



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

OFFICE (540) 432-7700 • FAX (540) 432-7777

To: Ande Banks, City Manager
From: Thanh Dang, Deputy Director, Department of Community Development and Harrisonburg Planning Commission
Date: October 10, 2023 (Regular Meeting)
Re: Special Use Permit – 4030 South Main Street (To Allow Building Material Sales and Storage Yards, Contractors Equipment Sales and Storage Yards and Other Similar Uses in B-2)

Summary:

Project name	Highest Roofing
Address/Location	4030 South Main Street
Tax Map Parcels	108-C-5
Total Land Area	+/- 2.14 acres
Property Owner	Highest Roofing LLC
Owner's Representative	N/A
Present Zoning	B-2, General Business District
Special Use Permit Request	To allow building material sales and storage yards, contractors equipment sales and storage yards and other similar uses, provided they are served by a permanent building facility unless clearly incidental to an existing building per Section 10-3-91 (6)
Staff Recommendation	Approval
Planning Commission Recommendation	September 13, 2023 (Public Hearing) Approval (7-0)
City Council	October 10, 2023 (Public Hearing)

Background:

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

- Site:** Vacant parcel, zoned B-2
- North:** Virginia State Police, industrial, and office uses, zoned B-2
- East:** Industrial and warehousing uses, zoned M-1, General Industrial
- South:** Vacant land and industrial uses, zoned B-2
- West:** Across South Main Street, Rockingham Motel, zoned B-2

Key Issues:

The applicant is requesting a special use permit (SUP) per Section 10-3-91 (6) to allow building material sales and storage yards, contractors, equipment sales and storage yards and other similar uses at a property addressed as 4030 South Main Street. The applicant owns a roofing contracting company and would like to build their office on a portion of this site. The building will primarily be used for offices and indoor storage of the work vehicles. The applicant is planning to have outdoor storage of materials that will be screened.

The applicant is not planning to develop the norther portion of the lot at this time and will be leaving it as an open gravel area. The applicant is aware that even though this area was once graveled, the site is being redeveloped and parking lot landscaping requirements, such as, but not limited to, landscaping borders and street trees, are required. Therefore, if and when this vacant area is developed in the future for parking, then parking lot landscaping regulations must be complied with at that time, even if an engineered comprehensive site plan is not required.

Land Use

The Comprehensive Plan designates this area 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.

The proposed SUP is consistent with the Comprehensive Plan’s Land Use Guide and with surrounding uses as they are primarily industrial in nature.

Transportation and Traffic

A traffic impact analysis (TIA) was not required for the SUP request.

Public Water and Sanitary Sewer

Staff has no concerns regarding water and sanitary sewer service availability for the proposed development.

Recommendation

Staff recommends approval of the request with the following suggested conditions:

1. Uncovered or unenclosed storage and display of building materials and contractors’ equipment shall be located behind the proposed office building and shall be screened from view with a fence, decorative wall or other physical or structural enclosures that is opaque to obstruct the view of storage materials, with the finished face facing outside, and shall be at least six (6) feet in height. Reference Exhibit A.
2. If in the opinion of the 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.

The site is located along a busy, north-south corridor and at a primary gateway into the City as indicated on the Gateways and Corridor Enhancement Areas map within the Comprehensive Plan. The quality

and character of these routes strongly influence the City's attractiveness and economic vitality and therefore, careful consideration should be given to land use, development and streetscape. Condition #1 is intended to keep storage of materials out of view of the general public. Exhibit A illustrates the area in which storage and display of building materials and contractors' equipment would be permitted given the proposed building's footprint on the property. Note, however, that at this time, the applicant only has plans to store materials within a fenced area in the southeast portion of the property.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Approve the special use permit request as submitted by the applicant;
- (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.

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 – 4030 South Main Street (To Allow Building Material Sales and Storage Yards, Contractors Equipment Sales and Storage Yards and Other Similar Uses in B-2)

Public hearing to consider a request from Highest Roofing LLC for a special use permit per Section 10-3-91 (6) of the Zoning Ordinance to allow building material sales and storage yards, contractors equipment sales and storage yards and other similar uses, provided they are served by a permanent building facility unless clearly incidental to an existing building in the B-2, General Business District. The +/- 2.14-acre property is addressed as 4030 South Main Street and is identified as tax map parcel 108-C-5.

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 maps
3. Application and supporting documents
4. Exhibit A

Review:

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