



June 10, 2026 Planning Commission Meeting

Title

Consider a request for a Special Use Permit at 256 Charles Street — Nyrma Soffel, Community Development

Summary

Project name	N/A
Address/Location	256 Charles Street
Tax Map Parcels	45-A-3
Total Land Area	+/- 1.5 acres
Property Owner	Honest Meats LLC
Owner's Representative	Clark & Bradshaw PC
Present Zoning	M-1, General Industrial District
Special Use Permit Request	To allow a meat processing and storage facility per Section 10-3-97(18)
Planning Commission	June 10, 2026 (Public Hearing)
City Council	Anticipated July 14, 2026 (Public Hearing)

Recommendation

Option 1. Recommend approval of the special use permit request as submitted by the applicant.

Context & Analysis

The following land uses are located on and adjacent to the property:

Site: T&E Meats, zoned M-1

North: Rockingham County Public Schools bus garage, zoned M-1

East: Industrial uses, zoned M-1

South: Across Charles Street, vacant land, zoned M-1

West: Rockingham County Public Schools bus garage and industrial uses, zoned M-1

The applicant is requesting a special use permit (SUP) to allow a meat processing and storage facility in the M-1, General Industrial District. The +/- 1.5-acre property is addressed as 256 Charles Street and is identified as tax map parcel 45-A-3. If approved, the applicant plans to continue operating the currently nonconforming meat processing and storage facility.

T&E Meats currently operates on this property, where a portion of their use is a nonconforming meat processing facility (slaughterhouse) for domesticated livestock. As part of the meat

processing facility, the livestock is processed onsite to produce fresh meat or value-added cured, cooked, or smoked products and then shipped to other markets or facilities. The remainder of the facility includes storage of processed products.

In 2025, the applicant expressed interest in finding a way to permit the slaughterhouse use in the M-1 General Industrial District to remove the nonconforming status, provide a route for future improvements, and to avoid the restrictions of Article E, Nonconforming Structures and Uses.

On February 10, 2026, City Council approved a Zoning Ordinance (ZO) amendment to add a new definition for “meat processing and storage facility” and to allow such facilities by SUP in the M-1 General Industrial District. If the applicant’s request for an SUP to operate a meat processing and storage facility is granted, the currently nonconforming use would become conforming under the ZO. While the applicant has stated that they do not intend to expand operations at this time, conformance with the ZO means that the applicant could expand in the future, so long as they comply with applicable codes and standards.

Special Use Permit Conditions

The applicant has offered the following self-imposed SUP conditions:

1. Semi-opaque fencing along the rear property lines and portions of the side property lines surrounding the livestock barn structure and livestock unloading area shall be provided and maintained with a 6- foot tall, semi-opaque screen consistent with existing installed screening in the screening area shown in orange on the attached Figure 1. Any torn or damaged screening will be repaired or replaced and maintained on the property. The screened perimeter area would be expanded should the outdoor livestock unloading, movement and penning area described below in condition 2 be expanded.
2. No outdoor, open-air livestock pens will be maintained or placed on the property. Livestock penned in the current livestock unloading barn will not be stored on site for more than 48 hours absent a regulatory order delaying operations. All livestock unloading, movement and penning area(s) shall be located behind or to the side of the principal building in the area shown in purple hashing on the attached Figure 1.
3. Within six (6) months of Special Use Permit approval, the applicant will delineate required parking spaces on the property per City Zoning and DCSM requirements.
4. A grease trap will be permitted and installed at the property within six (6) months after Special Use Permit approval with design and specifications subject to approval by City Public Utilities Department.

Conditions #1 and #2 require livestock to be kept within screened, designated areas, in a manner that would not be readily visible from outside the property. Condition #3 requires the delineation of required parking spaces. Condition #4 addresses a concern from Harrisonburg Public Utilities regarding discharge to the City’s sanitary sewer system by requiring the installation of a grease trap.

Land Use

The Comprehensive Plan designates this site as Commercial and states:

Commercial uses include retail, office, professional service functions, restaurants, and lodging uses. Commercial areas should offer connecting streets, biking and walking facilities, and public transit services. Interparcel access and connections are essential to maintaining traffic safety and flow along arterials. Parking should be located to the sides or rear of buildings.

The SUP would not change the property's existing industrial use and therefore would not advance the Commercial land use designation; however, approval would make a long-standing nonconforming use conforming under the ZO.

Transportation and Traffic

The Determination of Need for a Traffic Impact Analysis (TIA) form ("TIA determination form") for the proposed SUP is attached. The TIA determination form indicated that the project would not generate 100 or more new peak hour trips, which is the threshold for staff to require a TIA. Therefore, a TIA was not required for the SUP request.

Public Water and Sanitary Sewer

With condition #4 requiring a grease trap, staff has no concerns with the requested special use permit regarding water and sewer matters.

Conclusion

Approval of the SUP would allow the existing use to become conforming under the ZO, and the proposed conditions address concerns regarding screening, livestock areas, parking, and the installation of a grease trap. Staff recommends approval of the SUP with conditions, as submitted by the applicant.

Options

1. Recommend approval of the special use permit request as submitted by the applicant.
2. Recommend approval of the special use permit with other conditions(s).
3. Recommend denial of the special use permit.

Attachments

- Site maps
- Application and supporting documents