



# City of Harrisonburg, Virginia

## Department of Planning & Community Development

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[www.harrisonburgva.gov/community-development](http://www.harrisonburgva.gov/community-development)

Building Inspections  
Engineering  
Planning & Zoning

To: Eric Campbell, City Manager  
From: Adam Fletcher, Director – Department of Planning and Community Development; and  
Harrisonburg Planning Commission  
Date: July 9, 2019 (Regular Meeting)  
Re: Rezoning – 60 Carpenter Lane (B-2 to M-1)

### **Summary:**

Public hearing to consider a request from Henry P. Deyerle, Trustee to rezone a +/- 5.0-acre property zoned B-2, General Business District to M-1, General Industrial District. The property is addressed as 60 Carpenter Lane and is identified as tax map parcel 107-A-12.

### **Background:**

The Comprehensive Plan designates this area as Industrial. 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 following land uses are located on and adjacent to the property:

**Site:** Undeveloped acreage; zoned B-2

**North:** Manufacturing/warehouse use; zoned M-1

**East:** Furniture warehouse and sales, zoned B-2 and undeveloped acreage; zoned M-1

**South:** Across Carpenter Lane, recreational use, storage facility, and undeveloped parcels; zoned B-2

**West:** Non-conforming multi-family dwelling, non-conforming storage of manufactured/mobile homes, and undeveloped acreage; zoned B-2

### **Key Issues:**

The applicant is requesting to rezone an undeveloped 5.05 +/- acre parcel from B-2, General Business District to M-1, General Industrial District in order to construct a 47,000 square foot warehouse/storage building on the site. The acreage is located in the southern part of the City, along the northern side of Carpenter Lane.

The submitted conceptual site plan, which is not proffered, demonstrates the entire parcel being utilized. Initially, the applicant plans to construct only the parking lot and use it for the storage of over the road tractor trailers. The construction of the warehouse/storage building will be a future phase of the development. The B-2 zoning district allows for standalone privately owned parking lots as a by right use; however, it does not allow for the storage of over the road tractor trailers. Warehousing and other storage facilities are allowed only by special use permit within the B-2 district. The M-1 zoning district allows standalone privately owned parking lots, warehousing and storage, and storage of over the road tractor trailers as by right uses.

The proposed parking lot will be required to meet all parking lot landscaping requirements as per Section 10-3-30.1 of the Zoning Ordinance. Given the size of the parking lot phase of the development, it will require review and approval of an engineered comprehensive site plan (ECSP) prior to construction. During the ECSP review, issues such as landscaping, setbacks, stormwater management, and street entrances will be reviewed. It should be noted that even if the parking lot is constructed smaller in size and does not go through the ECSP review, it must still meet all parking lot landscaping requirements.

As noted above, the Comprehensive Plan designates this area as Industrial, a land use designation which it received upon annexation in to the City in 1983. These areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development, and related activities. The proposed rezoning is supported by the Comprehensive Plan's Land Use Guide.

Staff recommends approving the rezoning from B-2, General Business District to M-1, General Industrial District.

**Environmental Impact:**

N/A

**Fiscal Impact:**

N/A

**Prior Actions:**

N/A

**Alternatives:**

- (a) Approve the rezoning as submitted; or
- (b) Deny the rezoning.

**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:

***Rezoning – 60 Carpenter Lane (B-2 to M-1)***

Public hearing to consider a request from Henry P. Deyerle, Trustee to rezone a +/- 5.0-acre property zoned B-2, General Business District to M-1, General Industrial District. The Zoning Ordinance states that the B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. No minimum lot size restrictions exist in the B-2, General Business District. The M-1, General Industrial District is intended primarily for manufacturing, processing, storage, and distribution activities, which are not properly associated with, nor compatible with, residential and institutional development. No minimum lot size restrictions exist in the M-1, General Industrial District. The Comprehensive Plan designates this area as Industrial. 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 property is addressed as 60 Carpenter Lane and is identified as tax map parcel 107-A-12.

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 (a) approval of the rezoning request as submitted.

**Attachments:**

1. Planning Commission Extract
2. Site maps (2 pages)
3. Application, applicant letter, and supporting documents (5 pages)

**Review:**

Planning Commission recommended (6-0) approval of the rezoning request as submitted.