



DESCRIPTION OF AMENDMENT

Zoning Ordinance Section:

Sec. 10-3-24, Sec. 10-3-96 & Sec. 10-3-97

Proposed Text (Attach separate sheet, if needed.)
See attached sheet.

APPLICANT'S INFORMATION

Honest Meats, LLC

540-271-0906

Applicant's Name

Telephone

256 Charles Street

matthew@temeats.com

Street Address

E-Mail

Harrisonburg

VA

22802

City

State

Zip

APPLICANT'S REPRESENTATIVE INFORMATION (if applicable)

Clark & Bradshaw, PC / Todd C. Rhea

540-433-2601

Applicant's Representative

Telephone

92 N. Liberty Street

tcrhea@clark-bradshaw.com

Street Address

E-Mail

Harrisonburg

VA

22802

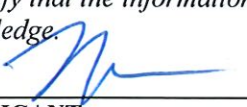
City

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.


APPLICANT

11.13.2025
DATE

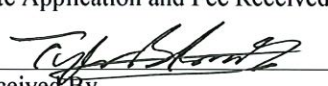
REQUIRED ATTACHMENTS

☒ Letter explaining the reasons for seeking Ordinance amendment.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Nov 13, 2025 (Fee Already Paid)
Date Application and Fee Received

Total Fees Due: \$ Fee Paid
Application Fee: \$450.00

 (Zoning Admin)
Received By

CLARK & BRADSHAW, P.C.

ATTORNEYS AND COUNSELORS AT LAW

TODD C. RHEA
MATTHEW C. SUNDERLIN
BRADLEY J. MOYERS
QUINTON B. CALLAHAN
KAREN L. ROWELL
KATHERINE M. MANN
KEVIN M. WHEELER

92 North Liberty Street
Harrisonburg, Virginia 22802
Post Office Box 71
Harrisonburg, Virginia 22803-0071
Telephone: (540) 433-2601 Facsimile: (540) 433-5528
Web Site: www.clark-bradshaw.com
Email: tcrhea@clark-bradshaw.com

AMY L. RUSH, C.P.A.
(NOT AN ATTORNEY)

November 13, 2025

Via Hand Delivery:

Adam Fletcher, Director
City of Harrisonburg Department of Community Development
409 S. Main Street
Harrisonburg, VA 22801

**Re: Honest Meats, LLC – Amended Application for Zoning Ordinance Amendment
for Special Use of an existing structure located at 256 Charles Street, Harrisonburg,
VA 22802, Tax Map Reference: 045-A-3**

Dear Mr. Fletcher:

Please find enclosed an amended application to amend City Ordinance Sections 10-3-24, 10-3-96 and 10-3-97 to add “Meat Processing and Storage Facility” and “Poultry Processing and Storage Facility” to the definitions section of the City Zoning Code and to add that newly defined use as a Special Use category in the City’s M-1 General Industrial District.

This ordinance amendment is being requested to allow the Applicant to apply in the future for a Special Use permit for its current and historical meat processing business located in the City’s M-1 Zoning District. If granted, the Special Use would allow the Applicant to convert a grandfathered non-conforming use to a permitted Special Use. The lack of any defined use describing the Applicant’s longstanding operations under the current City Zoning Ordinance provides justification for the enclosed Ordinance Amendment Application.

Sincerely,



Todd C. Rhea

Cc: Honest Meats, LLC

Section 10-3-24. Definitions

Add the following definitions:

Meat processing and storage facility: A building used for the slaughter and processing of game or domestic animals. May include temporary storage of animals outside the principal building and onsite storage facilities for distribution of processed meats. Does not include processing and storage of poultry and other fowl.

Poultry processing and storage facility: A building used for the slaughter and processing of poultry or fowl. May include temporary storage of poultry outside the principal building and onsite storage facilities for distribution of processed poultry.

Section 10-3-96. Uses Permitted by Right (M-1)

Add subsection (22):

(22) Poultry processing and storage facility

Section 10-3-97. Uses Permitted by Special Use Permit (M-1)

Add subsection (18):

(18) Meat processing and storage facility.