



CITY OF HARRISONBURG  
**COMMUNITY  
DEVELOPMENT**

Special Use Permit Application

[www.harrisonburgva.gov/zoning](http://www.harrisonburgva.gov/zoning)

PROPERTY INFORMATION

Property Address: 26 Pleasant Hill Rd Tax Map: 10-B-21 Total Land Area: +1/5.60 acres or sq.ft. (circle)  
Existing Zoning Classification: B-2  
Special Use being requested: 10-3-91(1) manufacturing, processing & assembly

PROPERTY OWNER INFORMATION

Property Owner Name: Gary L. Beatty Telephone: 540-478-5980  
Street Address: 450 S. Mason St E-Mail: GLBeatty@gmail.com  
City: Harrisonburg State: VA Zip: 22801

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Street Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
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.

PROPERTY OWNER: Gary L. Beatty DATE: Aug 2, 2022

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](http://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

Date Application and Fee Received: 8/2/22 Total Fees Due: \$ 455 paid  
Application Fee: \$425.00 + \$30.00 per acre  
Received By: \_\_\_\_\_



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**PROPERTY INFORMATION**

Property Address: 26 Pleasant Hill Rd. Tax Map: 10-B-21 Total Land Area: 7/0.60 acres or (6.0) (circle)  
Existing Zoning Classification: B-2  
Special Use being requested: ~~10-3-91(8)~~ reduce required parking areas...

**PROPERTY OWNER INFORMATION**

Property Owner Name: GARY L. BEATTY Telephone: 540-478-3880  
Street Address: 450 S. MASON ST E-Mail: GL BEATTY @ GMAIL.COM  
City: HARRISONBURG State: VA Zip: 22801

**OWNER'S REPRESENTATIVE INFORMATION**

Owner's Representative: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Street Address: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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Gary L. Beatty  
PROPERTY OWNER DATE: Aug 2, 2022

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Date Application and Fee Received: 8/2/22 paid Total Fees Due: \$ 455 paid  
Application Fee: \$425.00 + \$30.00 per acre

Received By: \_\_\_\_\_

450 S. Mason Street

Harrisonburg, Virginia 22801

August 2, 2022

Ms Thanh Dang

Community Development Department

City of Harrisonburg

409 S. Main Street

Harrisonburg, Virginia 22801

Ms Thanh Dang,

I have been advised that I need a special Use Permit because there are two business located at 26 Pleasant Hill Road.

The Businesses are:


1. Smith Glass
2. Kruschiki Supply Company

Smith Glass installs commercial and residential glass with a limited number of customers coming to the shop. Most customers need an on-site visit for recommendations for glass installation such as glass shower doors or store front installation. He works closely with large contractors.

Kruschiki Supply is an on-line distributor of military supplies and distributes via Fed-Ex, UPS and the US Postal Services. Kruschiki Supply has indicated that they have no need for signage.

The current parking in front of the building is sufficient since there are few customers coming to the location. The adjacent neighbors appear to be pleased to the reduction of traffic at the location after R.E. Michael Plumbing moved. Additional parking can be created in the back of the building, but current needs do not justify the implantation of additional parking.

Respectfully submitted,



Gary L. Beatty

Owner

MAP TITLE



Department 1  
Department 2





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.

|  |  |   |   |
|--|--|---|---|
| <b>Contact Information</b>   |  |   |   |
| Consultant Name:   |  |   |   |
| Telephone:   |  |   |   |
| E-mail:  |  |   |   |
| Owner Name:  | Gary L Beatty  |   |   |
| Telephone:   | (540)478-5980  |   |   |
| E-mail:  | glbeatty@gmail.com   |   |   |
| <b>Project Information</b>   |  |   |   |
| Project Name:  |  |   |   |
| Project Address:   | 26 Pleasant Hill Rd  |   |   |
| TM #:  | 10-B-21  |   |   |
| Existing Land Use(s):  | Office   |   |   |
| Proposed Land Use(s):<br>(if applicable)   | Office/Warehousing   |   |   |
| 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:<br>(Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc) | 2,801 sf warehousing, processing and assembly use per the Zoning Ordinance, it's Smith Glass, who installs doors and windows and fabricates parts like frames, etc. for installation.<br>3,731 sf retail space per the Zoning Ordinance for an Online retailer of military surplus goods. Has 1-2 employees and ships things out to customers so customers will not be walking into the space. |   |   |
| <b>Peak Hour Trip Generation (from row 15 on the second page)</b>  |  |   |   |
| AM Peak Hour Trips:  | 0  |   |   |
| PM Peak Hour Trips:  | 0  |   |   |

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No T/M

Comments:

Accepted by: Zenetha Mason

Date: 8/16/2022

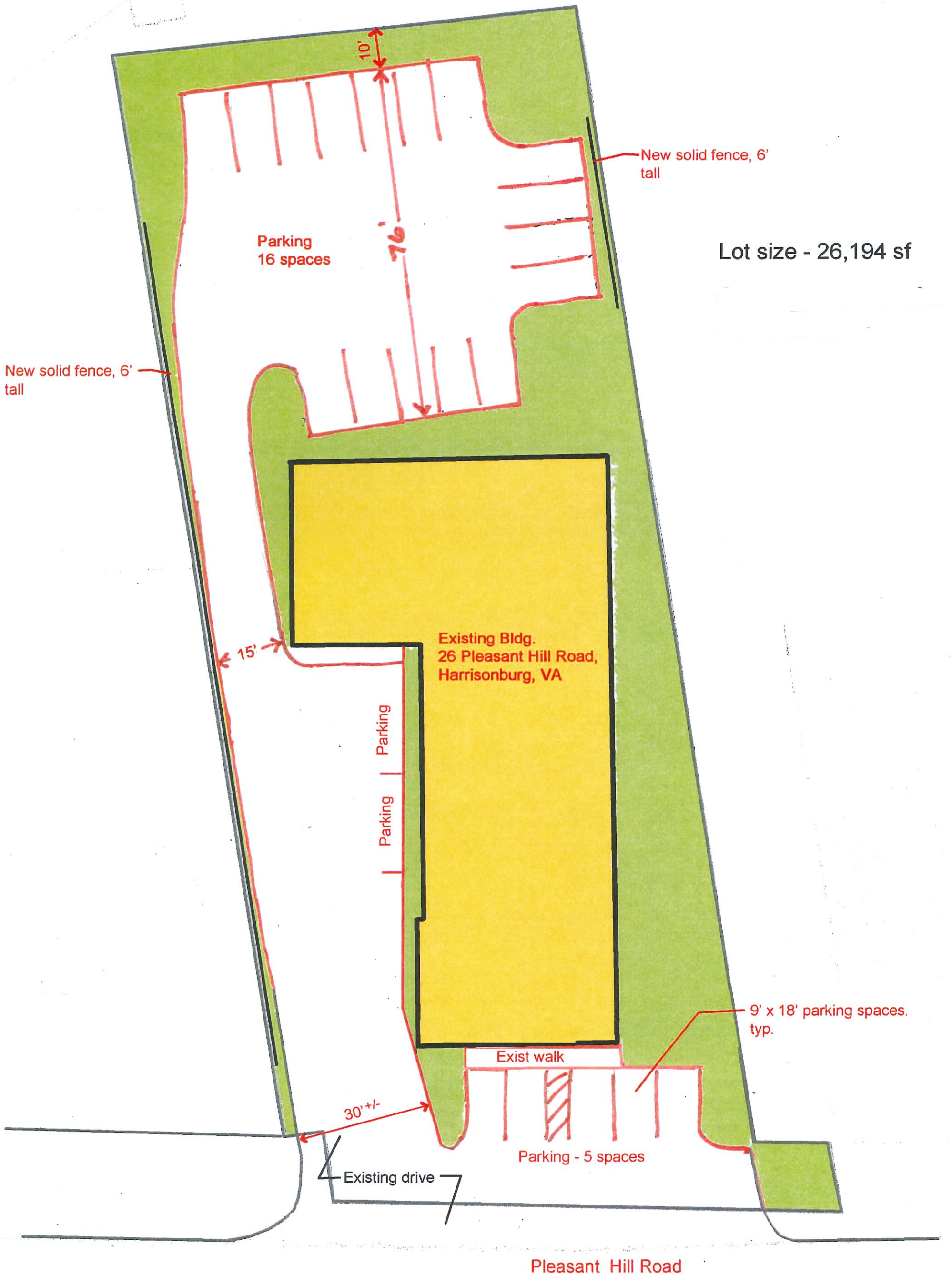
### Peak Hour Trip Generation by Land Use

| 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                              | Warehousing            | 150               | Sq ft | 2.8      | 0                                       | 1                                       |
| 2   | Proposed #2                              | Online Retail Supplier | 712               | Sq ft | 3.7      | 6                                       | 8                                       |
| 3   | Proposed #3                              |                        |                   |       |          |   |   |
| 4   | Proposed #4                              |                        |                   |       |          |   |   |
| 5   | Proposed #5                              |                        |                   |       |          |   |   |
| 6   | Proposed #6                              |                        |                   |       |          |   |   |
| 7   | Total New Trips                          |                        |                   |       |          | 6                                       | 9                                       |
| 8   | Existing #1                              | Warehousing            | 150               | Sq ft | 2.8      | 0                                       | 1                                       |
| 9   | Existing #2                              | Online Retail Supplier | 712               | Sq ft | 3.7      | 6                                       | 8                                       |
| 10  | Existing #3                              |                        |                   |       |          |   |   |
| 11  | Existing #4                              |                        |                   |       |          |   |   |
| 12  | Existing #5                              |                        |                   |       |          |   |   |
| 13  | Existing #6                              |                        |                   |       |          |   |   |
| 14  | Total Existing Trips                     |                        |                   |       |          | 6                                       | 9                                       |
| 15  | Final Total (Total New – Total Existing) |                        |                   |       |          | 0                                       | 0                                       |

#### 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.



**Schematic Site Plan**

1" = 20'

Total Parking - 23 spaces