



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

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To: Ande Banks, Interim City Manager
From: Adam Fletcher, Director – Department of Community Development and Harrisonburg Planning Commission
Date: February 8, 2022 (Regular Meeting)
Re: Special Use Permit – 84 Pleasant Valley Road

Summary:

Consider a request from Vincenzo Luigi Dattolo with representatives Blue Ridge Marble, LLC for a special use permit per Section 10-3-91 (1) to allow manufacturing, processing and assembly operations when not employing more than 15 persons on the premises in a single shift and provided that all storage and activities are conducted within a building. The +/- 2.91-acre property is addressed as 84 Pleasant Valley Road and is identified as tax map parcel 104-A-2.

Staff and Planning Commission recommended approval of the special use permit request with conditions.

Background:

The Comprehensive Plan designates this site as Commercial. 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 following land uses are located on and adjacent to the property:

- Site:** Marble and Granite countertop sales and showroom; zoned B-2
North: Commercial businesses and vacant land; zoned B-2
East: Vacant building; zoned B-2
South: Across Pleasant Valley Road, commercial businesses; zoned B-2
West: Commercial businesses; zoned B-2

Key Issues:

The applicant is requesting a special use permit (SUP) per Section 10-3-91 (1) of the Zoning Ordinance to allow a manufacturing, processing and assembly use, involving 15 persons or less per shift, at 84 Pleasant Valley Road. If approved, Blue Ridge Marble, LLC would operate a cultured marble sink and vanity manufacturing business from the location.

The +/- 2.9-acre site consists of a +/- 15,140 square feet enclosed building, several pole-shed structures and associated paved parking. Currently, Ital Marble and Granite, LLC operates from within the building, occupying +/- 10,140 square feet and, if the SUP is approved, Blue Ridge Marble would occupy +/- 5,000-square feet.

The applicant describes the cultured marble sink and vanity process as a “modest” operation. It consists of blending a marble “matrix” with a polyester resin and pouring into molds. A mold sits for approximately 24 hours, before being released and the finished product is lightly polished and boxed for delivery. All operations, equipment, and storage will be indoors, which is required by the SUP in the B-2 district. The process functions with two employees and occasional deliveries would be made to the site.

Parking will need to be provided on site for the proposed use as well as for the existing use. The Zoning Ordinance requires manufacturing operations to have one (1) parking space for every two (2) persons working on the premises on a maximum shift, plus parking spaces for every truck or other vehicle used in connection therewith. With only two employees and no other vehicles associated with the manufacturing use, one off-street parking space would be required for Blue Ridge Marble. For the existing Ital Marble & Granite, LLC, use, which is considered a retail use and consisting of 10,140 square feet, parking is calculated at one parking space for every 250 square feet of gross floor area – totaling a required 41 spaces. Therefore, a total of 42 off-street parking spaces are required on the site to accommodate the Zoning Ordinance parking requirements. Currently, there are 18 marked parking spaces; it appears they have the ability to stripe or designate the additional parking spaces needed.

The applicant has been informed that if the SUP is approved, they will need to work with the Building Code Division to ensure that all Building Code requirements are met and to obtain a change of use permit for the portion of the building they will occupy. Additionally, the required parking spaces will need to be striped or designated. If signage is desired for the business, a separate sign permit is required. The applicant will need to work with Planning and Zoning staff to ensure that all parking and sign regulations are met.

Staff considers this an appropriate reuse of vacant space within an existing building. The process is self-contained within the building and does not promote additional traffic on site. Overall, staff believes the cultured marble sink and vanity processing use should have no adverse effect on the health, safety or comfort to people in the area and is compatible with uses generally permitted in the B-2 zoning district. If approved, staff suggests conditioning the SUP with the following:

- The special use permit shall be limited to the processing of a matrix and production of marble sinks and vanities use as described in the applicant’s letter, or to a substantially similar process.
- If in the opinion of Planning Commission or City Council, the use becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

Staff recommends approving the special use permit with the suggested conditions.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Approve the special use permit request as submitted;
- (b) Approve the special use permit request with suggested conditions;
- (c) Approve the special use permit with other conditions(s); or
- (d) Deny the special use permit request.

Community Engagement:

As required, the request was published in the local newspaper twice advertising for Planning Commission’s public hearing and twice advertising for City Council’s public hearing. The advertisement was published as shown below:

Special Use Permit – 84 Pleasant Valley Road (Blue Ridge Marble, LLC)

Public hearing to consider a request from Vincenzo Luigi Dattolo with representatives Blue Ridge Marble, LLC for a special use permit per Section 10-3-91 (1) to allow manufacturing, processing and assembly operations when not employing more than 15 persons on the premises in a single shift and provided that all storage and activities are conducted within a building. The +/- 2.91-acre property is addressed as 84 Pleasant Valley Road and is identified as tax map parcel 104-A-2.

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 recommends alternative (b) approval of the special use permit request with suggested conditions.

Attachments:

- 1. Extract from Planning Commission
- 2. Site map
- 3. Application, applicant letter and supporting documents

Review:

Planning Commission recommended (7-0) alternative (b) approval of the special use permit request with suggested conditions.