



City of Harrisonburg, Virginia

Department of Planning & Community Development
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To: Kurt Hodgen
From: Planning Commission and
Adam Fletcher, Director – Department of Planning and Community Development
Date: January 10, 2017
Re: Special Use Permit – 1332 Garbers Church Road (sale of agricultural equipment)

Summary:

Public hearing to consider a request from Whitesel Brothers, Inc. for a special use permit per Section 10-3-91 (10) to allow facilities designed for the sales or convenience of over the road tractors, their trailers, and heavy equipment, manufactured homes, industrialized buildings, and agricultural equipment served by a permanent building facility unless already incidental to an existing building. No vehicle salvage, storage of inoperable vehicles, or sale of junk is allowed. The 3.6 +/- acre site consists of 3 parcels, is located at 1332 Garbers Church Road, and is identified as tax map parcels 114-B-1, 3, and 4.

Background:

The Comprehensive Plan designates this area as Commercial. This designation states that these areas include uses for retail, office, wholesale, or service functions. These areas are generally found along the City's major travel corridors and in the Central Business District of the City.

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

Site: Whitesel Brothers, Inc. storage building and vacant lands; zoned B-2
North: Across Erickson Avenue, Garbers Church of the Brethren; zoned R-1
East: Across Garbers Church Road, First Assembly of God Church; zoned B-2
South: Whitesel Brothers, Inc. Dealership; zoned B-1 (County)
West: Vacant land; zoned R-1

Key Issues:

The applicant is requesting a special use permit (SUP) per Section 10-3-91(10) of the Zoning Ordinance to allow for sales of agricultural and industrial equipment on three parcels zoned B-2, General Business District. The property is located along the southwestern corner of Garbers Church Road and Erickson Avenue; adjacent to the City and Rockingham County boundary. If approved, the applicant, Whitesel Brothers, Inc., would use the lots for retail display and sales of agricultural, lawn and garden, and industrial equipment, parts, and related accessories.

During the 2011 Comprehensive Plan update the land use designation for this area along the southern side of Erickson Avenue extending to the western City limits was changed from Low Density Mixed Residential to Commercial. The subject properties were later rezoned in June 2013 from R-1, Single Family Residential District to B-2, General Business District. The rezoning allowed the applicant to continue utilizing the vacant, grassy parcels to display equipment; however, staff informed the applicant

that they would need to comply with all City regulations should they want to create a paved or graveled display area, or if they wanted to construct any new buildings on the site. At this time the applicant desires to increase the display area for the equipment; therefore, a SUP is required per the B-2 zoning district regulations.

The applicant is aware that all equipment displayed on the lots must be located on Whitesel Brothers, Inc. property, not public right-of-way, and equipment displays should not obstruct sight distance at entrances to the property. Additionally, if and when a paved or graveled parking/display lot or new building is constructed, the applicant will need to comply with other City regulations such as stormwater management, comprehensive site plan, and landscaping.

Staff has no concerns with the use and recommends in favor of the special use permit as requested.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Approve as requested;
- (b) Approve with conditions;
- (c) Deny the request.

Community Engagement:

As required, the request was published in the local newspaper twice advertising for Planning Commission's public hearing for the special use permit. The advertisement was published as shown below:

Special Use Permit – 1332 Garbers Church Road (Sales of Heavy Equipment and Agricultural Equipment, etc.)

Public hearing to consider a request from Whitesel Brothers, Inc. for a special use permit per Section 10-3-91 (10) to allow facilities designed for the sales or convenience of over the road tractors, their trailers, and heavy equipment, manufactured homes, industrialized buildings, and agricultural equipment served by a permanent building facility unless already incidental to an existing building. No vehicle salvage, storage of inoperable vehicles, or sale of junk is allowed. The 3.6 +/- acre site consists of 3 parcels, is located at 1332 Garbers Church Road, and is identified as tax map parcels 114-B-1, 3, and 4.

In addition, adjoining property owners were notified of the public hearing; the property was posted with signage advertising the request; and a notice was provided on the City's website at <https://www.harrisonburgva.gov/public-hearings>.

Recommendation:

Staff has no concerns with the use and recommends Alternative (a) to approve the special use permit as requested.

Attachments:

- 1. Site maps (3)
- 2. Application, applicant letter, and supporting documents (1)

Review:

Planning Commission recommended approving (6-0) the request of the special use permit for 1332 Garbers Church Road as presented by staff.