

**ROCKINGHAM COUNTY  
SPECIAL USE PERMIT APPLICATION**

**CHECKLIST: Before this application can be accepted for processing, the following must be done**

- A. Complete the application in full and sign. (If not landowner, the landowner must also sign).**
- B. Enclose sketch as required in application. The sketch must be to scale and no larger than 8-1/2" x 11"**
- C. Please contact the Zoning Administrator (564-3030) for appointment to review the completed application. If application is not complete, it will not be accepted.**

**FOR OFFICE USE ONLY**

FEE: \_\_\_\_\_

DEADLINE DATE: \_\_\_\_\_

RECEIPT # \_\_\_\_\_

HEARING DATE: \_\_\_\_\_

DATE REC \_\_\_\_\_

TAXES PAID \_\_\_\_\_

SUP # \_\_\_\_\_

APPLICANT: KKB, LLC  
Indicate • owner

MAILING ADDRESS: PO Box 2037 Daytime Phone: (540) 246-1524

<u>Harrisonburg</u>	<u>Virginia</u>	<u>22801</u>	<u>Eric Ottinger</u>
City/Town	State	Zip	Contact Person

PROPERTY ADDRESS: 1728 Port Republic Road, Harrisonburg, VA 22801

EMAIL ADDRESS: eric@hammondasset.com

USE APPLIED FOR: R-3C

1. Special Use Permit for building height in excess of 35' and not to exceed 60' per County Ordinance Section 17-116(c)
2. Special Use Permit for building length in excess of 200' per County Ordinance Section 17-117(d) as amended
3. Special Use Permit for exemption from minimum lot width setback in excess of eighteen (18) units per acre and not to exceed 240 total (project) units per County Ordinance Section 17-117(d), as amended

LOCATION: West side of Port Republic Road, Route # 253 approximately 0 miles/feet  
North of Stone Spring Road Route # 726 in Chris Runion, William Kyger  
Magisterial District, Election District # 4

ACREAGE IN PARCEL: 6.0 +/- ZONING: From A-2 to R-3C TAX MAP NO: 125-(A)-L6, 125-(A)-L6A

ACREAGE IN REQUEST: 6.0 +/-

SIZE AND HEIGHT OF EXISTING OR PROPOSED BUILDING: up to 60 feet tall, 203,000 +/- SF

**REQUIRED INFORMATION**

Section 15.2-2284 of the Code of Virginia states that, "Zoning ordinances and districts shall be drawn and applied with reasonable consideration for the existing use and character of property, the comprehensive plan, the suitability of property for various uses, the trends of growth and change, the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies, the transportation requirements of the community, the requirements for airports, housing, schools, parks,

playgrounds, recreation areas and other public services, the conservation of natural resources, the preservation of flood plains, the preservation of agricultural and forestal land, the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the locality.”

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Please answer the following questions and where required, attach additional information to this application. The information provided will be reviewed by the staff in their analysis of your request. An application for a special use permit shall be considered incomplete when an applicant fails to provide the following required information. Based upon the size, scale, complexity and impact of the proposed use, the zoning administrator may waive or modify certain requirements of this application. Any waivers or modifications shall be expressed in writing by the zoning administrator and shall be provided, by the applicant, as part of this application.

**A. Please indicate the Comprehensive Plan Land Use designation(s) for all tax parcels listed on this application:**

Community Residential \_\_\_\_\_  
Commercial \_\_\_\_\_  
Mixed-Use Center \_\_\_\_\_  
\_\_\_\_\_

**B. How is the proposed use compatible with surrounding uses?**

Addresses the void of new and upper-scale housing in Rockingham County, filling the demand of the transient and young professional demographic desiring greater amenities in an optimal location

\_\_\_\_\_

\_\_\_\_\_

**C. In what ways is the proposed use consistent with the intent of the zoning district?**

The Property is in the UDA located within an Urban Growth Area under the Comprehensive Plan; as designated on the most recent Concept Plan Maps for current development.

\_\_\_\_\_

\_\_\_\_\_

**D. Please indicate method of water supply:**

County Water \_\_\_\_\_  
\_\_\_\_\_

**E. Please indicate method of sewage disposal:**

County Sewer \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*\*If City water and/or sewer are selected, applicant must have full approval by City and County prior to submitting this application.*

**F. Are there any historical features, listed on a national or state registry, located on the property? If so, please provide documentation. no**

**G. Are there any wetlands or sinkholes, as delineated by a professional engineer, located on the property? If so, please provide documentation. no**

**H. Are there any known cemeteries located on the property? no**

**I. Is the property located in the Cross Keys and Port Republic Battlefield Study Area, Core Area, or Field of Fire? no**

**J. Is the property currently in an Agricultural and Forestal District? If so, please indicate which District.**


no

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**If the applicant wishes to offer any conditions for this special use request, please provide a copy of the of those conditions signed by those property owners listed on the deed of ownership.**

**FURNISH ON 8 1/2" X 11 PAPER, ONE (1) COPY OF A DRAWING SHOWING:**

- (1) Size and shape of parcel of land where use or building is to be located.
- (2) Location of use of proposed and/or existing buildings---distance from public highways, from adjoining property.
- (3) Size and shape of proposed and/or existing buildings.
- (4) Access to and from property.
- (5) Relation to street and highway intersections.
- (6) Any planned screening or landscaping.
- (7) Number and location of off-street parking spaces.
- (8) Specify proposed use of area (if not contained in building).



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Applicant Signature



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Landowner's Signature  
(if different from applicant)

**NOTE: ALL APPLICANTS OR LANDOWNERS MUST SIGN THE APPLICATION.**

SPECIAL USE PERMIT APPLICATION (Continued)


NAMES AND COMPLETE MAILING ADDRESSES (INCLUDING HOUSE #, STREET NAME & CITY/TOWN) OF ALL ADJACENT LANDOWNERS, INCLUDING LANDOWNERS ACROSS ANY ROAD. (May use back if necessary.) Names of owners may be found in Real Estate and Land Use Office located in the Rockingham County Administration Center. Complete mailing addresses are listed in Land Use books in front of the Treasurers office (located next to the Land Use Office).

**REMEMBER: SHOULD THE PROPERTY IN REQUEST BE ADJACENT TO THE CITY OF HARRISONBURG OR ANOTHER COUNTY, IT IS YOUR RESPONSIBILITY TO SUPPLY THIS OFFICE WITH THOSE NAMES AND CURRENT ADDRESSES WITHIN THE CITY OR COUNTY.**

NAME	ADDRESS
Janet Hartman	1577 Stone Spring Rd. Harrisonburg, VA 22801
Ralph & Patricia <u>Housden</u>	3669 <u>Shen Lake Dr.</u> Harrisonburg, VA 22801
Mountain View Apartments LLC	PO Box 64 Bridgewater, VA 22812
Stoneleigh Investments LLC	1463 Brookhaven Dr. Harrisonburg, VA 22801
Stoneleigh Associates LLC	1463 Brookhaven Dr. Harrisonburg, VA 22801
Church – Mt. Sinai United Methodist	<u>1728 Port Republic Rd.</u> Harrisonburg, VA 22801
Layman & Nichols PC Trustee	<u>1885 Port Republic Rd.</u> Harrisonburg, VA 22801

AS APPLICANT FOR THIS SPECIAL USE PERMIT, I Dain Hemmerl Pres of HAM  
Applicant Man of KKB

hereby acknowledge that I have faithfully and correctly provided names and complete mailing addresses of all my adjoining property owners and those directly across the street or road. I understand that failure to do so will leave me liable for additional costs for readvertising and that my request could be delayed until proper notification has been given to all adjoining property owners and those property owners directly across that street or road.

  
 \_\_\_\_\_  
 Signature of Applicant Date