

Total Fees Due: \$ 575.00
Application Fee: \$425.00 plus \$30.00 per acre

Date Application & Fee Received: 2-19-19
Received by: Benke

Application for Special Use Permit City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 3320 South Main Street
Tax Map Number: Sheet: 104 Block: C Lot: 1 Total Land Area: 4.2 acres or sq. ft.
Existing Zoning Classification: B-2, General Business District
Special Use being requested: 10-3-91(6) Building material sales and storage yards, contractors equipment sales and storage yards and other similar uses, provided they are served by a permanent building facility

Section 2: Property Owner's Information


Property Owner's Name: Gardner Investment LLC
Street Address: 145 Fairway Drive Email: tgardner@glassandmetals.com
City: Harrisonburg State: VA Zip: 22802
Telephone: Work: 540-435-9289 Fax: _____ Mobile/Home: _____

Section 3: Owner's Representative Information

Owner's Representative: Richard "Todd" Gardner Jr.
Street Address: 2876 Brookshire Drive Email: tgardner@glassandmetals.com
City: Rockingham State: VA Zip: 22801
Telephone: Work: 540-435-9289 Fax: _____ Mobile/Home: _____

Section 4: 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: 
Property Owner

Section 5: Required Attachments to be provided by Applicant

- Survey of Property or Site 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 Department prior to submitting Special Use Permit application. More information at www.harrisonburgva.gov/traffic-impact-analysis.

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



3320 South Main St
Harrisonburg VA 22801

2/14/2019

Subject: Request Special Use Permit

Dear Harrisonburg Zoning Office,

I am requesting a Special Use Permit for our B-2 Zoning at 3320 South Main Street in Harrisonburg Virginia. The reason for this is because Gardner Investment (owner) leases the property and it's buildings to Glass and Metals Inc. Glass and Metals Inc has contracted with Rhodenizer to add a pole building overhang on the property. When Wade Robinson with Rhodenizer went to pull the permits for this work, the city instructed him and Glass and Metals Inc that this property needs to have a Special Use Permit due to the nature of the business being in construction services.

If you have any questions please let me know.

Sincerely,

Todd Gardner
Member of Gardner Investment LLC
President of Glass and Metals Inc.
540-435-9289
tgardner@glassandmetals.com

US 11 EXIT 259B

I-81N EXIT 243A

104 B 5
104 B 2

104 G 6

104 G 8

108 B 4

104 C 4

105 B 2





City of Harrisonburg, VA
Department of Public Works

Determination of Need for a
Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Information			
Consultant Name: Telephone: E-mail:	Todd Gardner, 540-435-9289 cell, tgardner@glassandmetals.com		
Owner Name: Telephone: E-mail:	Gardner Investment LLC 540-435-9289 tgardner@glassandmetals.com		
Project Information			
Project Name:	Three Sided Pole Building		
Project Address: TM #:	3320 South Main St Harrisonburg		
Existing Land Use(s):	Commercial Glass Contractor Office and Warehouse		
Proposed Land Use(s): (if applicable)	Same as above, add pole building to cover material from weather		
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)	Proposal is to build a three sided pole building to store material on current site. Total site sq ft is 181,957. 4.18 Acres. Proposed building will be 8910sqft.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	6		
PM Peak Hour Trips:	6		

(reserved for City staff)

TIA required? Yes _____ No

Comments:

The actual peak hour trips may remain the same as existing, as the proposed change is adding three sided pole building to existing on site storage area.

Accepted by: *[Signature]*

Date: 02/14/19

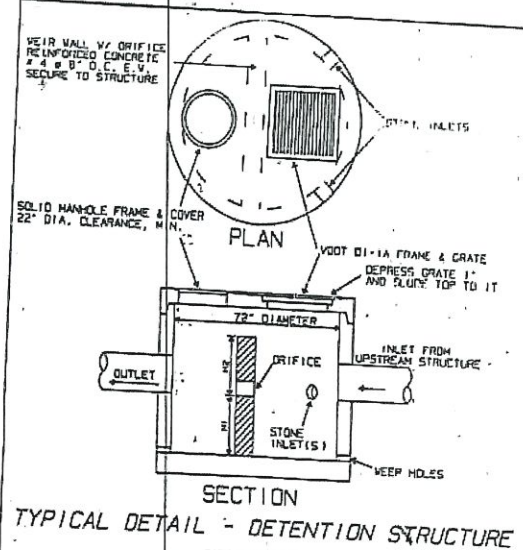
Peak Hour Trip Generation by Land Use

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	Manufacturing	140	1000 GFA	40	25	27
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					25	27
8	Existing #1	Manufacturing	140	1000 GAF	31	19	21
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					19	21
15	Final Total (Total New – Total Existing)					6	6

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.

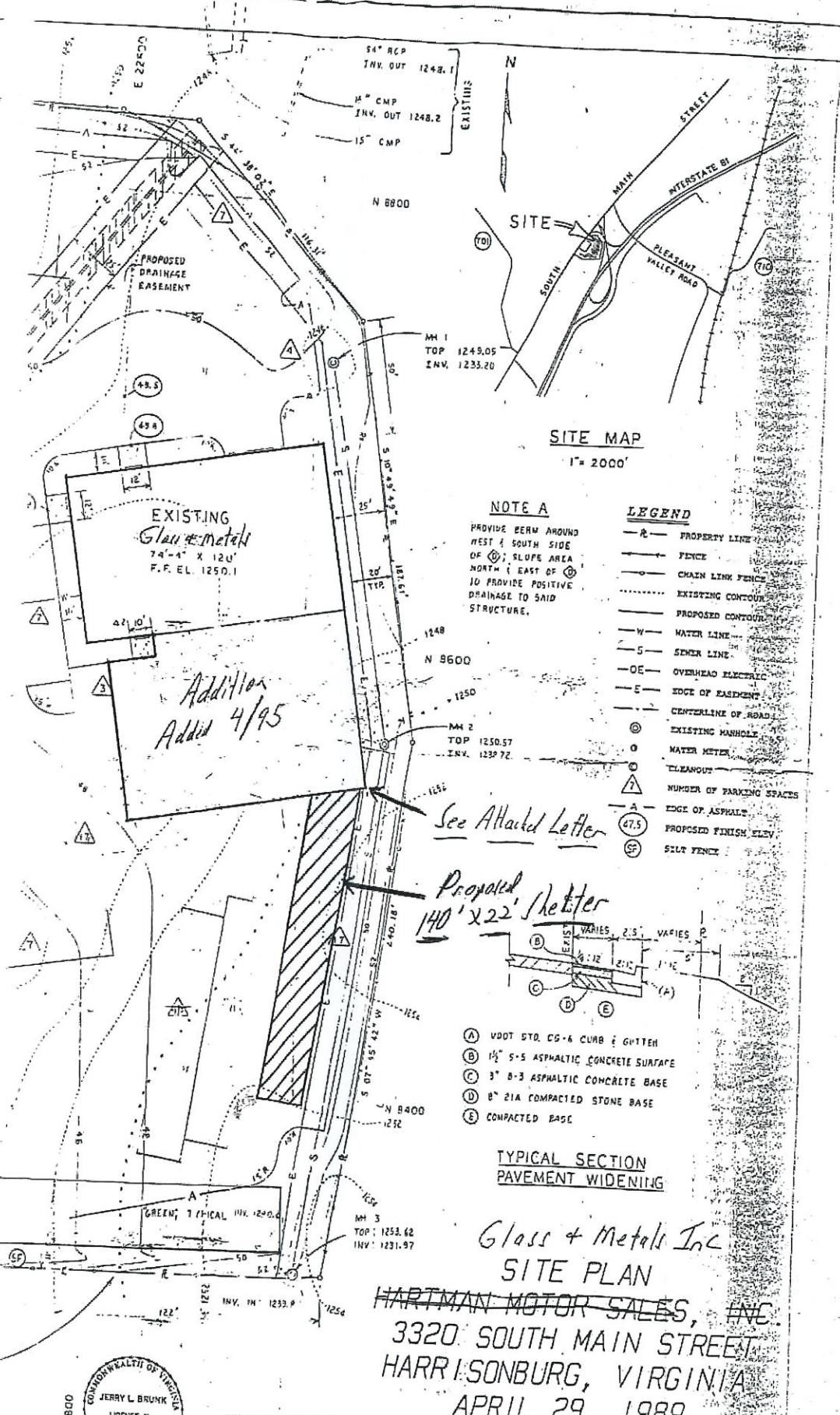
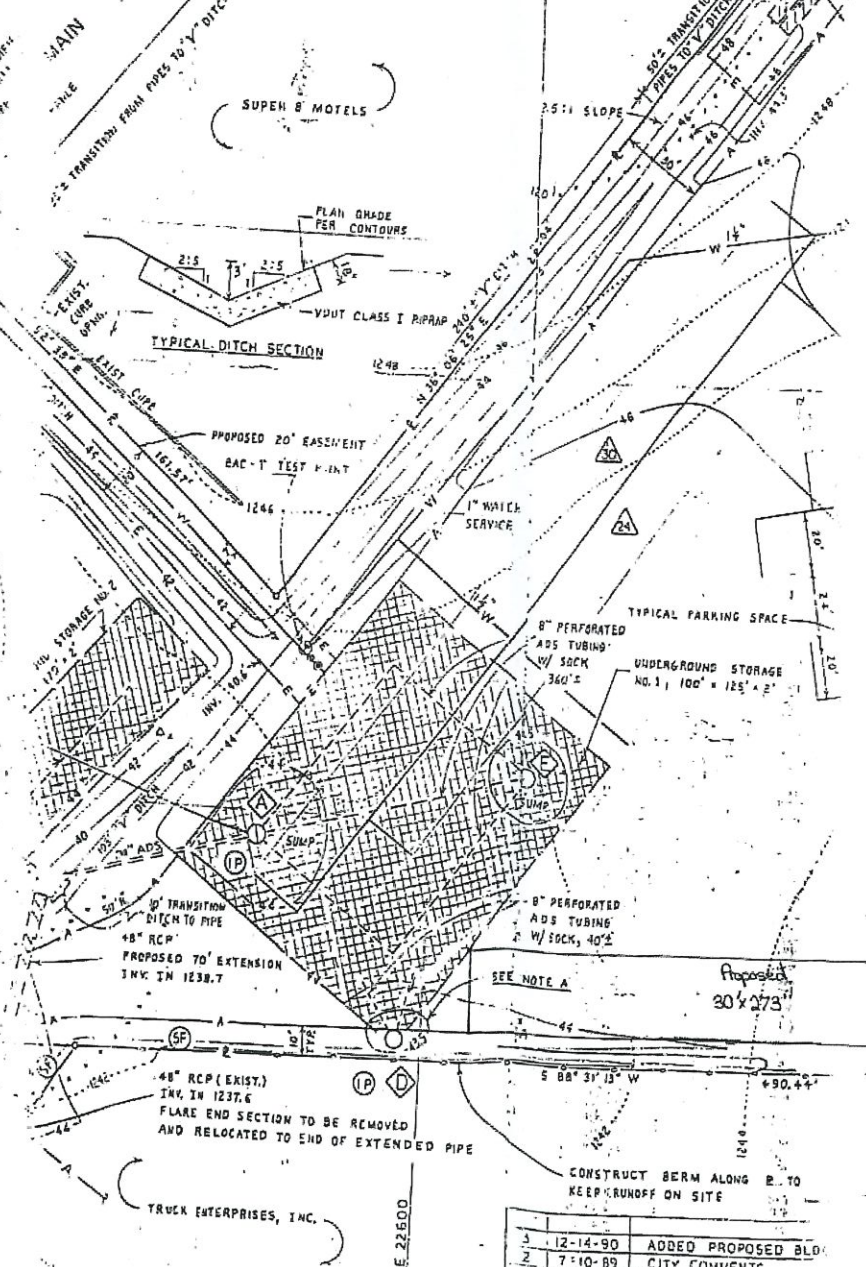
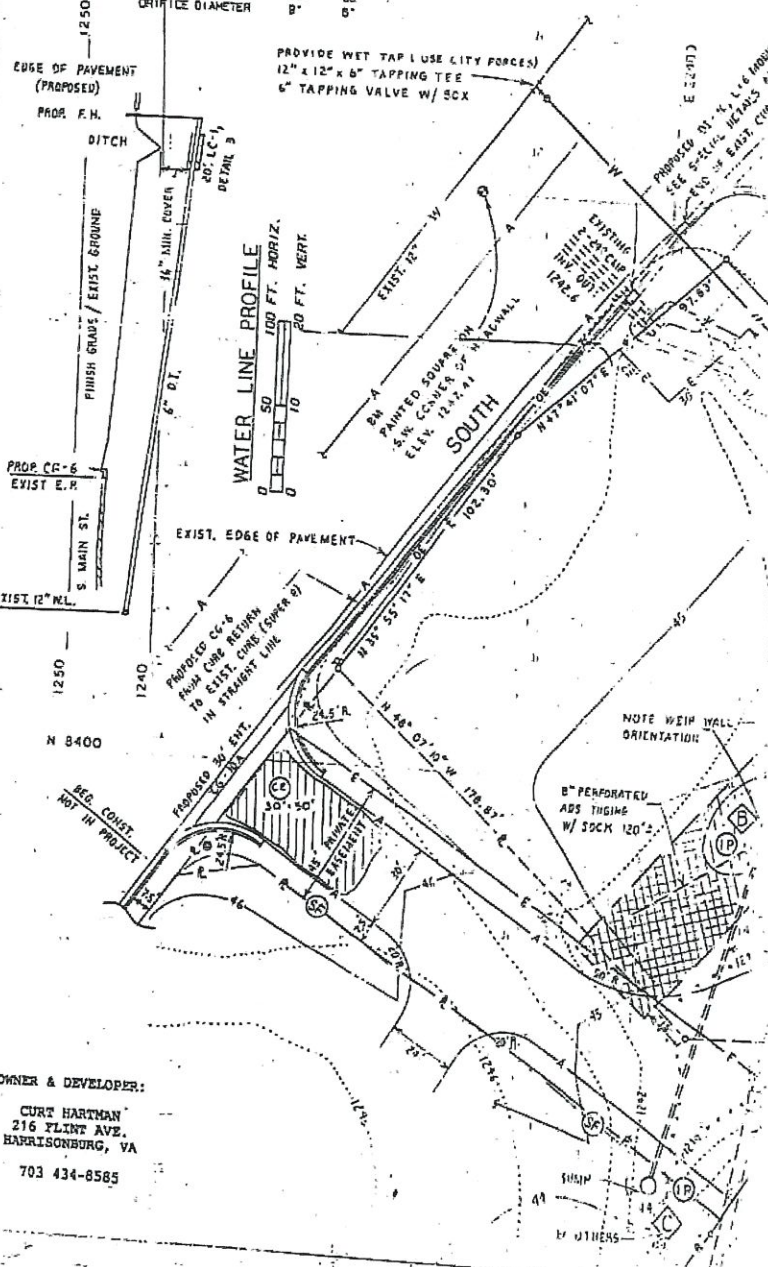


TYPICAL DETAIL - DETENTION STRUCTURE

STRUCTURE AND/OR UNDERGROUND STORAGE DETAIL

STRUCTURE SCHEDULE	
STRUCTURE SIZE	TOP CONDITION
A	0'-0"
B	0'-11"
C	1'-10"
D	2'-0"
E	2'-11"
F	3'-0"
G	3'-11"
H	4'-0"
I	4'-11"
J	5'-0"
K	5'-11"
L	6'-0"
M	6'-11"
N	7'-0"
O	7'-11"
P	8'-0"
Q	8'-11"
R	9'-0"
S	9'-11"
T	10'-0"
U	10'-11"
V	11'-0"
W	11'-11"
X	12'-0"
Y	12'-11"
Z	13'-0"

SITE SCHEDULE	
STRUCTURE	ORIFICE DIAMETER
A	24"
B	24"
C	36"
D	36"
E	36"
F	36"
G	36"
H	36"
I	36"
J	36"
K	36"
L	36"
M	36"
N	36"
O	36"
P	36"
Q	36"
R	36"
S	36"
T	36"
U	36"
V	36"
W	36"
X	36"
Y	36"
Z	36"



OWNER & DEVELOPER:
CURT HARTMAN
216 FLINT AVE.
HARRISONBURG, VA
703 434-8585

Glass & Metals Inc
SITE PLAN
HARTMAN MOTOR SALES, INC.
3320 SOUTH MAIN STREET
HARRISONBURG, VIRGINIA
APRIL 29, 1989

NO.	DATE	DESCRIPTION
1	12-14-90	ADDED PROPOSED BLD.
2	7-10-89	CITY COMMENTS

JERRY L. BRUNK
LICENSED PROFESSIONAL ENGINEER