



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

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To: Ande Banks, City Manager
From: Adam Fletcher, Director, Department of Community Development and Harrisonburg Planning Commission
Date: April 25, 2023 (Regular Meeting)
Re: Special Use Permit- 3250 South Main Street (To Allow Building Material Sales and Storage Yards, Contractors, Equipment Sales, and Storage Yards)

Summary:

Project name	Excel Cooling and Heating
Address/Location	3520 South Main Street
Tax Map Parcel	108-D-2
Total Lot Area	+/- 39,944 square feet
Property Owner(s)	Robert M. Reedy
Owner's Representative	Roy V Wolfe III and Jake Condra
Present Zoning	B-2, General Business District
Proposed Special Use Permit	To allow building material sales and storage yards, contractors, equipment sales and storage yards and other similar uses, provided they are served by a permanent building facility unless clearly incidental to an existing building.
Staff Recommendation	Approval
Planning Commission Recommendation	March 8, 2023 (Public Hearing) Approval (7-0)
City Council	April 25, 2023 (Public Hearing)

Background:

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

Site: Offices, zoned B-2

North: Tractor Trailer storage and sale lot, zoned M-1C

East: Tractor Trailer storage and sale lot, zoned M-1C

South: Across Reedy Circle, Waste Management, zoned B-2

West: Across South Main Street, vacant undeveloped lot, zoned B-2C

Key Issues:

The applicant is requesting a special use permit (SUP) to allow building material sales and storage yards, contractors, equipment sales and storage yards and other similar uses at a property addressed as 3520 South Main Street. The applicant owns a heating and cooling contracting company that provides residential and light commercial installation and repair. Most work is completed off-site where repairs are needed. The building will primarily be used to store materials. There will be a light machinery element to the business for making ductwork and bending metal. The business will also have offices to support the operation and include receptionists and despatchers. The office will also be where the service and installation teams meet to review jobs and receive trainings.

Land Use

The Comprehensive Plan designates this area as Industrial and states:

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.

Uses surrounding the property are primarily considered industrial uses, such as the Waste Management site (3580 South Main Street), Truck Enterprises, Inc. (3440 South Main Street), and Ferguson Plumbing Supply (44 Reedy Circle). In January 2021, City Council approved a rezoning at 3506 South Main Street and 32 Reedy Circle from B-2 to M-1C to allow for a tractor trailer sales, maintenance, storage, and the incidental offices for such a business.

Recommendation

The proposed SUP is consistent with the Comprehensive Plan. Staff recommends approval of the request.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Approve the special use permit request as submitted by the applicant;
- (b) Approve the special use permit with conditions(s); or
- (c) Deny the special use permit.

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:

Special Use Permit – 3520 South Main Street (To Allow Building Material Sales and Storage Yards, Contractors, Equipment Sales, and Storage Yards)

Public hearing to consider a request from the Robert M. Reedy for a special use permit per Section 10-3-91 (6) to allow building material sales and storage yards, contractors, equipment sales and storage yards and other similar uses, provided they are served by a permanent building facility unless clearly incidental to an existing building within the B-2, General Business District. The +/- 39,944-square foot parcel is addressed as 3520 South Main Street and is identified as tax map parcel 108-D-2.

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 special use permit as submitted by the applicant.

Attachments:

1. Site map
2. Application and supporting documents

Review:

Planning Commission recommended approval (7-0) of the special use permit as presented.