



May 14, 2025, Planning Commission Meeting

Title

Consider Special Use Permit at 160 Carpenter Lane — Nyrma Soffel, Community Development

Summary

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|----------------------------|--|
| Project name | N/A |
| Address/Location | 160 Carpenter Lane |
| Tax Map Parcels | 107-A-13 |
| Total Land Area | +/- 2.9 acres |
| Property Owner | Winchester Equipment Company |
| Owner's Representative | Jon Garber, Lineage Architects |
| Present Zoning | M-1, General Industrial District |
| Special Use Permit Request | Section 10-3-97(8) – To reduce required parking in M-1 |
| Planning Commission | May 14, 2025 (Public Hearing) |
| City Council | Anticipated June 10, 2025 (Public Hearing) |

Recommendation

Option 1. Recommend approval of the special use permit request with the suggested condition.

Fiscal Impact

N/A

Context & Analysis

The property is addressed as 160 Carpenter Lane and is located at the end of Carpenter Lane adjacent to Interstate 81. Winchester Equipment Company, doing business as Valley Equipment Company, sells, rents, and services compact construction and agricultural equipment. On January 28, 2025, City Council approved a rezoning of this property from B-2, General Business District, to M-1, General Industrial District. The applicant is requesting a special use permit (SUP) per section 10-3-97(8) to reduce the required number of parking spaces from 51 spaces to 28 spaces.

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

Site: Valley Equipment Company, zoned M-1

North: Vacant lot; zoned M-1
East: Across Interstate 81, industrial uses; zoned M-1
South: Across Carpenter Lane, Mulligan's Golf Center in Rockingham County; zoned B1
West: Industrial uses; zoned M-1

Section 10-3-97(8) of the Zoning Ordinance (ZO) allows for a property owner to request a SUP for a reduction of the required parking areas provided an equivalent amount of open space remains available for future parking if deemed necessary by City Council. A deed delineating this open space must be recorded before the issuance of a new Certificate of Occupancy.

The applicant has provided a layout indicating that 28 parking spaces are to be delineated, including accessible parking. The submitted layout shows the open space would be equal to the required number of off-street parking spaces that would be required if the SUP were denied or if City Council were to require them in the future. If parking spaces are constructed in the reserved open space, landscaping islands and street trees will be required per Section 10-3-30.1(16) of the ZO.

The existing parking lot is nonconforming to the parking lot landscaping requirements in Section 10-3-30.1 of the ZO. The ZO requires that trees be planted when a nonconforming parking lot is expanded. The applicant's layout shows a planned expansion of the parking lot travelways in the rear of the property, which would give rise to the requirement to install trees along the public street. However, if the applicant later chooses to not expand the travelway, then trees would not be required. It should be noted that the layout provided does not reflect the total number of trees that would be required. The applicant will be expected to work with staff to verify the number of trees to be planted.

Since the approval of the SUP allowing reduced parking would otherwise relieve the applicant from meeting parking lot landscaping requirements, staff recommends that the installation of trees along the public street right-of-way be a condition of the SUP. Therefore, staff proposes the following condition:

Trees shall be planted and maintained within the landscape borders adjacent to the public street right-of-way in accordance with Section 10-3-30.1(4) of the Zoning Ordinance.

Land Use

The Comprehensive Plan designates this site as Industrial and states:

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.

Options

1. Recommend approval of the special use permit request with the suggested condition.
2. Recommend approval of the special use permit request as submitted by the applicant.
3. Recommend approval of the special use permit with other conditions(s).
4. Recommend denial of the special use permit.

Attachments

- Site maps
- Application and supporting documents