



City of Harrisonburg, Virginia

Department of Planning & Community Development

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Building Inspections
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October 27, 2017

TO THE MEMBERS OF CITY COUNCIL CITY OF HARRISONBURG, VIRGINIA

SUBJECT: Public hearing to consider a request from Tony Miller for a special use permit per Section 10-3-97 (3) of the M-1, General Industrial District to allow business and professional offices. The 0.50 +/- acre parcel is addressed as 900 North Liberty Street, and identified as tax map parcel 40-B-1.

EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: October 11, 2017

Chair Way read the request and asked staff for a review.

Mrs. Banks said 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.

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

Site: Vacant 1,500+/- square feet structure, zoned M-1

North: Vacant office building, zoned M-1

East: Automotive businesses, zoned M-1

South: Across Monroe Street, cab company, zoned M-1

West: Across North Liberty Street, non-conforming mobile home park and a petroleum business, zoned M-1

The applicant is requesting a special use permit (SUP) per Section 10-3-97 (3) of the Zoning Ordinance to allow a business or professional office use within the M-1, General Industrial District. The property is located on the northeastern corner of the intersection of North Liberty Street and Monroe Street (this portion of Monroe Street is undeveloped.) This section of North Liberty Street contains a mix of uses that includes industrial, commercial, and non-conforming residential. If approved, the applicant desires to utilize a portion of the building as a professional office.

Previously, the 1,500+/- square feet structure located on the site had been used for warehousing and storage. The applicant has stated that they would continue to use a majority of the building as a warehouse/storage facility for a plumbing contractor, a use permitted by-right within the M-1 zoning district, and renovate a 500+/- square feet portion to be used as an accounting office.

The applicant has been informed by staff that if they receive approval of the request, they would need to apply for a building permit for a use change and for the creation of a second tenant space within the building. Both matters can be performed under one building permit application.

If the request is approved, parking for the accounting office would be calculated as a minimum of three parking spaces or one parking space for every 300 square feet of gross floor area or fraction thereof, whichever is greater; while, parking for the warehouse use would be calculated at one parking space for every two persons working on the premises on a maximum shift and one parking space for every truck/vehicle used in connection with the use. The applicant should work closely with staff to ensure that all required parking spaces are appropriately delineated on site.

The Comprehensive Plan recognizes this side of North Liberty Street in this area as Commercial and thus an office use would be compatible with the Land Use Guide. Staff does not have any concerns with an office use at this location.

Staff recommends to approve the special use permit as requested by the applicant.

Chair Way asked if there were any questions for staff. Hearing none, he opened the public hearing and asked if the applicant would like to speak.

Tony Miller, 408 Lee Avenue, said if you have any questions I would be glad to answer them. This process in the City is new for me, but I have been working with the Community Development office, with Ms. Dang and Mrs. Banks on how to get everything done with permits and everything that is needed. It has been fun working with them and they have been very helpful with everything.

Mrs. Whitten said it is always good to hear that staff is working well with our customers.

Chair Way asked if anyone else would like to speak in favor or against this request.

Kelsey Cler with Anicira property owner at 910 North Liberty Street, said we are absolutely in support of this request.

Poti Gianakouros, Harrisonburg, said I have a question about how staff mentioned there had been some issues before on the property. I was just curious about what those were.

Mrs. Banks said it was inoperable vehicles that had to be removed.

Mr. Gianakouros said thank you.

Mr. Baugh said it was actually the adjoining property's vehicles.

Mrs. Banks said yes it was the adjoining property owner was using this property to put their inoperable vehicles on.

Mr. Colman said the property has been vacant for a while, there is no business operating there, is that the case?

Mrs. Banks said yes, the subject property is vacant.

Chair Way asked if anyone else would like to speak on this request. Hearing none, he closed the public hearing and asked Planning Commission for a motion on the request for the purpose of discussion.

Mr. Colman said it is good to see the property moving forward to be used as two businesses here, an accounting office and a plumbing business. It is good to see that it is not just being left there to fall apart.

Mr. Finnegan said I would second that. There has clearly been some renovations to the front of the property; it looks like a new sidewalk. I think, there may be some inoperable vehicles still on the adjacent property, but I think it is good that you are improving the property and it looks much better now.

Mrs. Whitten moved to approve the special use permit at 900 North Liberty Street to allow a Professional Office in M-1 as presented by staff.

Mr. Finks seconded the motion.

Chair Way said we have a motion and a second for approval. He called for a voice vote on the motion.

All voted in favor (7-0) to approve the special use permit at 900 North Liberty Street to allow a Professional Office in M-1 as presented by staff.

Chair Way said this will go forward to City Council on November 14, 2017.

Respectfully Submitted,

Alison Banks

Alison Banks

Senior Planner