

CITY OF HARRISONBURG



December 10, 2025 Planning Commission Meeting

Title

Consider a request to rezone 1110 North Liberty Street and 260 and 266 Charles Street — Meg Rupkey, Community Development

Summary

Project name	N/A
Address/Location	1110 North Liberty Street and 260 and 266 Charles Street
Tax Map Parcels	45-A-1
Total Land Area	+/- 0.59-acre
Property Owner	Valley Corner LLC
Owner's Representative	Colman Engineering
Present Zoning	M-1, General Industrial District
Proposed Zoning	R-3C, Medium Density Residential District Conditional, and M-1C, General Industrial District Conditional
Planning Commission	December 10, 2025 (Public Hearing)
City Council	Anticipated January 13, 2026 (First Reading/Public Hearing) Anticipated January 27, 2026 (Second Reading)

Recommendation

Option 1. Recommend approval of the rezoning request.

Fiscal Impact

N/A

Context & Analysis

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

Site: Vacant building (formerly a nonconforming single-family detached dwelling) and industrial building, zoned M-1

North: Rockingham County Schools bus garage, zoned M-1

East: Industrial uses, zoned M-1

South: Across Charles Street, vacant land, zoned M-1

West: Across North Liberty Street, industrial uses, zoned M-1

The applicant is requesting to split zone the property where a +/- 0.38-acre portion of a +/- 0.59-acre parcel would be rezoned from M-1, General Industrial District to R-3C, Medium Density Residential District Conditional and the remaining +/- 0.21-acre portion would be rezoned to M-1C, General Industrial District Conditional. The property is addressed as 1110 North Liberty Street and 260 and 266 Charles Street and is identified as tax map parcel 45-A-1.

On the R-3C portion of the property, the applicant plans to convert the existing structure, addressed as 1110 North Liberty Street, to a duplex to include a one-bedroom unit and a three-bedroom unit. This was once a single-family detached dwelling and has lost its nonconforming status. On the M-1C portion of the property, the applicant plans to utilize the buildings addressed as 260 and 266 Charles Street as a coffee roasting facility for Broad Porch Coffee. They plan to roast coffee for both their wholesale clients and their own cafes, and to have between two and five employees that will be both full and part-time.

Proffers

The applicant has offered the following proffers (written verbatim):

1. No entrance shall be allowed on North Liberty Street. The existing entrance shall be permanently closed and a portion of the existing driveway will be removed, at least 20 feet in length beyond the North Liberty Street public right-of-way, prior to issuance of any Certificate of Occupancy on the R-3C portion of the property.
2. Prior to issuance of any Certificate of Occupancy on the M-1C portion of the property, the existing commercial entrance along Charles Street serving the proposed M-1C portion of the property shall be reconstructed to be no larger than 30 feet in width. The final design of the entrance shall meet the Design and Construction Standards Manual and be approved by the Department of Public Works.
3. Upon request from the City, the applicant will dedicate a 5-foot-wide public sidewalk easement and an additional 10-foot-wide temporary construction easement for future sidewalk construction along the North Liberty Street frontage.

The conceptual site layout is not proffered.

Land Use

The Comprehensive Plan designates this site as commercial and states:

Commercial uses include retail, office, professional service functions, restaurants, and lodging uses. Commercial areas should offer connecting streets, biking and walking facilities, and public transit services. Interparcel access and connections are essential to maintaining traffic safety and flow along arterials. Parking should be located to the sides or rear of buildings.

If the property remains zoned M-1, then the site could be developed for industrial uses by-right. Rezoning a portion of the property to R-3C would instead allow the existing structure at 1110

North Liberty Street to be renovated as a duplex, while the remainder of the site is planned to be used to roast coffee. The R-3 district would also permit the existing structure to be converted by right into uses such as, but not limited to, professional or medical office use in the future, should it no longer function as a dwelling. Furthermore, the rezoning creates a smaller footprint for intense or undesirable industrial uses to operate on a site for which is not planned for industrial operations.

Adjacent and nearby parcels have a mixture of residential, commercial, and industrial uses. Tax map parcel 45-A-3, which is addressed as 256 Charles Street, and where T&E Meats operates, is zoned M-1 and designated by the Comprehensive Plan as Commercial. Across North Liberty Street and to the east along Charles Street, parcels are zoned M-1 and are designated in the Comprehensive Plan as Commercial and General Industrial. Across Charles Street, parcels are zoned M-1, but are designated in the Comprehensive Plan as Medium Density Mixed Residential, which is intended to accommodate a variety of housing types including small-lot single-family homes, duplexes, and townhomes. While the proposed uses on the subject property might not exactly conform to the Comprehensive Plan's Land Use Guide's Commercial designation,, staff does not believe that rezoning the property to allow the re-establishment of a long-time residential use would negatively impact this area of the City nor detract from the intent of the Comprehensive Plan.

Transportation and Traffic

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

The site today has three entrances, one residential entrance on North Liberty Street and a residential and commercial entrance on Charles Street. Staff appreciates the applicant's proffer to close the entrance on North Liberty Street (proffer #1). Closing this entrance would restrict access to North Liberty Street and would require that the site is accessed only from Charles Street.

In addition to closing the entrance along North Liberty Street, the applicant is proffering that the existing commercial entrance along Charles Street be reconstructed to be no larger than 30 feet (proffer #2). The existing entrance is about 70 feet wide, wider than what is allowed by the Design and Construction Standards Manual (DCSM) for commercial entrances. The final design of the entrance would need to be approved by the Department of Public Works.

The final proffer would require that the applicant, upon request from the City, dedicate a public sidewalk easement and a temporary construction easement along North Liberty Street (proffer #3). This section of North Liberty Street is underdeveloped and does not have curb, gutter, or sidewalks. While there is no current plan to build sidewalk along this portion of North Liberty Street, if the City is eventually able to construct sidewalk along this portion of the street, the applicant would dedicate the necessary easements.

Public Water and Sanitary Sewer

Staff has no concerns with the requested rezoning regarding water and sanitary sewer matters.

Housing Study

The City's Comprehensive Housing Assessment and Market Study (Housing Study) places the subject property within Market Type D and notes that this market type "has lower market activity as well as lower access to amenities. This could be because the areas are stable residential neighborhoods or because the area is less developed and therefore has fewer sales and fewer amenities. Strategies that would be appropriate in the latter case include concurrent development of the housing and economic opportunities through mixed-use developments to build commerce and housing centers across the City."

Public Schools

The City contracted with the University of Virginia's Weldon Cooper Center for Public Service to complete a report titled "Population and School Enrollment Projects for the City of Harrisonburg" (April 2025). The report can be found at the following link: https://harrisonburgva.gov/sites/default/files/city-manager/HarrisonburgSchoolEnrollment_2025-04-30_Final.pdf. This report provides overall student enrollment projections through 2034 as well as estimated student generation by housing type for each elementary school attendance zone.

Based on the Weldon Cooper Center report's calculation, this development's proposed two residential units are estimated to generate no new K-12 students at full build-out. According to the School Board's current attendance boundaries, Waterman Elementary School, Thomas Harrison Middle School, and Harrisonburg High School would serve the students residing in this development.

Conclusion

The proposed rezoning would allow for the creation of a duplex while maintaining the ability for coffee roasting. As previously indicated, staff does not believe that the rezoning would negatively impact this area of the City nor detract from the intent of the Comprehensive Plan. Staff believes there are more advantages than disadvantages. The applicant's proffers address site access concerns, entrance widths issues, and needed easements for future sidewalk along North Liberty Street. Staff recommends approval of the rezoning.

Options

1. Recommend approval of the rezoning request.
2. Recommend denial of the rezoning request.

Attachments

- Site maps
- Application and supporting documents