

Total Fees Due: \$ 455.00  
Application Fee: \$425.00 plus \$30.00 per acre

Date Application & Fee Received: 11/8/19  
Received by: [Signature]

## Application for Special Use Permit

### City of Harrisonburg, Virginia

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

#### Section 1: Description of Property

Location (street address): 3055 South Main St.  
Tax Map Number: Sheet: 001 Block: C Lot: 2 Total Land Area: 37456 acres or sq. ft.  
Existing Zoning Classification: B-2  
Special Use being requested: Repair and storage of over the road tractors and their trailers  
See Code Sec. 10-3-91(3)

#### Section 2: Property Owner's Information

Property Owner's Name: Soran, LLC  
Street Address: 3055 South Main St. Email: matruckingservice@gmail.com  
City: Harrisonburg State: VA Zip: 22801  
Telephone: Work: (540) 607-3470 Fax: \_\_\_\_\_ Mobile/Home: \_\_\_\_\_

#### Section 3: Owner's Representative Information

Owner's Representative: Michael W. Sharp, Esq.  
Street Address: 3190 Peoples Drive Email: msharp@botkinrose.com  
City: Harrisonburg State: VA Zip: 22801  
Telephone: Work: (540) 437-0019 Fax: (540) 437-0022 Mobile/Home: \_\_\_\_\_

#### Section 4: 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.*

Signature: [Signature]  
*Property Owner*

#### Section 5: Required Attachments to be provided by Applicant

- 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 Department prior to submitting SUP application. More information at [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, walls 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.

# BOTKINROSE<sup>PLC</sup>

ATTORNEYS AT LAW

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Mark W. Botkin  
Lindsay C. Brubaker  
T. Joel Francis  
Douglas L. Guynn \*  
Daniel R. Lauro  
Matthew W. Light  
Steven C. Rhodes  
Kevin M. Rose +  
Michael W. Sharp  
Ryan P. Waid \*\*\*

\* Of Counsel  
+ Also Admitted in West Virginia  
++ Also Admitted in Washington, D.C.

**Michael W. Sharp**

3190 Peoples Drive  
Harrisonburg, Virginia 22801

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November 8, 2019

**Via Hand Delivery**

City of Harrisonburg  
Department of Planning & Community Development  
409 South Main Street, 2<sup>nd</sup> Floor  
Harrisonburg, VA 22801

Re: Application for Special Use Permit

Dear Planning Commission,

This firm represents Soran, LLC, the owner of the real property located at 3055 South Main Street, Harrisonburg, Virginia, which contains approximately 37,456 square feet (.86 acres). Enclosed please find (1) an Application for Special Use Permit; (2) a various site and property maps; and (3) the Traffic Impact Analysis Determination Form. In addition to the enclosed documents, please accept this letter explaining the proposed use of the property and reasons for seeking a special use permit.

Soran, LLC, is the current owner of the land and improvements located at 3055 South Main Street, Harrisonburg, Virginia. The current tenant of the property, Mid Atlantic Truck Service, repairs tractors and trailers. The site has historically been used for general automotive repair, automobile sales and leasing, and automobile detailing service, all of which were permitted in B-2 zoning districts. However, a special use permit is required for the repair and storage of over the road tractors and their trailers. *See* Code § 10-3-91(3).

Mid Atlantic Truck Services will be operated from 8 a.m. to 5 p.m. on Monday through Friday and the business expects to service 1-2 tractors and/or trailers per week. Tractors and trailers will be stored in an existing enclosed garage or in a designated area on the northwest side of the lot. In order to comply with Code requirements, Soran, LLC, is willing to install a screened fence to designate the area for outside storage. *See* Code § 10-3-91(3).

November 8, 2019  
Page 2

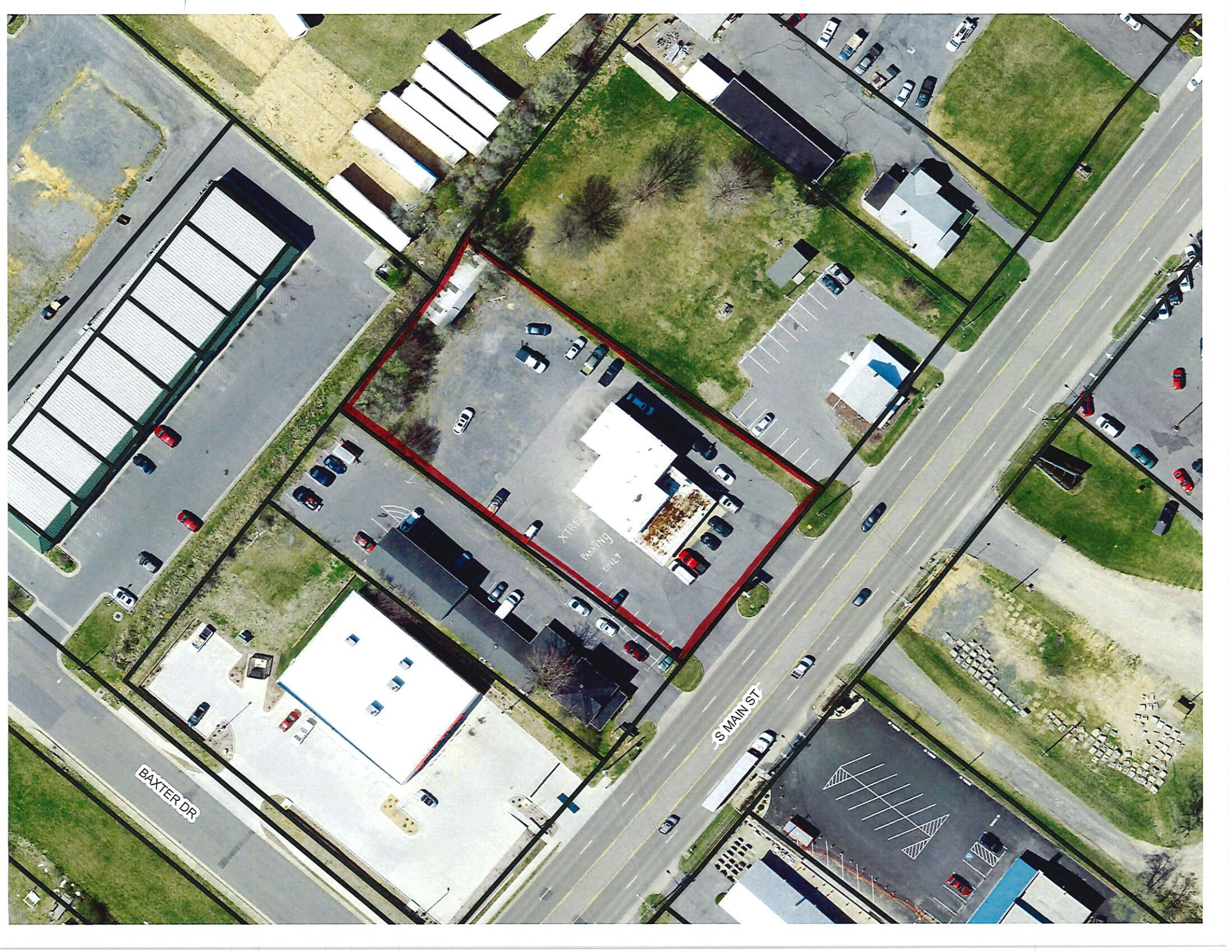
A special use permit is needed for the current tenant to continue its tractor and trailer repair operation. Such use is specifically contemplated as a special use in B-2 districts. Permitting this use is consistent with the purpose of B-2 districts and will not materially change the already established character of the area. The property is surrounded by automotive dealerships and repair facilities and tractor trailer traffic is already present due to the proximity to I-81. Given the expected intake of Mid Atlantic Truck Service, their operation will not materially influence the traffic, noise, or character of the existing business community. Rather, this operation will positively serve the city, region, and the many owner-operators in this community.

Sincerely,



Michael W. Sharp

cc: Soran, LLC



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S MAIN ST

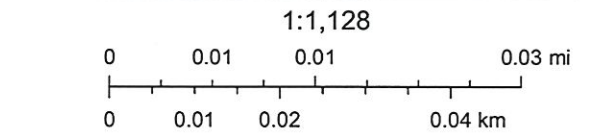
XTREME  
PARKING  
ONLY

# ArcGIS Web Map



10/23/2019, 12:45:54 PM

- |                                                                                    |             |                                                                                     |                  |                                                                                     |                        |                                                                                     |                           |
|------------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|---------------------------|
|  | City Limits |  | Streets          |  | JMU                    |  | MINOR ARTERIAL STREET     |
|  | Real Estate |  | COLLECTOR STREET |  | LOCAL STREET           |  | MINOR COLLECTOR STREET    |
|                                                                                    |             |  | INTERSTATE       |  | MAJOR COLLECTOR STREET |  | PRINCIPAL ARTERIAL STREET |



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,



City of Harrisonburg, VA  
Department of Public Works

Determination of Need for a  
Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Information			
Consultant Name:	Michael W. Sharp, Esq.		
Telephone:	(540) 437-0019		
E-mail:	msharp@botkinrose.com		
Owner Name:	Soran, LLC		
Telephone:	(540) 217-2182		
E-mail:			
Project Information			
Project Name:	Mid Atlantic Truck Service		
Project Address: TM #:	3055 S. Main Street; TM# 001-C-2		
Existing Land Use(s):	See Attachment		
Proposed Land Use(s): (if applicable)	See Attachment		
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: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Mid Atlantic Truck Service repairs tractors and trailers. The business will be operated from 8am - 5pm on Monday through Friday. The business expects to service 1-2 tractors and/or trailers per week. Customers generally call ahead, so there is little unexpected traffic on the property. Tractors and trailers are either stored in an existing enclosed garage, or in a designated area on the northwest side of the lot. Soran, LLC, proposed installing a screened fence to designate an area for outside storage. The building has a gross area of 4,052 square feet. The garage in which repairs are performed is a 756 square feet. See attached Building Information and Site Map for further information.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	1		
PM Peak Hour Trips:	-3		

(reserved for City staff)

TIA required? Yes \_\_\_\_\_ No X

Comments:

The "Living Area" provided was used as the appropriate gross floor area for the trip generation calculation.

Accepted by: Jakob Gunn Feldt

Date: 10/24/19

Revised Date: February 2019

### 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	Automobile Care Center	942	1000 s.f. GFA	4.9	11	15
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					11	15
8	Existing #1	Automobile Sales (Used)	841	1000 s.f. GFA	4.9	10	18
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					10	18
15	Final Total (Total New – Total Existing)					1	-3

**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.

Michael W. Sharp, Esq.  
(540) 437-0019  
*msharp@botkinrose.com*

**Determination of Need for A Traffic Impact Analysis - Attachment**

Existing Land Uses: Prior uses of the property include automobile sales, auto repair, and auto detailing services.

Proposed Land Uses: Repair and storage of over the road tractors and their trailers as a special use under § 10-3-91(3) of the Code of the City of Harrisonburg.



# 3055 S MAIN ST

**Location** 3055 S MAIN ST

**Acct#** 001 C 2

**Owner** SORAH LLC

**Building Name** DK Motors

**Assessment** \$529,400

**Building Count** 1

**Legal Description** COMMERCIAL DISTRICT 5  
NWS S MAIN ST

**Bill Acct Num** P1000069

**Assessing Distr...** Quadrant 4

## Current Value

Assessment					
Valuation Year	Building	Extra Features	Outbuildings	Land	Total
2019	\$136,500	\$8,300	\$10,000	\$374,600	\$529,400

## Owner of Record

**Owner** SORAH LLC

**Sale Price** \$450,000

**Co-Owner**

**Book & Page** 5154/625

**Address** 3055 S MAIN ST

**Sale Date** 08/30/2019

HARRISONBURG, VA 22801

**Instrument** 20

## Ownership History

Ownership History				
Owner	Sale Price	Book & Page	Instrument	Sale Date
SORAH LLC	\$450,000	5154/625	20	08/30/2019

## Building Information

### Building 1 : Section 1

**Year Built:** 1754

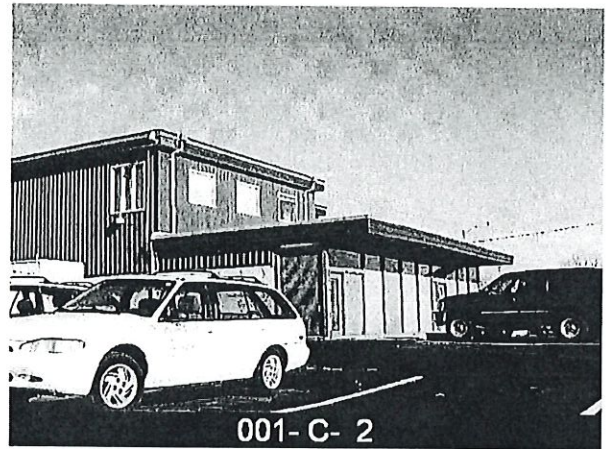
**Building Percent** 100

**Good:**

Building Attributes	
Field	Description
STYLE	Office Building
MODEL	Comm/Ind
Quality	
Story Height	14.00

Num Units	0.00
Bsmt 4 Area	0
AC Type	
Bsmt Type	
Fpl Type	
Heat Type	
Full Bath(s)	
FPL Opening(s)	
Extra Fixture(s)	
Section Stories	2.00
Occ 1 Rank	1.5
Occ 2 Style	
Wall Height	
Usrflid 214	

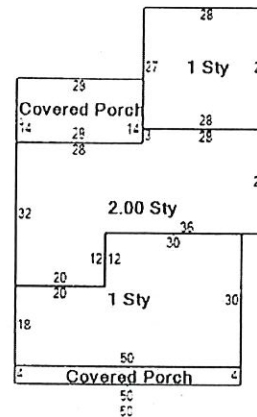
### Building Photo



(<http://images.vgsi.com/photos2/HarrisonburgVAPhotos//VIDEC>)

### Building Layout

SMF



(ParcelSketch.ashx?pid=42&bid=42)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
2STY	2.00 Sty	1,444	2,888
1STY	1 Sty	2,016	2,016
POC	Covered Porch	592	0
		4,052	4,904

### Building 1 : Section 2

Year Built: 1754

Building Percent 100

Good:

Building Attributes : Section 2 of 2	
Field	Description
STYLE	Office Building
MODEL	Comm/Ind

### Building Photo

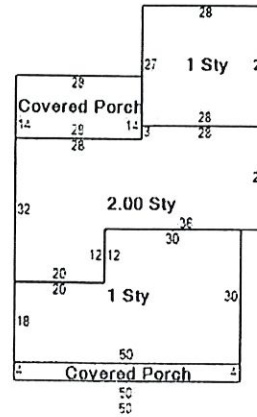
Building Photo

(<http://images.vgsi.com/photos2/HarrisonburgVAPhotos//default>)

Quality	
Story Height	14.00
Num Units	0.00
Bsmt 4 Area	0
AC Type	
Bsmt Type	
Fpl Type	
Heat Type	
Full Bath(s)	
FPL Opening(s)	
Extra Fixture(s)	
Section Stories	1.00
Occ 1 Rank	1.5
Occ 2 Style	
Wall Height	
Usrflid 214	

### Building Layout

SMF



(ParcelSketch.ashx?pid=42&bid=42)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

### Extra Features

Extra Features				Legend
Code	Description	Size	Assessed Value	Bldg #
POC	Porch, Covered	392.00 SQFT	\$5,500	1
POC	Porch, Covered	200.00 SQFT	\$2,800	1

### Land

#### Land Use

**Use Code** 129  
**Description** Automobile Sales Office  
**Zone** B2  
**Neighborhood**  
**Alt Land Appr** No  
**Category**

#### Land Line Valuation

**Size (Acres)** 0  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$374,600

### Outbuildings

Outbuildings				Legend
Code	Description	Size	Assessed Value	Bldg #
PDA	Paved Driveway Asphalt	1.00 UNITS	\$8,000	1
SGN	SIGN	1.00 UNITS	\$1,000	1
SMF	Shed, Metal-F	960.00 UNITS	\$1,000	1