

City of Harrisonburg
Attn: Thanh Dang, AICP
Deputy Director of Community Development
City of Harrisonburg

Via email: Thanh.Dang@harrisonburgva.gov

April 28, 2025

Re: 160 Carpenter Lane

Dear Ms. Dang:

Lineage Architects, P.C. is under contract to provide professional services for Winchester Equipment's adaptive reuse of the former Dayton Interiors building located at 160 Carpenter Lane.

The site was successfully rezoned to M-1 and the proposed use is by right. The parcel is 2.90 acres.

The site is anticipated to have minimal disturbance and the building's footprint will not be altered. Existing utilities are adequate to serve projected demand. The site is currently accessed from Carpenter Lane and that will not change.

The attached Special Use Permit application, if approved, would lower the parking requirements from 51 to 28. The site currently has 25 spaces but restriping will reach 28. Owner understands that City Council reserves the right to revoke the SUP and require the full contingent of automobile parking.

This request is made in conformance with Section 10-3-91(8) and green areas will be designated in the site plan for this use.

As presently planned, the renovated building will have eight service bays and 6,951 sf of publicly accessible area dedicated to rental and service offices and showroom space. Typical parking is two spaces per service bay and one space for every 200 sf of publicly accessible space.

Existing staff from the Charles Street location will move to the new building. There are thirteen persons who will make the transition and each will require one space. Based on information provided by staff, the general public who visit the existing location stay in the building an average of fifteen minutes per visit. Expected peak trips per hour at the new location (referring to the approved TIA from rezoning dated October 11, 2024) is 14. This implies a maximum required number of public parking spaces of four for a total of 18.

Twenty-eight spaces are reflected on the attached site sketch. An allowance for possible future construction of 23 spaces is also indicated.

The bullet points below further describe how the project is compatible with the SUP criteria as set forth in City code.

Compatibility: The parcels adjacent to the site are of either business or heavy industrial nature, with a golf business, trucking company, and warehousing facilities nearby. The proposed use is consistent with all other uses and a reduction in parking spaces will not impede that consistency.

Traffic: Carpenter Lane has more than adequate capacity to serve the needs of the proposed use. Based on information previously accepted during the approved rezoning, the site is expected to generate 14 peak trips per hour. A determination of "not required" has already been made for an additional Traffic Impact Analysis.

Bike and Pedestrian Access: This SUP is fully compliant with City bicycle requirements.

Utilities: The project is expected to use existing connections and is not expected to trigger the 10,000 sf threshold for erosion and sediment control design.



In summary, this request is deemed by the applicant to be reasonable to meet their anticipated needs while creating no hardships for any adjacent site. We respectfully request approval of this application.

If any additional information is needed, please do not hesitate to contact me.

Very respectfully,



Jonathan Garber, PE
Principal Engineer
Lineage Architects, P.C.



Cc: Howard Shockey & Sons
Winchester Equipment





~~VICINITY MAP
(SCALE 1:2000)~~

variable width drainage
easement
D.B. 933/429

ELITE LAND, LLC
D.B. 5168/178
Plot at D.B. 3718/758
TM 107-A-12
ZONE: M1

HENRY P. DEYERLE
TM 108-C-8
D.B. 959/318
ZONE: M1

GENERAL NOTES:

1. PLAT RECORDED DB 888/PG 426-427
2. OWNERS: WINCHESTER EQUIPMENT COMPANY
3. THE SITE IS ZONED M1 GENERAL INDUSTRIAL DISTRICT
4. TOTAL SITE ACREAGE = 2.91 ACRES
5. TAX MAP 107-A-13
6. THE SITE IS LOCATED OUTSIDE OF A FEMA FLOODPLAIN ZONE; THE SITE IS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN. FIRM MAP NUMBER: 51165C0393D. EFFECTIVE DATE: 2/6/2008.
7. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE. CONTACT VIRGINIA 811 TO SCHEDULE A PRIVATE UTILITY LOCATE PRIOR TO EXCAVATION.

NOTE:

AREAS DEPICTED AS "SPACES NOT CONSTRUCTED" SHALL BE PRESERVED IN ACCORDANCE WITH SEC 10-3-91(8) OF THE CITY OF HARRISONBURG'S ZONING ORDINANCE, AND NOTED IN ANY DEED PREPARATION IN SAME MANNER AS A CONDITION OF THE SPECIAL USE PERMIT. EXACT BOUNDARIES OF PRESERVATION AREAS WILL BE LOCATED DURING SITE PLAN PREPARATION, AND MY DIFFER MINIMALLY FROM WHAT IS DEPICTED ON THIS PLAN, SO LONG AS PARKING REQUIREMENTS ARE MET.

FIRM INFO:

Lineage Architects, P.C.
P.O. Box 991
98 Lee Highway
Verona, VA 24482

Phone: (540) 248-3771
Fax: (540) 248-1628
Email: info@lineagearch.com

ENGINEER NAME/SEAL:

PARKING CALCULATIONS:

REQUIRED: 2/SERVICE BAY + $\frac{1}{200}$ sf SHOWROOM

IN PROJECT: 8 SERVICE BAYS AND 6,951 sf SHOWROOM

REQUIRED SPACES: 51

INDICATED SPACES: 2

RESERVED FUTURE SPACES: 23

INTERSTATE 94

TM 107-A-13
WINCHESTER EQUIPMENT CO.
D.B. 5886/151 &
D.B. 888/426-427

EXISTING STORAGE / SHOWROOM
S.F. 30,100'

PROPOSED SHOWROOM SPACE 6,951 S.F.
WITH 8 SERVICE BAYS

CARPENTER LANE
60' RIGHT-OF-WAY

10' SIDE SETBACK

FUTURE PARKING

SCALE: 1"=30'

PROJECT TITLE: WINCHESTER EQUIPMENT COMPANY SITE

CLIENTS INFO:
WINCHESTER EQUIPMENT COMPANY

No.	REVISION/ISSUE	DATE	
<u>JOB NUMBER:</u>		2401	
<u>DATE:</u>		MAY 5 , 202	
<u>DRAWN BY:</u>		JFG & WPA	
<u>APPROVED BY:</u>		JFG	
<u>DRAWING DESCRIPTION:</u>			
FUTURE PARKING			
<u>DRAWING NUMBER:</u>			
SUP-1			