



# Special Use Permits – Mt. Clinton Pike & Chicago Ave (Manufacturing; Warehousing)

---



1. To allow manufacturing, processing, and assembly operations when not employing more than fifteen (15) persons on the premises in a single shift and provided that all storage and activities are conducted within the building.
2. To allow warehousing and other storage facilities

# Special Use Permits – Mt. Clinton Pike & Chicago Ave (Manufacturing; Warehousing)





View from Mt. Clinton Pike



View from Chicago Avenue





Common Good  
MARKETPLACE  
Financial Literacy  
COMMITTEE  
Elevance  
The Gathering Place  
MCC  
CITY & TERRY  
HOUSERS

MERGE  
CARE CENTER

Elevance  
Drive-up  
& ATM  
→

→







EASTERN MENNONITE COLLEGE INC  
DB 0/0  
TM 48-11-4  
ZONE R-3 INSTITUTIONAL OVERLAY

EASTERN MENNONITE HIGH SCHOOL  
DB 0/0  
TM 47-N-7  
ZONE R-3 INSTITUTIONAL OVERLAY

MT. CLINTON PIKE

MT. CLINTON PIKE  
FUNCTIONAL CLASSIFICATION: MAJOR ARTERIAL

CHRISTIAN LIGHT  
PUBLICATIONS, INC.  
DB 2212/240  
TM 47-1-19  
ZONE B-2

SFD  
RESIDENCE  
1070 CHICAGO AVE.

STORAGE  
SHED  
1088 CHICAGO AVE.

SFD  
RESIDENCE

CHRISTIAN LIGHT  
PUBLICATIONS INC  
DB 2809/208  
TM 47-1-19  
ZONE B-2

PROPOSED ENCLOSED  
WALKWAY

Added in  
1991

Added  
in  
2014

HARRISONBURG GIFT &  
THRIFT SHOP, INC.  
DB 3388/381  
TM 47-11-2  
ZONE B-2

CHRISTIAN LIGHT  
PUBLICATIONS INC  
DB 4167/85  
TM 47-4-1  
ZONE B-2

500 SF BOOKSTORE  
8,800 SF OFFICES  
1084 CHICAGO AVE.

8,700 SF  
OFFICES  
1088 CHICAGO AVE.

800 SF OFFICE  
4-EMPLOYEE APARTMENTS  
1058 CHICAGO AVE.

CHRISTIAN LIGHT  
PUBLICATIONS INC  
DB 0/0  
TM 47-9-11  
ZONE B-2

STORAGE SHED

Proposed  
24,000 sq.  
ft.  
warehouse

SFD  
RESIDENCE  
1048 CHICAGO AVE.

CHRISTIAN LIGHT  
PUBLICATIONS INC  
DB 1490/833  
TM 47-9-10  
ZONE B-2

USE: VACANT  
1040 CHICAGO AVE.

CHRISTIAN LIGHT  
PUBLICATIONS, INC  
DB 0489/803  
TM 47-3-9  
ZONE B-2

SFD  
RESIDENCE  
1032 CHICAGO AVE.

WALNUT LANE  
LLC  
DB 2883/843  
TM 47-4-8  
ZONE R-3

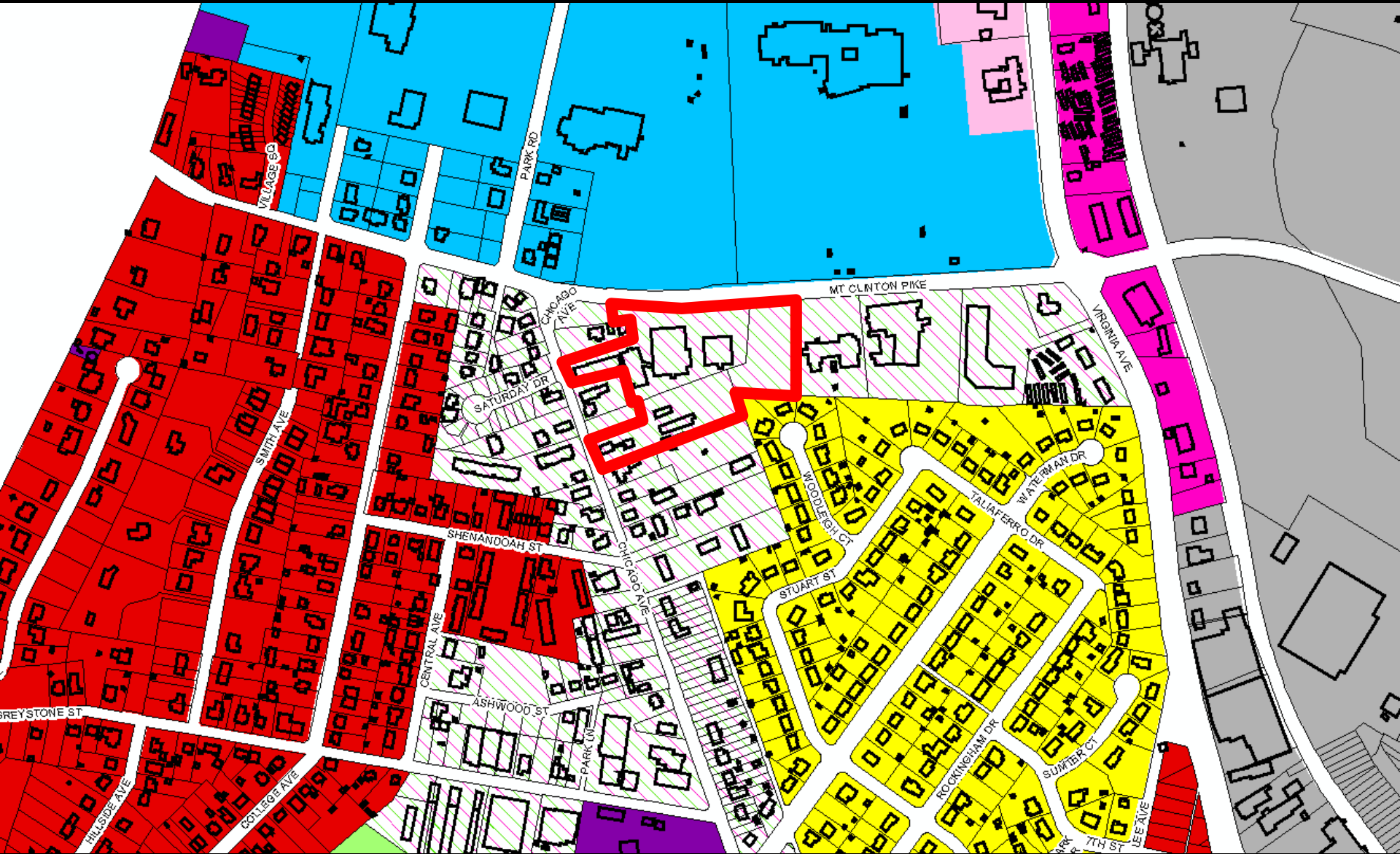
WALNUT LANE  
LLC  
DB 2883/843  
TM 47-6-8A  
ZONE R-3

RONALD D  
BRUCE  
DB 0/0  
TM 47-3-8  
ZONE R-1

MERNA B  
SHANK  
TRUSTEE  
DB 1282/890  
TM 47-1-7  
ZONE R-1

Presently on site:  
23,000 sq. ft. of  
warehousing  
7,000 sq. ft. of  
manufacturing

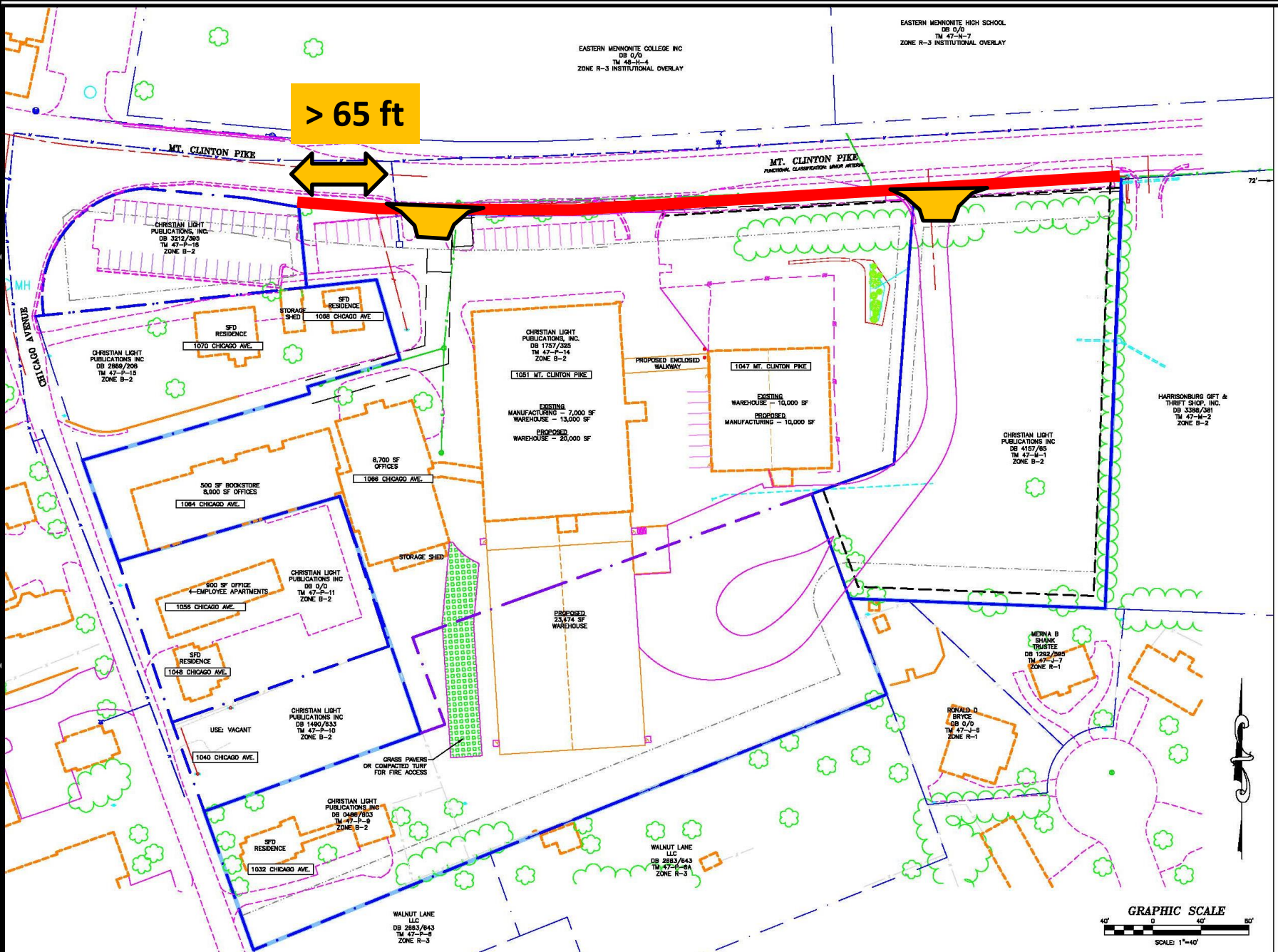
SCALE: 1"=40'



# Suggested Conditions for



# Suggested Conditions for



# Suggested Conditions for Warehousing SUP

1. Up to 60,000 square feet of warehousing and storage is permitted on the site.
2. All warehousing and storage and activities are conducted within buildings.
3. Self-storage facilities are prohibited.

# Suggested Conditions for Warehousing SUP (con't)

4. An evergreen or deciduous tree buffer shall be created parallel to and within 20-feet from the property boundary with tax map parcels 47-J-6 and 7, where such trees shall be planted at no more than 20-ft. on center and no less than 6-feet in height at the time of planting. Existing trees-parallel to and within 20-feet from the property boundary with tax map parcels 47-J-6 and 7 may be used to meet this requirement. The intent is to provide a vegetative buffer to reduce the visual impact of the subject site from the adjacent residential uses.
5. Along the Mt. Clinton Pike frontages of tax map parcels 47-P-14 and 47-M-1, there shall be no more than two entrances and no entrances shall be placed within 65-feet from where the property line of tax map parcel 47-P-14 and 16 meet.
6. If in the opinion of 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.

# Recommendation

**Staff and Planning Commission (6-0) recommends approval of both SUPs with the suggested conditions for both requests.**