



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Zoning Ordinance Amendment Application

www.harrisonburgva.gov/zoning

DESCRIPTION OF AMENDMENT

Zoning Ordinance Section:

Sec. 10-3-96

Proposed Text (Attach separate sheet, if needed.)

Uses permitted by right.

(21) Mercantile establishments that supply parts and equipment for over the road tractors, their trailers, and heavy equipment.

APPLICANT'S INFORMATION

S&K Contracting (c/o Scott Stoehr)

(540) 421-6312

Applicant's Name

Telephone

3235 Wellsleigh Pl

sstoehr24@yahoo.com

Street Address

E-Mail

Rockingham

VA

22801

City

State

Zip

APPLICANT'S REPRESENTATIVE INFORMATION (if applicable)

Monteverde Engineering & Design Studio (c/o Seth Roderick, PE)

(540) 820-0898

Applicant's Representative

Telephone

250 E Elizabeth St, Ste 114

sroderick@MonteverdeDesigns.com

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 is accurate and true to the best of my knowledge.

Seth Roderick (AGENT)

2/12/2024

APPLICANT

DATE

REQUIRED ATTACHMENTS

Letter explaining the reasons for seeking Ordinance amendment.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

2/12/24

Date Application and Fee Received

Total Fees Due: \$ 450

Application Fee: \$450.00

Received By



2/12/2024

Seth Roderick, PE
Monteverde Engineering & Design Studio
250 E Elizabeth St, Suite 114
Harrisonburg, VA 22801

Harrisonburg Planning & Zoning
Attn: Evan Winkler
409 S Main St
Harrisonburg, VA 22801

RE: Zoning Ordinance Text Amendment – Sec 10-3-96

Mr. Winkler,

Attached is an application for a text amendment to the City's Zoning Ordinance, Section 10-3-96, which governs allowable uses within the General Industrial District, M-1. The purpose of the amendment is to create an additional allowable use that is harmonious to others within the district: the retail of parts and equipment for over-the-road tractor trailers and other heavy equipment.

Presently, retail within the M-1 district is limited by 10-3-96(9), which lists only "mercantile establishments and office facilities accessory to and supportive of the sale, processing and storage of goods and materials as permitted in this district." This is primarily interpreted as restrictive to the sale of goods that are produced and/or assembled within the district. Meanwhile, any use associated with tractor trailers and similar heavy equipment, including their repair, is limited to solely within the M-1 district.

Revision to the ordinance as proposed will eliminate the current conflict of forcing repair of certain vehicles to be located within one district (M-1), while the sale of parts for such repair to be within another (B-1 or B-2). Allowing the retail of parts explicitly for the repair of large trucks, their trailers, and other heavy equipment will allow synergetic uses to be placed in close proximity to one another, which is generally the purpose of zoning as a whole.

I thank you for your consideration of this request, and ask that you please let me know if you have any further questions for clarification in advance of associated public hearings on the matter.

Sincerely,

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

Seth Roderick, PE

Managing Partner

Monteverde Engineering & Design Studio

