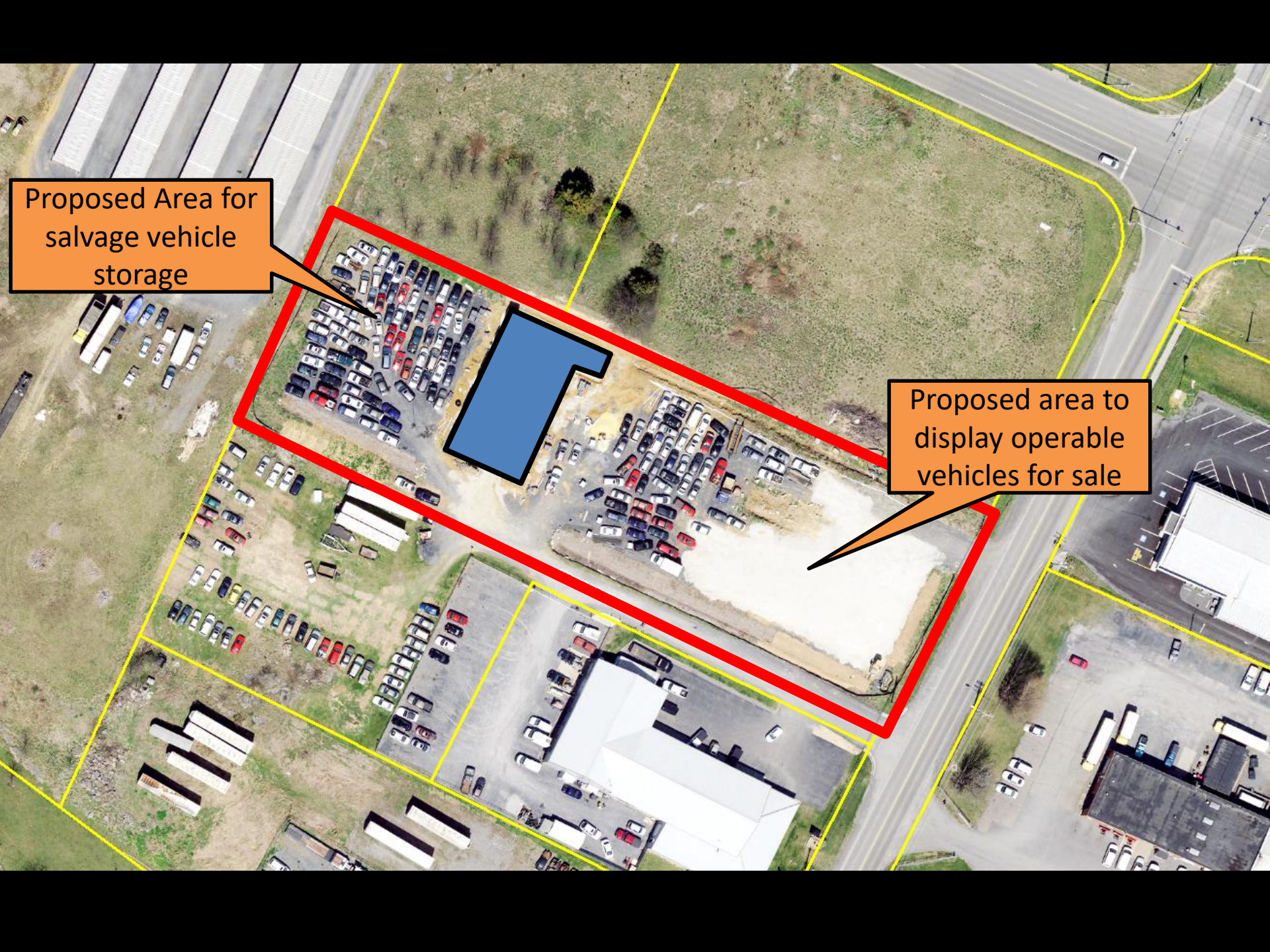


Special Use Permit

1207 North Liberty Street



An aerial photograph of a large outdoor vehicle lot. A red outline defines a specific section of the lot. Within this red-outlined area, there is a blue L-shaped region. The lot is filled with numerous cars, some parked in neat rows and others more haphazardly. To the left, there are several white semi-trailers parked. To the right, there is a large white building and a paved parking area. A road with a yellow curb is visible on the right side of the image. Two callout boxes with orange backgrounds and black borders point to the red-outlined area and the blue L-shaped area respectively.

Proposed Area for
salvage vehicle
storage

Proposed area to
display operable
vehicles for sale



“Junk Yard”

- *Junk Yard* means any space or area or portion of lots used for the storage, sale, keeping or abandonment of junk or waste materials, including used building material, or for the dismantling, demolition, sale or abandonment of automobiles and other vehicles, machinery or parts thereof.
- In 2014, City Council approved a request to allow junk yards by SUP in the M-1 district.

Junk, Inoperable Vehicle, and Salvage Vehicle

- “**Junk**” defined in Title 6, Chapter 2 – Solid Waste Collection and Disposal
- “**Inoperable Vehicle**” defined in Zoning Ordinance
- “**Salvage Vehicle**” used by Virginia DMV and defined in State Code 46.2-1600

1207 North Liberty Street Zoning Violations

- **February 2019** – Notice of violation for having junk in the form of wrecked and inoperable vehicles not located within a structure.
- **November 2020** – Staff became aware that the owner was storing and dismantling inoperable and salvage vehicles; informed owner that a junk yard special use permit is required.

Applicant desires the following DMV Salvage Dealer License Types

- *Rebuilder* – to acquire and repair, for use on public highways two or more salvage vehicles in a 12-month period;
- *Salvage Dealer* – to acquire any vehicle for the purpose of reselling any parts thereof; and
- *Salvage Pool* – to provide storage service for salvage vehicles or non-repairable vehicles who either displays the vehicles for resale or solicits bids for the sale of salvage vehicles or non-repairable vehicles.



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Recommendation

Staff and Planning Commission (6-0)

recommend denial of the SUP.

1. The SUP is limited only to the type of rebuilder, salvage dealer, and salvage pool operations proposed in this application.
2. The junk yard shall be restricted the storage area illustrated in the attached Exhibit A.
3. Screening of the junk yard must include a fence or wall and shall not consist solely of plant materials as otherwise allowed by the Zoning Ordinance for screening purposes. Screening materials shall not consist of tarps or other similar material.
4. If in the opinion of Planning Commission or City Council, the use 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.



Exhibit A. Illustration of Condition #2