



CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT

Special Use Permit Application

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

PROPERTY INFORMATION

1023 West Market Street  
Property Address  
037-A-4  
Tax Map  
1,540  
Total Land Area  
acres or (circle) sq.ft.  
Existing Zoning Classification: B-2 General Business District  
Special Use being requested: Warehousing / Storage

PROPERTY OWNER INFORMATION

Hurst Wenger Properties LLC  
Property Owner Name  
540 246 3413  
Telephone  
3456 Longbow Rd  
Street Address  
erin.chris@yahoo.com  
E-Mail  
Keezletown VA 22832  
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Chris Wenger  
Owner's Representative  
540 246 3413  
Telephone  
3456 Longbow Rd  
Street Address  
erin.chris@yahoo.com  
E-Mail  
Keezletown VA 22832  
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.

Chris Wenger  
PROPERTY OWNER  
3-4-24  
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](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

3/8/24  
Date Application and Fee Received  
Total Fees Due: \$ 455  
Application Fee: \$425.00 + \$30.00 per acre  
Received By



CITY OF HARRISONBURG  
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Special Use Permit Application

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

PROPERTY INFORMATION

Property Address: 1023 West Market Street Tax Map: 037-A-4 Total Land Area: 2,260 acres or sq.ft. (circle)  
Existing Zoning Classification: B-2 General Business District  
Special Use being requested: Contractors

PROPERTY OWNER INFORMATION

Property Owner Name: Hurst Wenger Properties LLC Telephone: 540 246 3413  
Street Address: 3456 Longbow Rd E-Mail: erin.chris@yahoo.com  
City: Keezletown State: VA Zip: 22832

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative: Chris Wenger Telephone: 540 246 3413  
Street Address: 3456 Longbow Rd E-Mail: erin.chris@yahoo.com  
City: Keezletown State: VA Zip: 22832

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Received By: [Signature]



**CITY OF HARRISONBURG  
COMMUNITY  
DEVELOPMENT**

**Special Use Permit Application**

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

**PROPERTY INFORMATION**

Property Address: 1019-1021 West Market Street Tax Map: 037-A-4 Total Land Area: 1,460 acres or sq.ft. (circle)

Existing Zoning Classification: B2 - General Business District

Special Use being requested: Mixed Use Building - One Apartment Second Floor with Offices on Main Floor

**PROPERTY OWNER INFORMATION**

Property Owner Name: Hurst Wenger Properties LLC Telephone: 540 246 3413

Street Address: 3456 Longbow Rd E-Mail: erin.chris.e@yahoo.com

City: Keezletown State: VA Zip: 22832

**OWNER'S REPRESENTATIVE INFORMATION**

Owner's Representative: Chris Wenger Telephone: 540 246 3413

Street Address: 3456 Longbow Rd E-Mail: erin.chris.e@yahoo.com

City: Keezletown State: VA Zip: 22832

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Chris L Wenger 3-4-24  
PROPERTY OWNER DATE

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**TO BE COMPLETED BY PLANNING & ZONING DIVISION**

Date Application and Fee Received: 3/8/24 Total Fees Due: \$ 455

Application Fee: \$425.00 + \$30.00 per acre

Received By: [Signature]

City of Harrisonburg Officials,

HurstWenger Properties, LLC would like to maintain the existing use of the tenant occupied apartment located at 1019 West Market Street. This unit has very satisfied and respectful tenants occupying it. We understand that Harrisonburg has a limited amount of housing options that are affordable and we would like to keep this as a viable housing option.

HurstWenger Properties, LLC would also like to maintain the use of the warehousing/storage area and contractor shop space. Once again, these areas have been in this use for quite some time and are also affordable business locations for smaller business to get established. All of the existing tenants of the building are operating local businesses serving the local public and local economy. The existing tenants and how the existing tenants have been using the property have been very respectful to the neighbors, to the environment, and to the public.

HurstWenger Properties, LLC is currently not going to allow exterior material storage on the premises, in the future if this is needed, HurstWenger Properties, LLC will apply for and execute code compliant material storage screenings as needed. Dumpster screening will be installed along with fencing along the property line as needed to be code compliant.

HurstWenger Properties, LLC is willing to bring the said property up to the City regulations for special use permits and maintain viable business locations in Harrisonburg. We are also interested in naming the building and installing code compliant signage per the City of Harrisonburg.

For all three special use permits HurstWenger Properties, LLC will condition the following:

- Within six months of approval of the special use permit, the entrance shown in Exhibit A shall be closed. Parking blocks, posts and chains, or other materials approved by the City may be used to control access to the site.

Our goal is to operate a successful business location that will expand the city business map and maintain a beautiful property that borders the City of Harrisonburg Friendly City Trail.

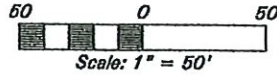
Sincerely,

Chris Wenger

HurstWenger Properties, LLC

**Notes:**

Tax Map: 37-A-4 & 37-A-5  
 Property Address: 1011 W. Market Street  
 See Deed Book 5605, Page 74 for Title Reference  
 Present Owner: Hurstwenger Properties, LLC  
 Current Property Zoning: B2  
 Total Area: 1.989 Acres



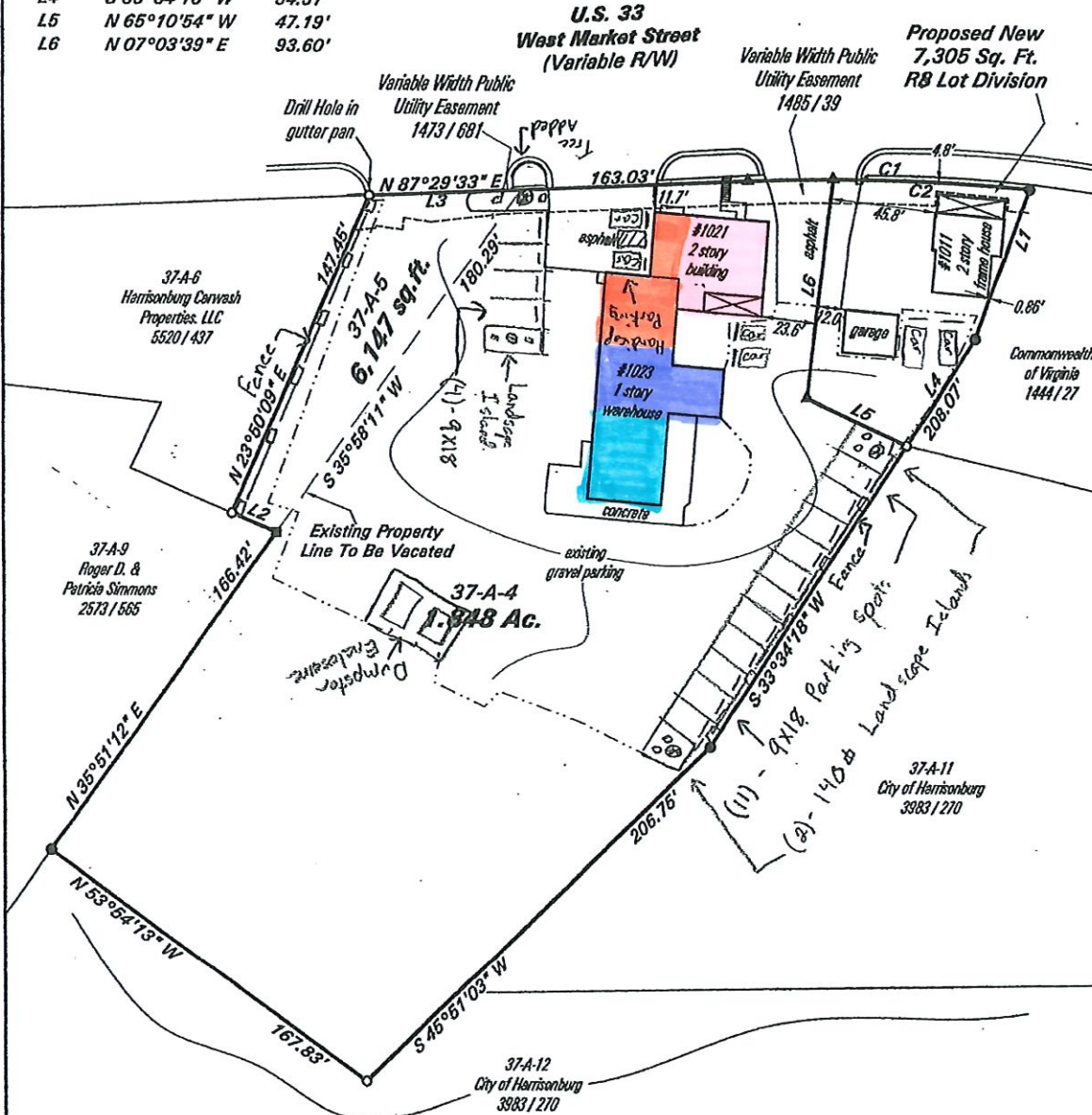
Date: March 18, 2024

- - Iron Pin Set
- - Iron Pin Found
- - Stone
- ▲ - Point



Line #	Bearing	Distance
L1	S 20°06'03" W	67.93'
L2	N 66°46'49" W	20.74'
L3	N 87°29'33" E	65.43'
L4	S 33°34'18" W	64.31'
L5	N 65°10'54" W	47.19'
L6	N 07°03'39" E	93.60'

Curve #	Radius	Arc	Chord Bearing	Chord
C1	911.93'	121.62'	S 88°41'13" E	121.63'
C2	911.93'	84.82'	S 87°31'51" E	84.79'



- Warehouse 1540
- Contractor #1 1485
- Contractor #2 775
- Apartment/office 1460

This plat is intended for preliminary review by City of Harrisonburg for Zoning and Subdivision purposes. Not intended for recordation in present form.

**Boundary Survey of 2 Parcels  
 Showing Proposed Subdivision**

(Based on a current field survey)  
 City of Harrisonburg, Virginia

**OLINEAGE**  
 ARCHITECTS • ENGINEERS • SURVEYORS  
 98 LEE HIGHWAY - P.O. BOX 991  
 VERONA, VIRGINIA 24482  
 Telephone (540) 248-3771

Note: A Current Title Report was not furnished for this survey Job #23891

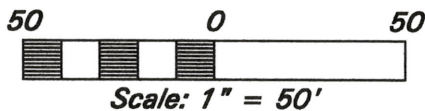


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# Exhibit A

**Notes:**

Tax Map: 37-A-4 & 37-A-5  
 Property Address: 1011 W. Market Street  
 See Deed Book 5605, Page 74 for Title Reference  
 Present Owner: Hurstwenger Properties, LLC  
 Current Property Zoning: B2  
 Total Area: 1.989 Acres

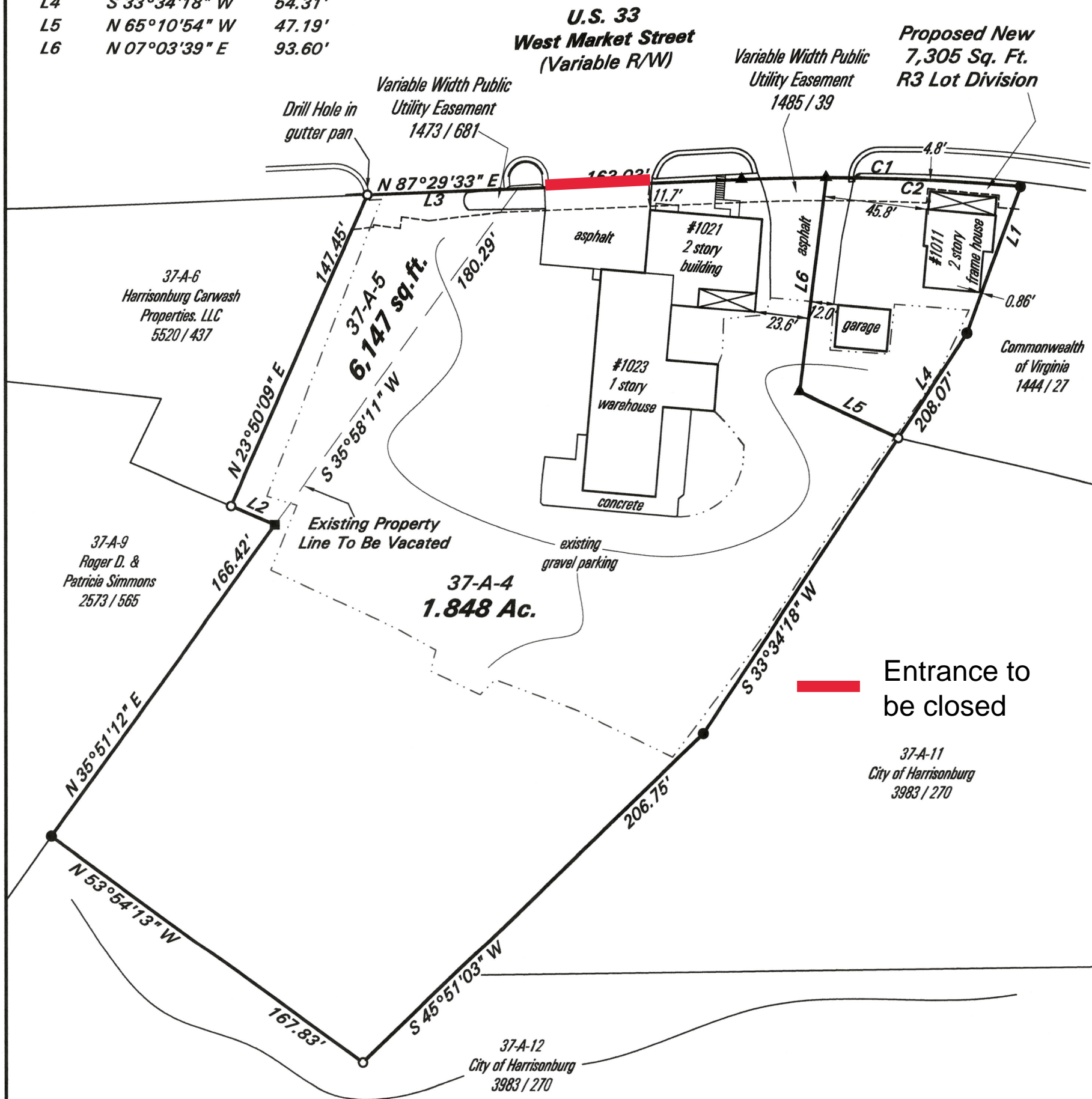


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L2	N 66°46'49" W	20.74'	C2	911.93'	84.82'	S 87°31'51" E	84.79'
L3	N 87°29'33" E	65.43'					
L4	S 33°34'18" W	54.31'					
L5	N 65°10'54" W	47.19'					
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**Entrance to be closed**

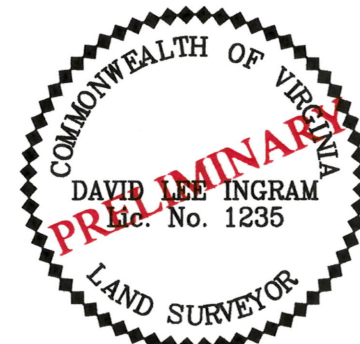
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## Boundary Survey of 2 Parcels Showing Proposed Subdivision

(Based on a current field survey)  
City of Harrisonburg, Virginia

**OLINEAGE**  
 ARCHITECTS • ENGINEERS • SURVEYORS  
 98 LEE HIGHWAY - P.O. BOX 991  
 VERONA, VIRGINIA 24482  
 Telephone (540) 248-3771

*Note: A Current Title Report was not furnished for this survey Job #23981*



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# Development Plan

**Notes:**

Tax Map: 37-A-4 & 37-A-5  
 Property Address: 1011 W. Market Street  
 See Deed Book 5605, Page 74 for Title Reference  
 Present Owner: Hurstwenger Properties, LLC  
 Current Property Zoning: B2  
 Total Area: 1.989 Acres

60 0 60

Scale: 1" = 50'

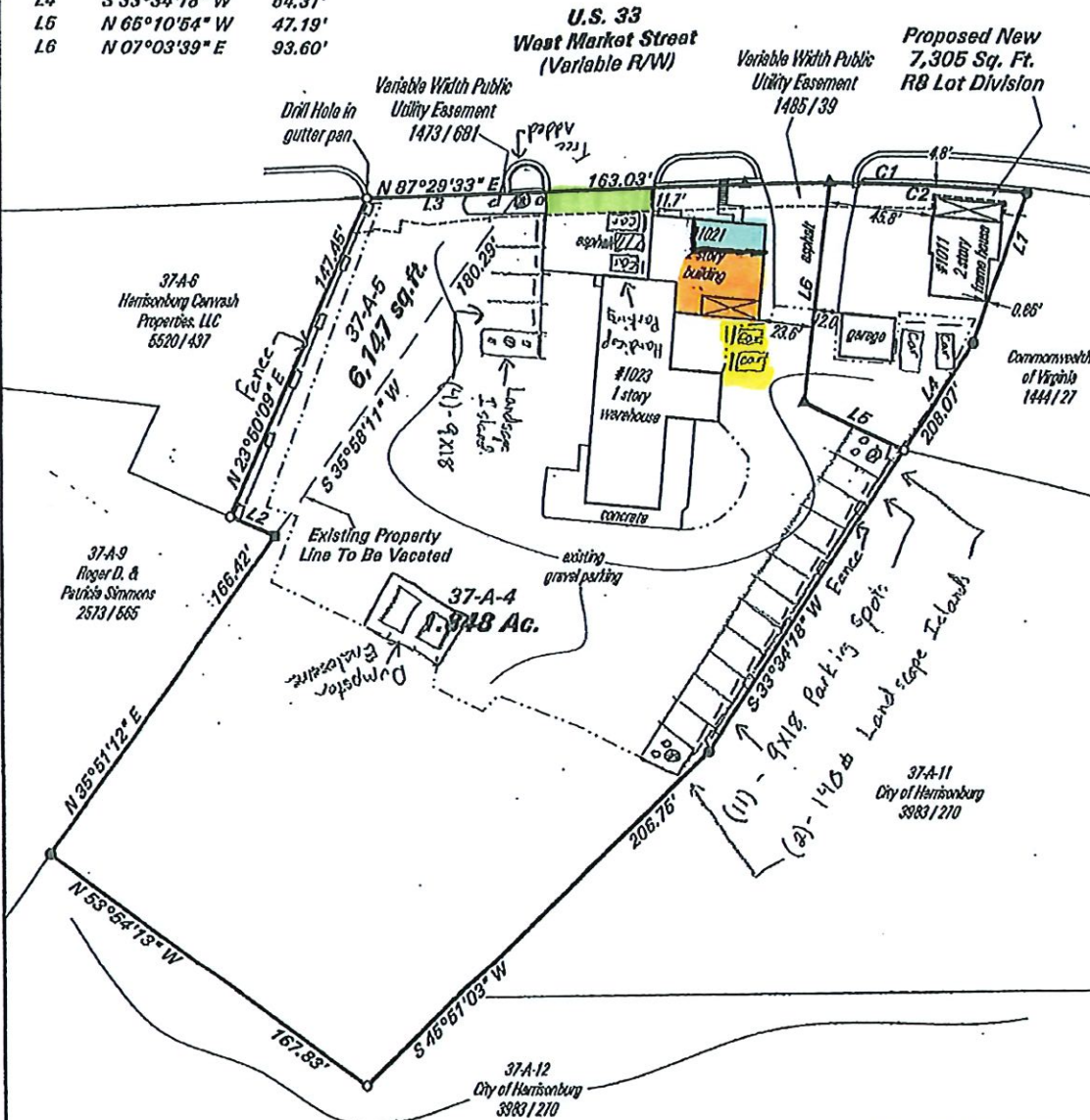
Date: March 18, 2024

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C1	911.93'	121.62'	S 88°41'13" E	121.53'
C2	911.93'	84.82'	S 87°31'51" E	84.79'



One one unit apartment

- Two story apartment
- Continuation of second floor
- Entrance to be closed
- Parking

This plat is intended for preliminary review by City of Harrisonburg for Zoning and Subdivision purposes. Not intended for recordation in present form.

**Boundary Survey of 2 Parcels  
 Showing Proposed Subdivision**  
 (Based on a current field survey)  
 City of Harrisonburg, Virginia

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 98 LEE HIGHWAY - P.O. BOX 991  
 VERONA, VIRGINIA 24482  
 Telephone (540) 248-3771

Note: A Current Title Report was not furnished for this survey Job #23881



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City of Harrisonburg, VA  
Department of Public Works

**Determination of Need for a  
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

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:	Chris Wenger		
Telephone:	540-246-3413		
E-mail:	erin.chris@yahoo.com		
Owner Name:	HurstWenger Properties, LLC		
Telephone:	540-246-3413		
E-mail:	erin.chris@yahoo.com		
<b>Project Information</b>			
Project Name:			
Project Address:	1011, 1019, 1021, 1023 West Market Street		
TM #:	037-A-4		
Existing Land Use(s):	Single Family Housing, Multi-family Housing, General Retail		
Proposed Land Use(s): (if applicable)			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" 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)	Rezone to allow use of single family housing as well as use of an apartment. A Special Use Permit will also be required in order to comply with B-2 zoning for 1021 and 1023 West Market Street		
<b>Peak Hour Trip Generation (from row 15 on the second page)</b>			
AM Peak Hour Trips:	2		
PM Peak Hour Trips:	2		

**(reserved for City staff)**

TIA required? Yes \_\_\_\_\_ No TM

Comments:

Accepted by: Zenetta Mason

Date: 3/7/2024



### 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	Single Family House	210	Dwelling Unit	1	1	1
2	Proposed #2	Multifamily residential (low-rise)	220	Dwelling Unit	1	1	1
3	Proposed #3	General Retail	822	1000 sq ft	5.0	12	33
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					14	35
8	Existing #1	General Retail	822	1000 sq ft	5.0	12	33
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					12	33
15	Final Total (Total New – Total Existing)					2	2

**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.