



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

1157 S High Street, Harrisonburg, VA 20-B-2 2.19 acres acres or sq.ft.
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: M-1

Special Use being requested: Under Section 10-3-97, we are requesting a Special Use Permit for an educational facility that aligns with point 9 - "Religious, educational, charitable or benevolent institutional uses which do not provide housing facilities."

PROPERTY OWNER INFORMATION

CEASAR LLC _____
Property Owner Name Telephone
158 BAXTER LN _____
Street Address E-Mail
BRIDGEWATER VA 22812
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

NATHAN & DEBORAH IRWIN - Manufactory Collective 540-238-3645
Owner's Representative Telephone
1157 S. High Street debbie@manufactorycollective.com
Street Address E-Mail
HARRISONBURG VA 22801
City State Zip

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.

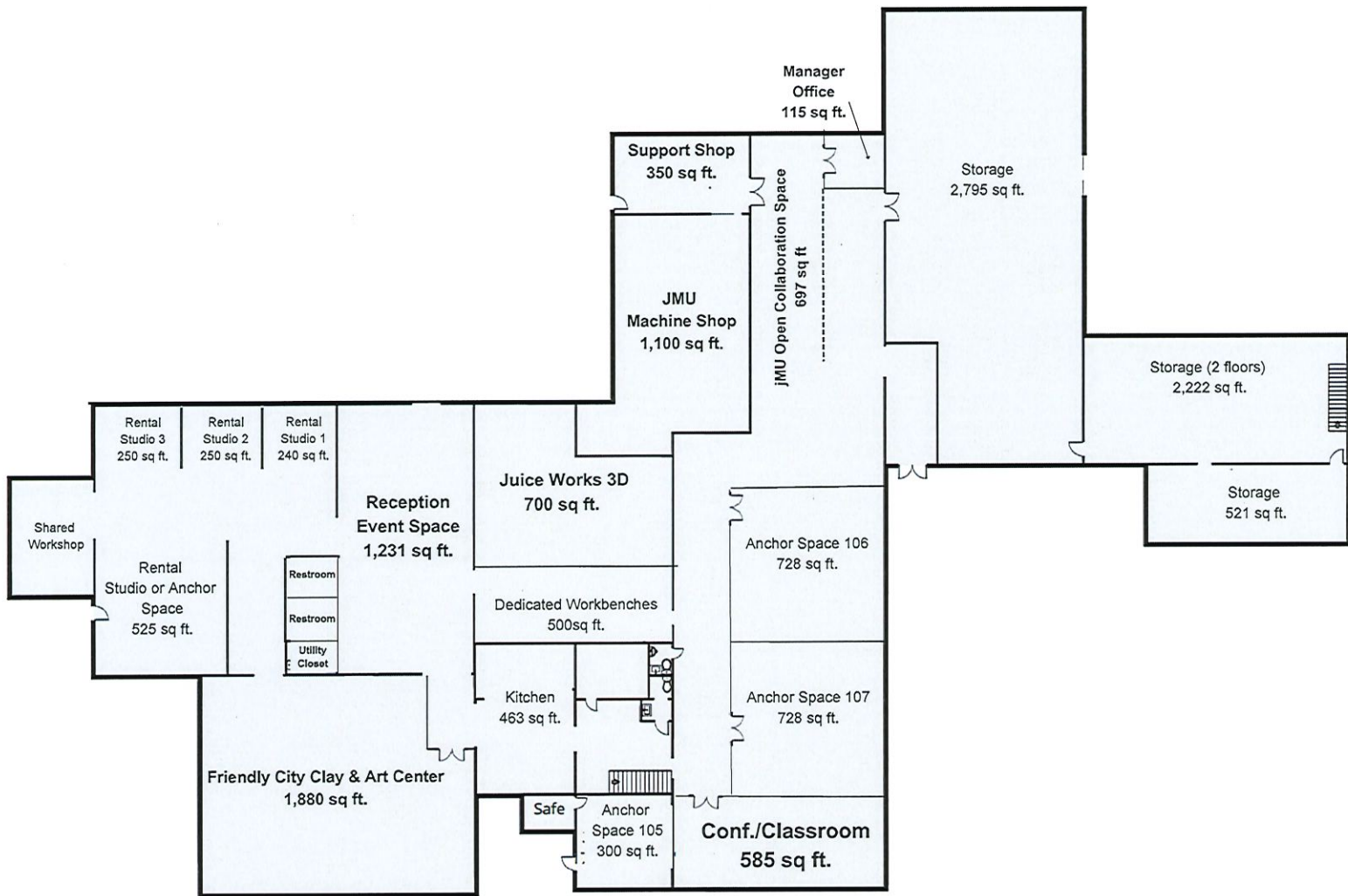
Jammy L. Katsnelson 6-8-2023
PROPERTY OWNER **DATE**

REQUIRED ATTACHMENTS

- Site or Property 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 prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.
- Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

6/9/23 Total Fees Due: \$ 515
Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre
[Signature]
Received By





June 8, 2023
Harrisonburg Community Development
RE: Manufactory Collective Special Use Permit

To whom it may concern,

The Manufactory Collective is seeking a special use permit for educational opportunities that will be hosted at 1157 S. High Street.

The Manufactory Collective is a space where makers, manufacturers, artisans, and entrepreneurs can gain access to assembly, storage, production space, large and specialized equipment, and industry experts to help them scale up their businesses. The facility focuses on 3 core areas, ideas, launch, and scale.

The Idea pillar helps entrepreneurs convert their ideas into working prototypes that can be tested and iterated leading to working minimal viable products (MVPs). The rental studios, anchor spaces, and shared conference rooms help to support this light manufacturing application.

The Launch pillar, in partnership with the Valley Makers Association, Juice Works 3D, and other anchor tenants, helps entrepreneurs and students increase their machine, technology and manufacturing capabilities and helps them build out a viable business model to launch their ventures.

The Scale pillar, supported by the founders of the Manufactory Collective along with fractional support services, helps entrepreneurs redesign their products for scale. This pillar also coaches entrepreneurs through business scaling activities to support sustainable venture growth.

We aim to partner with James Madison University to create a community facing rapid prototyping, innovation, and design center to assist entrepreneurs with the first pillar, converting ideas to working prototypes. With the assistance of JMU students, faculty, and subject matter experts, we will be able to leverage the JMU machine shop, small machines space, and innovation/collaboration space to assist local entrepreneurs as they design new products. This scope of work will help JMU students gain real world experience and gain a better understanding of the workforce opportunities that exist for them in the Shenandoah Valley.

We are also partnering with Juice Works 3D and the Friendly City Clay and Art Center to provide additional education training opportunities around STEAM (science, technology, engineering, art, and math).

The 22,000+ sq ft facility includes anchor spaces, rental studios for small batch manufacturers, conference room/classroom space, dedicated workbenches, a shared kitchen/break room, and outdoor green space. We aim to use roughly 3,500 sq ft with our tenants to host the educational opportunities. These opportunities are focused on all ages and community members but have a special focus on 6-12th graders and JMU students.

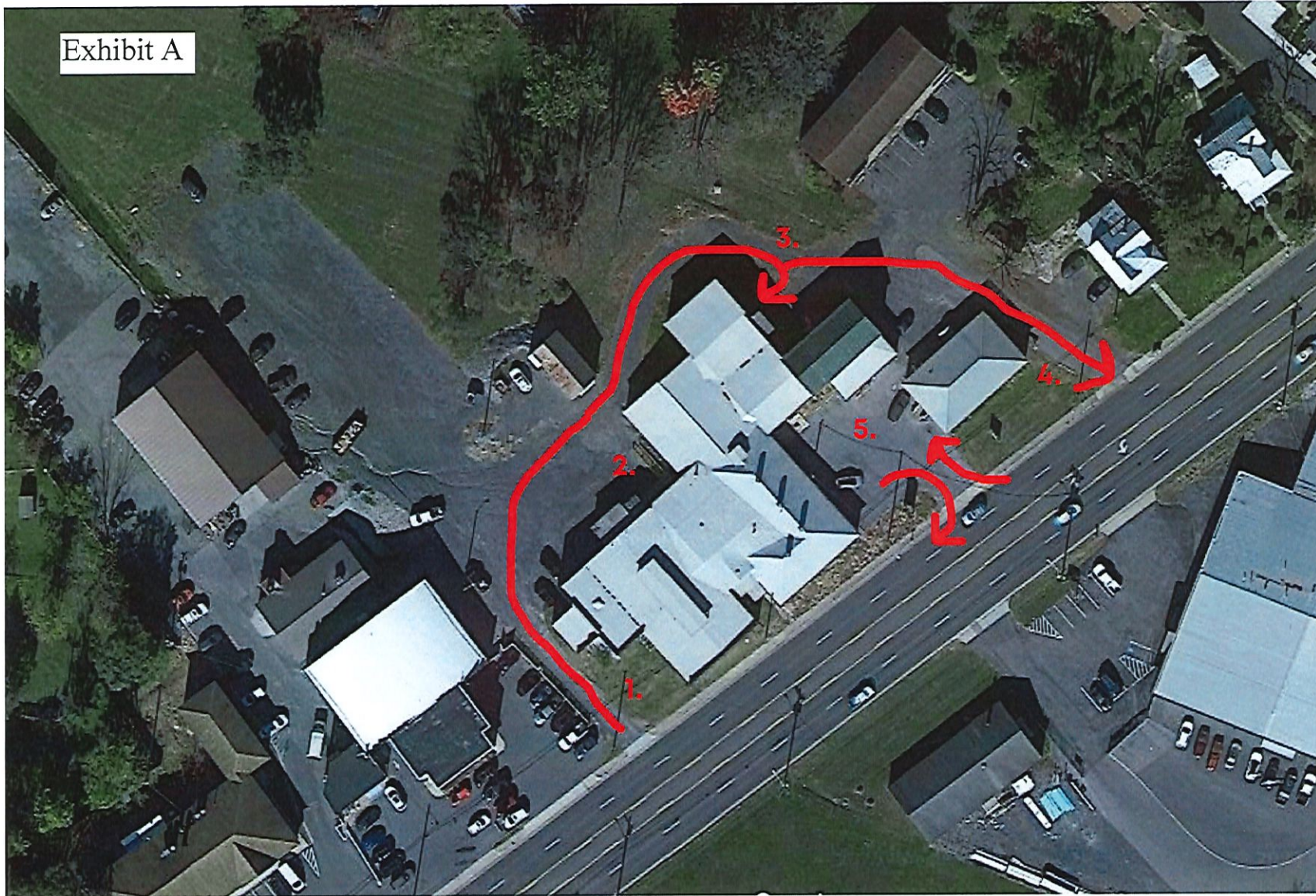
All this work helps to formalize the already robust manufacturing ecosystem that exists within the Shenandoah Valley and these added educational and vocational opportunities tie in well with the manufacturing uses that will be happening in the space.

Please let us know what additional questions you may have. We look forward to partnering with the City of Harrisonburg to bring more education and manufacturing opportunities to the region.

Sincerely,

Deborah Irwin
Co-Founder

Exhibit A



1. Entrance Only - all deliveries, regular traffic, and Joe Hudson tow truck traffic will enter using this drive.
2. Main Parking lot and access drive to the loading dock
3. Loading Dock - any delivery that need to be made with a semi truck will first be cross docked at Interchange and then picked up and delivered with a standard box truck. No semi trucks will be accommodated on site.
4. Exit for Manufactory Collective traffic - A current easement agreement is in place. Please see additional attachments.
5. Visitor and ADA parking lot. Traffic will flow in and out of this lot

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE REDIVISION OF LAND SHOWN ON THIS PLAT, CONTAINING 4.973 ACRES OF LAND AND DESIGNATED AS "PLAT SHOWING A BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OF BONDLO, LC AND CEASAR, LLC" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF, THAT ALL LOTS SHOWN ARE SUBJECT TO ALL APPLICABLE EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. THE 0.072 ACRES HEREBY BEING COMBINED WITH TAX MAP 25-03-1 IS A PORTION OF PROPERTY CONVEYED TO CEASAR, LLC BY DEED DATED: FEBRUARY 14, 2017 FROM W9, LLC, RECORDED IN DEED BOOK 4151, PAGE 211. TAX MAP 25-03-1 WAS CONVEYED TO BONDLO, LC BY DEED DATED: JANUARY 19, 2014 FROM CASY ASSSTS, LLC, RECORDED IN DEED BOOK 4677, PAGE 170. THE AFORESAID DEEDS ARE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA.

[Signature] 7-31-18
 BRIAN KATSORELOS AS MANAGER FOR BONDLO, LC DATE

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF Harrisonburg TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME IN THE JURISDICTION AFORESAID

THIS 31st DAY OF July, 2018

BY: BRIAN KATSORELOS AS MANAGER FOR BONDLO, LC

LENDRA R. FOWLER
 NOTARY PUBLIC
 RECOMMISSIONED BY THE
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES 11/17/2020, 2021

MY COMMISSION EXPIRES: 9-3-21

[Signature] 167355
 NOTARY PUBLIC NUMBER

[Signature] 7-31-18
 BRIAN KATSORELOS AS MANAGER FOR CEASAR, LLC DATE

COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF Harrisonburg TO WIT:

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THIS 31st DAY OF July, 2018

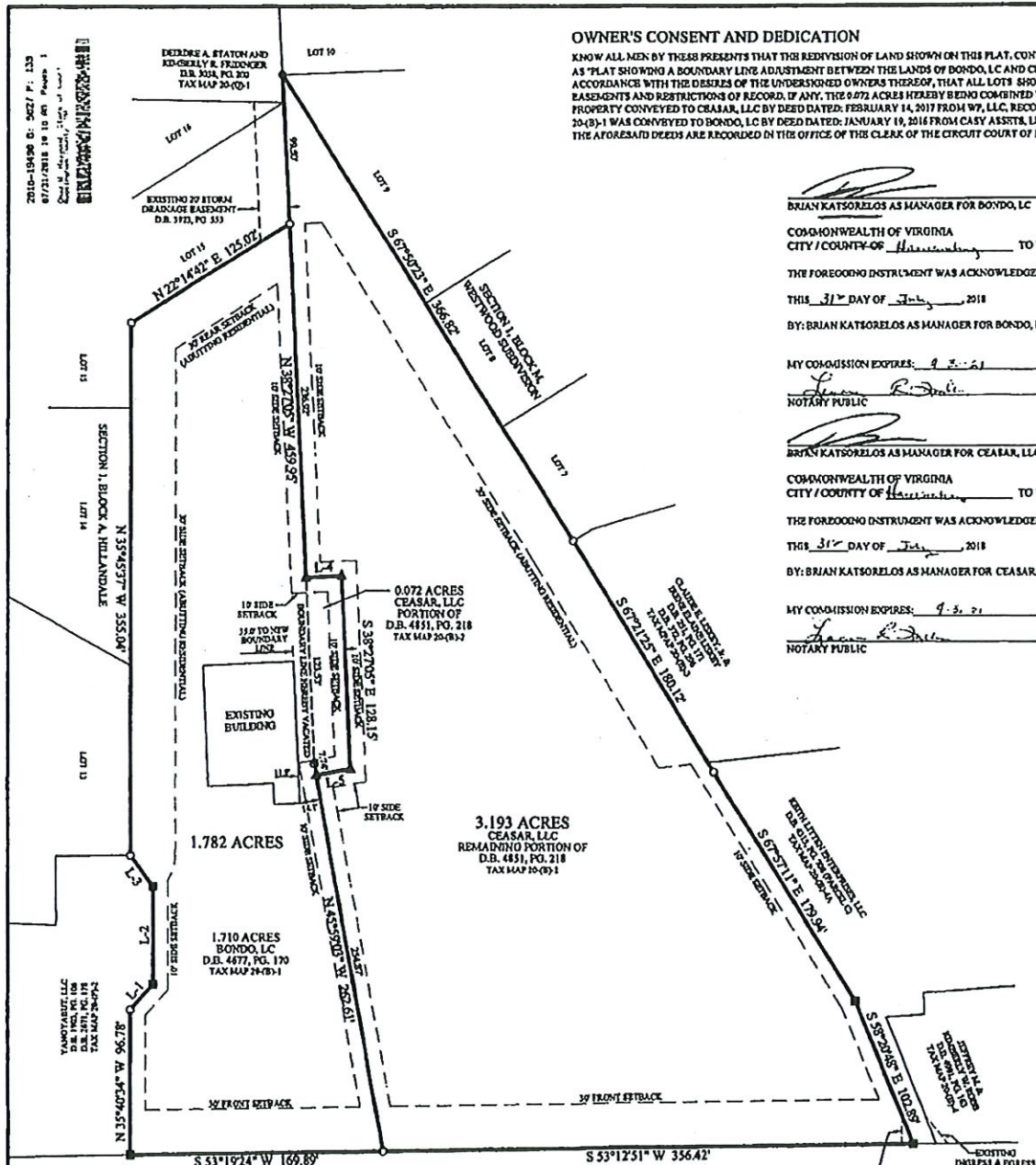
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LINE	BEARING	DISTANCE
L-1	N 03°39'40" E	22.67
L-2	N 33°42'34" W	61.07
L-3	N 71°24'40" W	21.83
L-4	N 51°22'31" E	21.15
L-5	S 44°02'37" W	23.14



SOUTH HIGH STREET
 (VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ▲ RAILROAD SPIKE SET
- MAG NAIL SET
- POINT

PLAT SHOWING A BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OF BONDLO, LC AND CEASAR, LLC
 CITY OF HARRISONBURG, VIRGINIA
 SCALE: 1" = 50'
 JUNE 11, 2018
 REVISED: JUNE 21, 2018

Lotts & Associates, P.C.
 Lead Surveying - Land Planning
 11 Coal-Age Drive - P.O. Box 1117
 Roanoke, VA 24060
 Phone (540) 337-0211 Fax (540) 337-1413

CERTIFICATE OF APPROVAL

THIS SUBDIVISION KNOWN AS "PLAT SHOWING A BOUNDARY LINE ADJUSTMENT BETWEEN THE LANDS OF BONDLO, LC AND CEASAR, LLC" IS APPROVED BY THE UNDERSIGNED WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] 07-10-18
 DIRECTOR OF COMMUNITY DEVELOPMENT DATE

NOTES:

1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. BEARINGS ARE ROTATED TO PLAT RECORDED IN DEED BOOK 2611, PAGE 178.
3. ANY EASEMENT SHOWN HEREON IS BASED ON RECORDED INFORMATION. THIS PROPERTY MAY BE EXPRESSLY SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN EXISTING RECORDED DEEDS, PLATS AND OTHER INSTRUMENTS CONSTITUTING NOTICE IN THE CHAIN OF TITLE TO THE PROPERTY HEREBY SURVEYED THAT ARE NOT SHOWN. THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS NOT OF PUBLIC RECORD.
4. NO TITLE REPORT HAS BEEN FURNISHED.
5. THE 0.072 ACRES (PORTION OF TAX MAP 25-03-1) AS SHOWN HEREON IS TO BE COMBINED WITH THE 1.710 ACRES (TAX MAP 25-03-1) AND TREATED AS ONE LOT OR PARCEL OF LAND. (1.782 ACRES)
6. THE DASHED BOUNDARY LINES OF N 47°59'21" W 2.17 AND N 37°27'05" W 123.57 AS SHOWN HEREON ARE TO BE VACATED UPON APPROVAL OF THIS PLAT.
7. TAX MAP 25-03-1 IS BENEFITTED BY A CERTAIN EASEMENT OF EGRESS AND ACCESS GRANTED TO A PREDECESSOR IN TITLE BY DOCUMENT DATED FEB. 7, 1943, RECORDED IN DEED BOOK 193, PAGE 379.

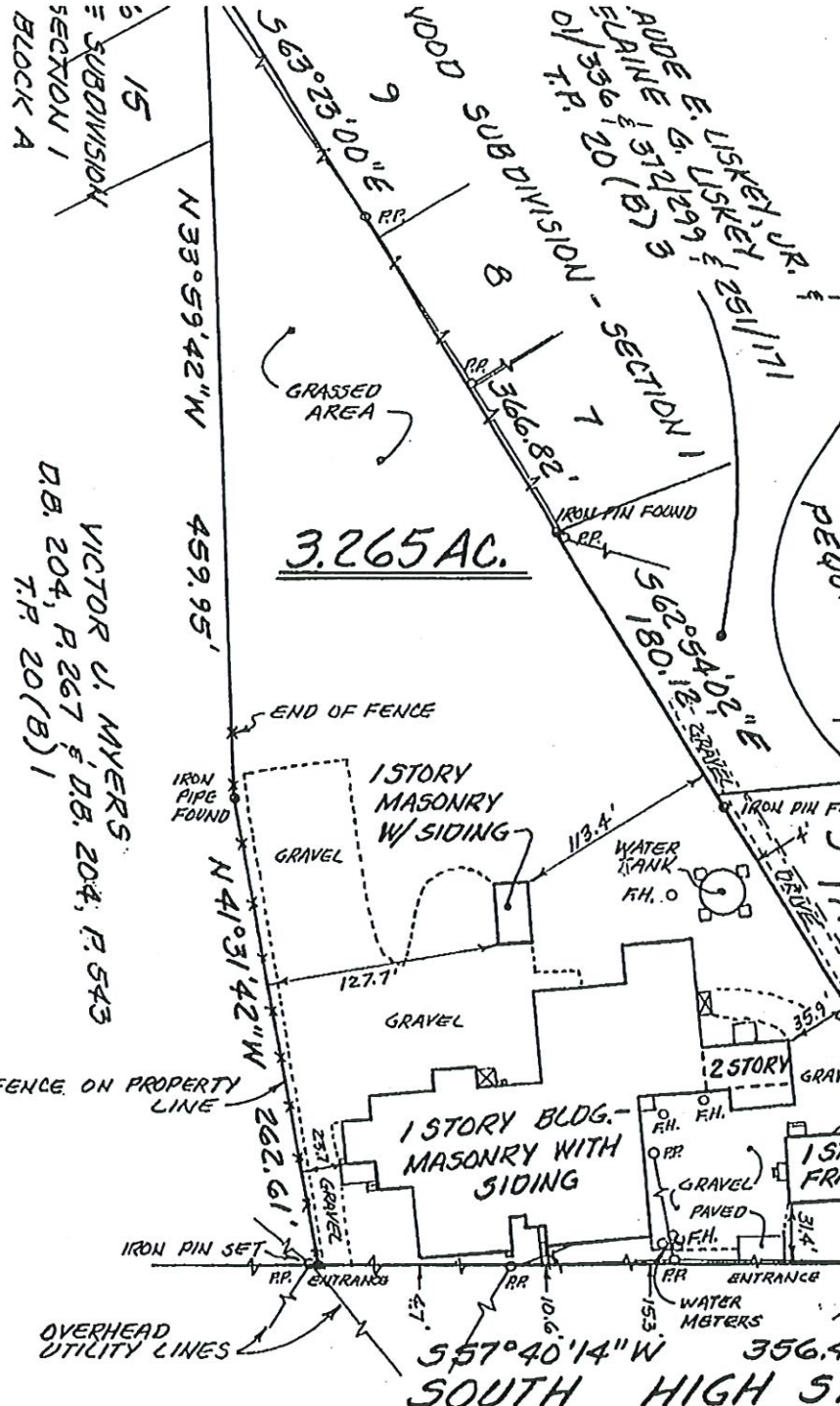
SURVEYOR'S CERTIFICATE

BRANDON TRUMP, A LAND SURVEYOR LICENSED BY THE STATE OF VIRGINIA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS OF THE PLANNING COMMISSION AND THE ORDINANCES OF THE CITY OF HARRISONBURG, VIRGINIA REGARDING THE PLATTING OF THIS SUBDIVISION WITHIN THE CITY HAVE BEEN COMPLETED.

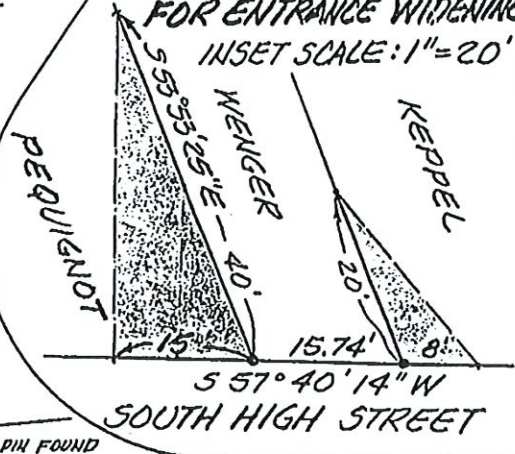




FORMER EASEMENT AGREEMENT RECORDED AT D.B. 1190, P. 374



REVISED EASEMENTS FOR ENTRANCE WIDENING INSET SCALE: 1"=20'



WADE L. WENGER, ET AL D.B. 770, P. 258 T.P. 20(B) 4A

LLOYD PAUL KEPPEL III D.B. 547, P. 347 T.P. 20(B) 4

PHYSICAL SURVEY OF 3.265 ACRES

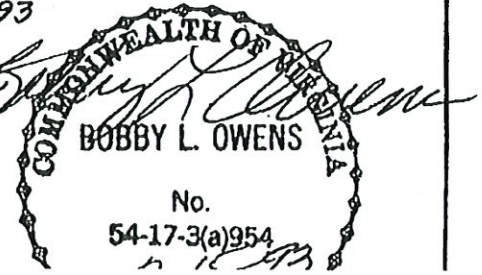
PREPARED FOR WILLIAM A. & PATRICIA J. PEQUIGNOT
CITY OF HARRISONBURG, VIRGINIA

SCALE: 1"=100' FEBRUARY 15, 1993

PRESENT OWNER:
WILLIAM A. & PATRICIA J. PEQUIGNOT
DEED BOOK 1183, PAGE 440
TAX PARCEL 20(B) 2
ADDRESS: 1157 SOUTH HIGH ST.

REVISED SEPT. 1, 1993

To all parties interested in title to premises surveyed.





For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information			
Consultant Name:			
Telephone:			
E-mail:			
Owner Name:	Nathan Irwin		
Telephone:	(540) 209-4095		
E-mail:	nate@manufactorycollective.com		
Project Information			
Project Name:	Manufactory Collective		
Project Address:	1157 S High Street, Harrisonburg, VA		
TM #:	20-B-2		
Existing Land Use(s):	Warehouse Showroom Store		
Proposed Land Use(s): (if applicable)	Light Manufacturing, Vocational		
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)	Manufactory Collective will be established in the former Phillips Furniture Warehouse. The building will be uplifted to support small manufacturing businesses and small vocational classes. No changes to current site plan or access are planned.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	17		
PM Peak Hour Trips:	11		

(reserved for City staff)

TIA required? Yes _____ No TM

Comments:

Accepted by: Zenetta Morgan

Date: 6/5/2023

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 and Education Facility	760	1000 sq ft	22	23	22
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					23	22
8	Existing #1	Warehouse Showroom Store	890	1000 sq ft	22	6	11
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					6	11
15	Final Total (Total New – Total Existing)					17	11

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.