



City of Harrisonburg, Virginia

Department of Planning & Community Development

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Building Inspections
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July 1, 2019

TO THE MEMBERS OF CITY COUNCIL CITY OF HARRISONBURG, VIRGINIA

SUBJECT: Public hearing to consider a request from Henry P. Deyerle, Trustee to rezone a +/- 5.0 acre property zoned B-2, General Business District to M-1, General Industrial District. The property is addressed as 60 Carpenter Lane and is identified as tax map parcel 107-A-12.

EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: June 12, 2019

Vice Chair Colman read the request and asked staff to review.

Ms. Banks said that the Comprehensive Plan designates this area as Industrial. These areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development, and related activities. They include the major existing and future employment areas of the City.

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

- Site: Undeveloped acreage; zoned B-2
- North: Manufacturing/warehouse use; zoned M-1
- East: Furniture warehouse and sales, zoned B-2 and undeveloped acreage; zoned M-1
- South: Across Carpenter Lane, recreational use, storage facility, and undeveloped parcels; zoned B-2
- West: Non-conforming multi-family dwelling, non-conforming storage of manufactured/mobile homes, and undeveloped acreage; zoned B-2

The applicant is requesting to rezone an undeveloped 5.05 +/- acre parcel from B-2, General Business District to M-1, General Industrial District in order to construct a 47,000 square foot warehouse/storage building on the site. The acreage is located in the southern part of the City, along the northern side of Carpenter Lane.

The submitted conceptual site plan, which is not proffered, demonstrates the entire parcel being utilized. Initially, the applicant plans to construct only the parking lot and use it for the storage of over the road tractor trailers. The construction of the warehouse/storage building will be a future phase of the development. The B-2 zoning district allows for standalone privately owned parking lots as a by right use; however, it does not allow for the storage of over the road tractor trailers. Warehousing and other storage facilities are allowed only by special use permit within the B-2 district. The M-1 zoning district allows standalone privately owned parking lots, warehousing and storage, and storage of over the road tractor trailers as by right uses.

The proposed parking lot will be required to meet all parking lot landscaping requirements as per Section 10-3-30.1 of the Zoning Ordinance. Given the size of the parking lot phase of the development, it will require review and approval of an engineered comprehensive site plan (ECSP) prior to construction. During the ECSP review, issues such as landscaping, setbacks, stormwater management, and street entrances will be reviewed. It should be noted that even if the parking lot is constructed smaller in size and does not go through the ECSP review, it must still meet all parking lot landscaping requirements.

As noted above, the Comprehensive Plan designates this area as Industrial, a land use designation which it received upon annexation in to the City in 1983. These areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development, and related activities. The proposed rezoning is supported by the Comprehensive Plan's Land Use Guide.

Staff recommends approving the rezoning from B-2, General Business District to M-1, General Industrial District.

Vice Chair Colman asked if there were any questions for staff. Hearing none, he opened the public hearing and invited the applicant to speak to the request.

Petr Borodin said that he would like to develop the property and use it as a business. I want to be able to park trucks on the property. I hope you grant the rezoning request.

Vice Chair Colman asked if there was anyone else wishing to speak to the request. Hearing none, he closed the public hearing and opened the matter for discussion.

Commissioner Whitten moved to recommend approval the rezoning request as presented.

Commissioner Finks seconded the motion.

All members voted in favor of recommending approval of the rezoning request as presented. The recommendation will move forward to City Council on July 9, 2019.

Respectfully Submitted,

Alison Banks

Alison Banks
Senior Planner