,187
710271	Parks	1,965,652
710371	Field Maintenance	572,227
710471	Community Activity Center	638,643
710571	Special Events and Programs	907,718
710671	Simms Recreation Center	632,227

Parks, Recreation and Cultural (Continued):

710771	Aquatics	1,097,587
710871	Athletics	680,984
730171	Golf Course	1,205,771
750511	Regional Library (MRL)	731,596
	Subtotal	<u>\$ 9,415,592</u>

Planning and community development:

810121	Planning	\$ 460,560
810221	Zoning Administration	408,793
810421	Board of Zoning Appeals	8,074
810521	Economic Development	889,074
810821	Tourism and Visitors Services	593,142
820241	Blacks Run Greenway	109,632
	Subtotal	<u>\$ 2,469,275</u>

Other:

910411	Community and Civic Organizations	\$ 1,138,897
910511	Joint Operations with Rockingham County	16,431,960
910811	Conference Center (SVCC)	1,300,000
940111	Reserve for Contingencies	225,000
980142	Debt Service	20,064,544
990111	Transfers to Other Funds	56,998,215
	Subtotal	<u>\$ 96,158,616</u>

Total Appropriation \$ 174,889,124

To be provided for from the following estimated revenues:

31000	Amount from Fund Balance	\$ 3,918,230
31000	Amount from Fund Balance (Community Paramedic)	159,700
31100	General Property Taxes	83,528,000
31200	Other Local Taxes	59,390,400
31300	Permits, Privilege Fees and Regulatory Fees	567,950
31400	Fines and Forfeitures	565,000
31500	Use of Money and Property	2,075,000
31600	Charges for Services	1,917,700
31800	Miscellaneous	6,085,000
31900	Recovered Costs	924,581
32000	State Revenue	13,172,033
33000	Federal Revenue	253,300
34000	Nonrevenue Receipts	45,630
34200	Transfers from Other Funds	2,286,600
	Total Revenue	<u><u>\$ 174,889,124</u></u>

SECTION II - SCHOOL FUND (1111)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

40610	Instruction	\$ 99,895,944
40620	Administration, Attendance and Health Services	7,036,243
40630	Pupil Transportation	6,728,020
40640	Operations and Maintenance	9,371,870
40670	Debt Services	168,500
40680	Technology	<u>6,346,565</u>
	Total Appropriation	<u><u>\$ 129,547,142</u></u>

To be provided for from the following estimated revenues:

31600	Charges for Services	\$ 635,398
32000	State Revenue	76,349,005
33000	Federal Revenue	3,820,434
34200	Transfers from Other Funds	<u>48,742,305</u>
	Total Revenue	<u><u>\$ 129,547,142</u></u>

SECTION III – SCHOOL NUTRITION FUND (1114)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

40650	Food Service	\$ 7,238,067
40680	Technology	<u>41,000</u>
	Total Appropriation	<u><u>\$ 7,279,067</u></u>

To be provided for from the following estimated revenues:

31000	Amount from Fund Balance	\$ 326,017
31600	Charges for Services	185,000
32000	State Revenue	206,125
33000	Federal Revenue	<u>6,561,925</u>
	Total Revenue	<u><u>\$ 7,279,067</u></u>

SECTION IV – EMERGENCY COMMUNICATIONS CENTER FUND (1116)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

321132	Emergency Communications Center	\$	9,012,864
321432	Computer Aided Dispatch (CAD)		1,343,299
321832	Debt Service		113,987
321932	Transfers to Other Funds		<u>1,255,000</u>
	Total Appropriation	\$	<u><u>11,725,150</u></u>

To be provided for from the following estimated revenues:

31000	Amount from Fund Balance	\$	1,445,000
31500	Use of Money and Property		270,000
31800	Miscellaneous		4,358,470
31900	Recovered Costs		600,000
32000	State Revenue		781,000
33000	Federal Revenue		90,000
34200	Transfers from Other Funds		<u>4,180,680</u>
	Total Revenue	\$	<u><u>11,725,150</u></u>

SECTION V – COMMUNITY DEVELOPMENT BLOCK GRANT FUND (1117)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

810721	Community Development Block Grant	\$	<u>490,000</u>
	Total Appropriation	\$	<u><u>490,000</u></u>

To be provided for from the following estimated revenues:

33000	Federal Revenue	\$	<u>490,000</u>
	Total Revenue	\$	<u><u>490,000</u></u>

SECTION VI - SCHOOL TRANSPORTATION FUND (1118)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

622081	School Buses	\$ 6,334,268
632081	Field Trips and Charters	269,984
662081	Administration	773,007
682081	Debt Service	2,641
692081	Transfers to Other Funds	<u>315,000</u>
	Total Appropriation	\$ <u>7,694,900</u>

To be provided for from the following estimated revenues:

31000	Amount from Fund Balance	\$ 1,232,500
31500	Use of Money and Property	25,000
31600	Charges for Services	6,422,400
31800	Miscellaneous	<u>15,000</u>
	Total Revenue	\$ <u>7,694,900</u>

SECTION VII – GENERAL CAPITAL PROJECTS FUND (1310)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

910141	Capital Projects (Public Works)	\$ 14,814,635
910171	Capital Projects (Parks & Recreation)	<u>675,000</u>
	Total Appropriation	\$ <u>15,489,635</u>

To be provided for from the following estimated revenues:

33000	Federal Revenue	\$ 12,714,405
34200	Transfers from Other Funds	<u>2,775,230</u>
	Total Revenue	\$ <u>15,489,635</u>

SECTION VIII – ECC CAPITAL PROJECTS FUND (1316)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

910132	Capital Projects	\$ <u>1,200,000</u>
	Total Appropriation	\$ <u><u>1,200,000</u></u>

To be provided for from the following estimated revenues:

34200	Transfers from Other Funds	\$ <u>1,200,000</u>
	Total Revenue	\$ <u><u>1,200,000</u></u>

SECTION IX - WATER CAPITAL PROJECTS FUND (1321)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

910161	Capital Projects	\$ <u>2,599,300</u>
	Total Appropriation	\$ <u><u>2,599,300</u></u>

To be provided for from the following estimated revenues:

34200	Transfers from Other Funds	\$ <u>2,599,300</u>
	Total Revenue	\$ <u><u>2,599,300</u></u>

SECTION X – SEWER CAPITAL PROJECTS FUND (1322)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

911161	Capital Projects	\$ <u>1,094,600</u>
	Total Appropriation	\$ <u><u>1,094,600</u></u>

To be provided for from the following estimated revenues:

34200	Transfers from Other Funds	\$ <u>1,094,600</u>
	Total Revenue	\$ <u><u>1,094,600</u></u>

SECTION XI – STORMWATER CAPITAL PROJECTS FUND (1328)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

910541	Capital Projects	\$ <u>1,417,800</u>
	Total Appropriation	\$ <u><u>1,417,800</u></u>

To be provided for from the following estimated revenues:

34200	Transfers from Other Funds	\$ <u>1,417,800</u>
	Total Revenue	\$ <u><u>1,417,800</u></u>

SECTION XII - WATER FUND (2011)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

312061	Administration	\$ 918,889
322061	Pumping, Storage and Monitoring	1,086,055
332061	Transmission and Distribution	1,386,150
342061	Utility Billing	905,316
352061	Miscellaneous	2,732,140
362061	Purification	2,004,474
372061	Capital Outlay	490,000
382061	Debt Service	3,257,536
392061	Transfers to Other Funds	<u>3,703,480</u>
	Total Appropriation	\$ <u><u>16,484,040</u></u>

To be provided for from the following estimated revenues:

31000	Amount from Fund Balance	\$ 825,000
31300	Permits, Privilege Fees and Regulatory Fees	200,000
31500	Use of Money and Property	200,000
31600	Charges for Services	13,324,140
31800	Miscellaneous	1,000
31900	Recovered Costs	10,000
34300	Intrafund Transfers	<u>1,923,900</u>
	Total Revenue	\$ <u><u>16,484,040</u></u>

SECTION XIII - SEWER FUND (2012)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

412061	Administration	\$ 1,113,359
422061	Treatment and Disposal	5,464,000
432061	Collection and Transmission	1,435,720
442061	Miscellaneous	1,888,340
452061	Utility Billing	1,034,541
462061	Pumping and Monitoring	463,760
472061	Capital Outlay	389,000
482061	Debt Service	2,695,000
492061	Transfers to Other Funds	2,078,260
	Total Appropriation	\$ <u>16,561,980</u>

To be provided for from the following estimated revenues:

31000	Amount from Fund Balance	\$ 795,000
31300	Permits, Privilege Fees and Regulatory Fees	100,000
31500	Use of Money and Property	150,000
31600	Charges for Services	14,164,780
31800	Miscellaneous	1,000
31900	Recovered Costs	39,000
34300	Intrafund Transfers	1,312,200
	Total Revenue	\$ <u>16,561,980</u>

SECTION XIV - PUBLIC TRANSPORTATION FUND (2013)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

812081	Transit Buses	\$ 7,060,143
852081	Paratransit Buses	1,635,256
862081	Administration	1,092,213
872081	Capital Outlay	1,380,000
882081	Debt service	3,772
892081	Transfers to Other Funds	200,000
	Total Appropriation	\$ <u>11,371,384</u>

To be provided for from the following estimated revenues:

31500	Use of Money and Property	\$	60,000
31600	Charges for Services		3,004,945
31900	Recovered Costs		133,719
32000	State Revenue		2,384,480
33000	Federal Revenue		4,538,240
34200	Transfers from Other Funds		<u>1,250,000</u>
	Total Revenue	\$	<u><u>11,371,384</u></u>

SECTION XV – SANITATION FUND (2014)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

922041	Solid Waste Collection	\$	2,526,298
932042	Landfill		253,546
962042	Solid Waste Management		843,796
972043	Capital Outlay		275,000
992042	Transfers to Other Funds		<u>148,400</u>
	Total Appropriation	\$	<u><u>4,047,040</u></u>

To be provided for from the following estimated revenues:

31010	Use of Fund Balance	\$	35,000
31500	Use of Money and Property		35,000
31600	Charges for Services		<u>3,977,040</u>
	Total Revenue	\$	<u><u>4,047,040</u></u>

SECTION XVI – BUSINESS LOAN PROGRAM FUND (2017)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

850521	Revolving Loan Program	\$ <u>100,000</u>
	Total Appropriation	\$ <u><u>100,000</u></u>

To be provided for from the following estimated revenues:

31000	Amount from Fund Balance	\$ 89,530
31500	Use of Money and Property	650
31800	Miscellaneous	<u>9,820</u>
	Total Revenue	\$ <u><u>100,000</u></u>

SECTION XVII - STORMWATER FUND (2018)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

452041	Stormwater Management	\$ 1,050,020
472041	Capital Outlay	306,900
492041	Transfers to Other Funds	<u>954,200</u>
	Total Appropriation	\$ <u><u>2,311,120</u></u>

To be provided for from the following estimated revenues:

31500	Use of Money and Property	\$ 16,000
31600	Charges for Services	<u>2,295,120</u>
	Total Revenue	\$ <u><u>2,311,120</u></u>

SECTION XVIII - CENTRAL GARAGE FUND (2111)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

612141	Operating	\$ 2,451,508
662141	Administration	247,310
672141	Capital Outlay	80,000
682141	Debt Service	1,132
692141	Transfers to Other Funds	<u>135,000</u>
	Total Appropriation	\$ <u><u>2,914,950</u></u>

To be provided for from the following estimated revenues:

31000	Amount from Fund Balance	\$ 215,000
31500	Use of Money and Property	10,000
31600	Charges for Services	2,687,450
31800	Miscellaneous	1,000
31900	Recovered Costs	<u>1,500</u>
	Total Revenue	\$ <u><u>2,914,950</u></u>

SECTION XIX - CENTRAL STORES FUND (2112)

That the following sums of money be and the same hereby are appropriated for the purposes specified in this section for the fiscal year ending June 30, 2027:

712141	Operating	\$ 239,040
772141	Capital Outlay	<u>2,000</u>
	Total Appropriation	\$ <u><u>241,040</u></u>

To be provided for from the following estimated revenues:

34200	Transfers from Other Funds	<u>\$ 241,040</u>
	Total Revenue	\$ <u><u>241,040</u></u>

RECAPITULATION

Section I	General Fund	\$ 174,889,124
Section II	School Fund	129,547,142
Section III	School Nutrition Fund	7,279,067
Section IV	Emergency Communications Center (ECC) Fund	11,725,150
Section V	Community Development Block Grant Fund	490,000
Section VI	School Transportation Fund	7,694,900
Section VII	General Capital Projects Fund	15,489,635
Section VIII	ECC Capital Projects Fund	1,200,000
Section IX	Water Capital Projects Fund	2,599,300
Section X	Sewer Capital Projects Fund	1,094,600
Section XI	Stormwater Capital Projects Fund	1,417,800
Section XII	Water Fund	16,484,040
Section XIII	Sewer Fund	16,561,980
Section XIV	Public Transportation Fund	11,371,384
Section XV	Sanitation Fund	4,047,040
Section XVI	Business Loan Program Fund	100,000
Section XVII	Stormwater Fund	2,311,120
Section XVIII	Central Garage Fund	2,914,950
Section XIX	Central Stores Fund	241,040
TOTAL APPROPRIATIONS		\$ <u>407,458,272</u>

All of the monies appropriated as shown by the contained items in Sections I through XIX are appropriated upon the terms, conditions and provisions herein before set forth in connection with said items and those set forth in this section and in accordance with the provisions of the official code of the City of Harrisonburg, Virginia, Edition 1979, now in effect or hereafter adopted or amended, relating hereto.

That the rate of taxation of Real Estate and Manufactured Homes as defined in Section 36-85.3, of the Code of Virginia, 1950, as amended, be fixed at One Dollar and One Cents (\$1.01) on each one hundred dollars (\$100) assessed valuation for fiscal year 2026-2027; and that the rate of taxation on tangible Personal Property (including business vehicles but exclusive of for-hire vehicles) as defined by Article 1 of Chapter 35 of Title 58.1 of the Code of Virginia, be fixed at Three Dollars and Forty-Five Cents (\$3.45) on each one hundred dollars (\$100) assessed valuation for fiscal year 2026-2027 except for the rate on business personal property be fixed at Two Dollars and Twelve Cents (\$2.12) on each one hundred dollars (\$100) assessed valuation for fiscal year 2026-2027; and that the rate of taxation on Machinery and Tools as defined by Article 2 of Chapter 35 of Title 58.1, of the Code of Virginia, be fixed at Two Dollars and Twelve Cents (\$2.12) on each one hundred dollars (\$100) assessed valuation for fiscal year 2026-2027. Real estate taxes are collectible one half on or before December 5, 2026 and one half on or before June 5, 2027. Tangible personal property taxes, manufactured homes taxes and machinery and tools taxes are collectible on or before December 5, 2026. It is expressly provided that the provisions of this Ordinance shall not apply to household goods and personal effects as enumerated in Section 58.1-3504 of said Code, if such goods and effects be owned and used by an individual or by a family or household incident to maintaining an abode, which goods and effects are hereby declared wholly exempt from taxation.

That the rate of fee or service charge imposed on Real Estate property exempt from regular taxation shall be twenty percent (20%) of the real estate tax rate levied by the City Council in the above paragraph, which applies to the real estate for which the City furnished police and fire protection and for the collection and disposal of refuse, and where such real estate is exempt from taxation under Sections 58.1-3606 through 58.1-3608 of the Code of Virginia. Pursuant to Section 58.1-3400 through 58.1-3407 Code of Virginia, as amended, rate of service charge shall be Twenty and Two Tenths Cents (\$0.202) on each one hundred dollars (\$100) of assessed valuation for fiscal year 2026-2027 and are collectible one half on or before December 5, 2026 and one half on or before June 5, 2027. The above service charge shall apply to all real property except those specifically exempted from the service charge as provided in such section. (Such as property owned by the Commonwealth, hospitals, cemeteries, churches, etc.)

As directed by the City Manager, up to \$518,000 shall be closed out and transferred from the School Capital Projects Fund (1311-910114-48759) to reimburse the General Fund for providing startup funding to the School Board for a new Career and Technical Education Program. Up to \$500,000 shall be closed out and transferred from the General Capital Projects Fund (1310-910141-48743) to reimburse the General Fund for preliminary debt service expenditures associated with renovations to the old municipal building.

That any budgeted project in the various capital project funds or any budgeted amounts in other funds, for which funds will not be received (i.e. grants or other intergovernmental revenue) or borrowed as anticipated, may have the appropriation reduced by the amount(s) not received or borrowed as directed by the City Manager.

All ordinances or parts of ordinances inconsistent with the provisions of this ordinance be and the same are hereby repealed.

This ordinance shall become effective July 1, 2026.

Given under my hand this _____ day of _____, 2026.

CITY CLERK

MAYOR

FY 2027 Civic and Community Organization Grant

\$400,000 Allocation

Organization	2025-2026 Award	2026-2027 Request	Amount Recommended
Able Solutions, Inc.	\$1,478	\$25,116	\$6,279
Act One Theater Company	N/A	\$5,000	\$500
Adagio House	\$10,000	\$25,000	\$6,250
Arc of Harrisonburg and Rockingham Inc	\$10,000	\$20,000	\$17,000
Arts Council of the Valley	\$15,000	\$14,078	\$3,520
Big Brothers Big Sisters of Harrisonburg - Rockingham County, Inc.	\$18,750	\$25,000	\$15,000
Blue Ridge CASA for Children	\$11,250	\$11,500	\$6,900
Blue Ridge Free Clinic	\$480	\$4,800	\$1,200
Blue Ridge Legal Services, Inc.	\$16,443	\$21,924	\$18,636
Boys & Girls Club of Harrisonburg and Rockingham County	\$22,500	\$25,899	\$22,015
Brain Injury Connections of the Shenandoah Valley	\$9,600	\$16,000	\$13,600
Bridge of Hope Harrisonburg Rockingham	\$12,884	\$17,429	\$14,815
Central Valley Habitat for Humanity	N/A	\$20,000	\$2,000
Church World Service	\$11,250	\$30,000	\$18,000
Collins Center and Child Advocacy Center	\$15,075	\$25,000	\$15,000
Community Counseling Center	\$6,000	\$15,000	\$3,750
Explore More Discovery Museum	\$18,750	\$25,000	\$21,250
Fairfield Center	N/A	\$20,000	\$5,000
Family Life Resource Center Inc	N/A	\$4,900	\$490
First Step: A Response to Domestic Violence	\$18,750	\$25,000	\$21,250
Foundation for Rehabilitation Equipment & Endowment	N/A	\$4,850	\$485
Harrisonburg Dance Cooperative	\$400	\$1,000	\$100
Harrisonburg Rockingham Child Day Care Center	\$18,750	\$30,000	\$25,500
Healthy Community Health Center	\$3,000	\$30,000	\$7,500
Mercy House, Inc	\$22,500	\$30,000	\$25,500
New Community Project/Vine & Fig	N/A	\$19,325	\$1,933
New Creation VA	\$500	\$25,000	\$15,000
NewBridges Immigrant Resource Center	\$14,835	\$18,754	\$11,253
OASIS	\$450	\$3,600	\$0
On the Road Collaborative	\$20,370	\$27,418	\$23,306
Our Community Place	\$18,415	\$19,750	\$4,938
People Helping People	\$500	\$15,600	\$1,560
Rocktown History	\$495	\$4,925	\$1,232
Rocktown House of Music Scholarships	N/A	\$4,928	\$493
Salvation Army	\$3,000	\$10,000	\$1,000
Second Home Learning Center	\$15,000	\$21,000	\$17,850
Shenandoah Housing Corp	N/A	\$30,000	\$3,000
Shenandoah Valley Scholars Latino Initiative Inc	N/A	\$13,847	\$1,385
Skyline Literacy	\$14,250	\$12,900	\$10,965
Strength In Peers, Inc.	\$4,200	\$15,000	\$3,750
United Way of Central Shenandoah Valley	\$1,500	\$20,000	\$2,000
Valley Associates for Independent Living	\$2,000	\$6,000	\$5,100
Valley Program for Aging Services	\$15,000	\$20,000	\$5,000
Village to Village	\$2,000	\$5,000	\$1,250
Way to Go, Inc.	\$9,480	\$24,284	\$14,571
Welcoming Harrisonburg Council	N/A	\$3,000	\$750
Youth Popular Culture Institute, Inc,	\$2,000	\$20,000	\$2,000
TOTAL		\$812,827	\$399,876



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Legislation Text

File #: ID 26-111, **Version:** 1

Subject:

Consider nominations for the Virginia Municipal League (VML) Policy Committees 2026

Presented By: Pamela Ulmer, City Clerk

The Virginia Municipal League (VML) is seeking nominations for the 2026 VML Policy Committee Appointments. For 2025 it was the following: Community and Economic Development - Council Member Robinson; Finance - None; General Laws - Attorney Chris Brown; Human Development & Education - Council Member Alsaadun; and Infrastructure (transportation and environment/natural resource) - Vice Mayor Fleming and Council Member Dent.

At the April 14, 2026 Council meeting it was decided to wait to finalize the nominations until Mayor Reed was able to partake in the discussion.

VML's Policy Committee Process

Each year the Virginia Municipal League convenes policy committees to involve members in the development of policy statements to guide the League staff and members through the coming year.

Policy committees give members an opportunity to hear from subject matter experts on issues of interest and to talk with colleagues from VML's member localities about issues of common concern.

Policy committees also help develop potential positions for inclusion in VML's Legislative Program by looking at issues referred to the committee by the Legislative Committee and providing input to that Committee.

The policy committees meet once during the year, typically in late July. Meetings will be held on Zoom.

FAQs about policy committees

What is the role of the policy committees?

Policy committees receive briefings on select statewide issues, consider additions and updates to the policy statement, and develop legislative recommendations for the Legislative Committee to consider.

How are policy committees appointed?

Policy committee membership consists of elected, appointed officials and senior staff/department heads of full-member local governments. Nomination information is sent in the spring to each locality, and each local government determines which of its officials/staff will be nominated for each of the five policy committees. Each local government may nominate up to two people per policy committee, at least one of whom must be a governing body member.

What are the benefits of serving on a policy committee?

VML policy committees offer members an opportunity to learn about current and emerging statewide issues affecting local governments, to develop through policy statements the broad philosophical framework that guides the league, and to network with local officials with similar policy interests.

How many policy committees are there?

There are five policy committees: 1) community and economic development; 2) finance; 3) general laws; 4) human development and education; and 5) infrastructure (addressing transportation and natural resources issues).

What issues does each policy committee cover?

- **Community & Economic Development:** Authority, administration, and funding of the full range of community and economic development issues, including business development and retention, international competitiveness, infrastructure development and investment, planning, land use and zoning, blight, enterprise zones, housing, workforce development and historic preservation.

- **Finance:** Powers, organization, and administration of local government financing, including taxing authority, debt financing, state aid to local governments and state and federal policies affecting local finance issues.
- **General Laws:** Powers, duties, responsibilities, organization, and administration of local governments, including state-local and interlocal relations, conflicts-of-interest, freedom-of-information, information management, personnel, telecommunications, utilities, and law and courts issues.
- **Human Development and Education:** Management and funding of human services including social services, behavioral health, CSA, juvenile justice, jails, health, and prek-12 public education.
- **Infrastructure:** Development, management, maintenance, and funding of environmental programs including water resources and quality, air quality, and waste management as well as transportation system management and funding.

What is a policy statement?

Each policy committee develops a policy statement that covers issues in its respective area. The policy statement expresses the views of VML's membership on matters of interest to local governments. The statement generally addresses broad, long-term, and philosophical positions. The VML membership approves the policy statements at the business meeting held during the VML annual conference.

How do policy statements differ from VML's legislative program?

Policy statements are general and longer-term in nature. They reflect local governments' positions on a range of issues. The Legislative Program addresses specific issues of an immediate nature. It is limited to legislative positions that VML expects to lobby on during the upcoming legislative session.



BETTER COMMUNITIES THROUGH SOUND GOVERNMENT

VML 2026 Policy Committee Nominations

Instructions:

- **Please send your nominations no later than May 15, 2026.**
- Anyone can complete the form, however the person listed as authorizing the nominations (as indicated in question #1) must be a local government mayor, chair, manager, or administrator.
- You may nominate as many as two (2) people for each policy committee.
- If you have no nominations, leave the fields blank.

* 1. Name and title of person authorizing the nominations (must be a mayor, chair, manager, or administrator)

* 2. Locality

3. If your clerk's office like to be copied on communications going to policy committee members throughout the year, please include the contact person's information below.

Name	<input type="text"/>
Title	<input type="text"/>
Email	<input type="text"/>

Community & Economic Development Committee

4. Nominee #1 - Community & Economic Development

Name	<input type="text"/>
Title	<input type="text"/>
Email	<input type="text"/>

5. Nominee #2 - Community & Economic Development

Name	<input type="text"/>
Title	<input type="text"/>
Email	<input type="text"/>

Finance Committee

6. Nominee #1 - Finance

Name

Title

Email

7. Nominee #2 - Finance

Name

Title

Email

General Laws Committee

8. Nominee #1 - General Laws

Name

Title

Email

9. Nominee #2 - General Laws

Name

Title

Email

Human Development & Education Committee

10. Nominee #1 - Human Development & Education

Name

Title

Email

11. Nominee #2 - Human Development & Education

Name

Title

Email

Infrastructure Committee (environmental/natural resources, transportation)

12. Nominee #1 - Infrastructure

Name

Title

Email

13. Nominee #2 - Infrastructure

Name

Title

Email

Send me a copy of my responses via email

Done

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VML 2025 Policy Committee Nominations

Please return this form by **May 16** to Keyara Johnson at VML, email: kjohnson@vml.org

Community & Economic Development

Name, Title, Email: Council Member Monica Robinson – Monica.Robinson@harrisonburgva.gov

Name, Title, Email: _____

Finance

Name, Title, Email: none

Name, Title, Email: _____

General Laws

Name, Title, Email: Chris Brown, City Attorney – Chris.Brown@harrisonburgva.gov

Name, Title, Email: _____

Human Development & Education

Name, Title, Email: Council Member Nasser Alsaadun – Nasser.Alsaadun@harrisonburgva.gov

Name, Title, Email: _____

Infrastructure (covers Transportation and Environment/Natural Resources)

Name, Title, Email: Vice Mayor Dany Fleming – Dany.Fleming@harrisonburgva.gov

Name, Title, Email: Council Member Laura Dent – Laura.Dent@harrisonburgva.gov

Signed:  Locality: CITY OF HARRISONBURG
(Mayor/Chair, or Manager/Administrator)

BETTER COMMUNITIES THROUGH SOUND GOVERNMENT

