



City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

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June 30, 2015

TO THE MEMBERS OF CITY COUNCIL CITY OF HARRISONBURG, VIRGINIA

SUBJECT: Public hearing to consider a request from PSJ4, LLC with representative Bill V. Neff, Sr. for a special use permit per Section 10-3-97 (3) of the Zoning Ordinance to allow for a business office within the M-1, General Industrial District. The 1.71 +/- acre property is located at 961 Acorn Drive and is identified as tax map parcel 56-C-4.

EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: June 10, 2015

Chair Fitzgerald read the request and asked staff to review.

Mrs. Banks said the Comprehensive Plan designates this area as General Industrial. This designation states that 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 following land uses are located on and adjacent to the property:

Site: Vacant 6,700+/- sq. ft. building, zoned M-1

North: Across Acorn Drive, professional office, storage buildings, sports training facility, zoned M-1

East: Landscaping business, zoned M-1

South: Industrial businesses and vacant land, zoned M-1

West: Business office, zoned M-1

The applicant is requesting a special use permit per Section 10-3-97(3) of the Zoning Ordinance to allow business and professional offices in the M-1, General Industrial District. If approved, the applicant would utilize the facility located at 961 Acorn Drive for a business office.

The site is situated in the northwest quadrant of the City, along the southern side of Acorn Drive, about 280 feet west of the intersection with Red Oak Street, in an area with a mix of small scale industrial uses, businesses, and storage facilities. Previously, the subject building had been used for industrial warehousing and associated office space; a conforming use to the Comprehensive Plan and zoning regulations.

If approved, the conversion to a business office use may require a change of use permit from building inspections and have to meet specific building code standards. The applicant should be aware that any change back to an industrial use after its use as a business office would likely require a new change of use permit.

Parking for the office use would be calculated at one parking space for every 300 square feet of gross floor area. Per records available to staff the building is approximately 6,700 square feet which would require 24 parking spaces; all of which must be appropriately delineated. The applicant has noted that a portion of the parking lot will be fenced in order to secure company vehicles.

Staff has no concerns with this request and believes a business office at this location would be compatible with the existing moderate to minor industrial operations nearby. Furthermore, the same SUP has been approved along this section of Acorn Drive as the property adjacent to the west, at 971 Acorn Drive, and across the street, at 950 Acorn Drive, received approval in 2001 and 1996, respectively.

Staff recommends approving the request.

Chair Fitzgerald asked if there were any questions for staff. Hearing none, she opened the public hearing and asked the applicant or applicant's representative to speak.

Mr. Bill Neff said he is with Neff Enterprises and represents the owners of the subject property. The building is not changing much, it currently has offices and we have very little work we need to do to it. The building was used as the corporate offices for Computer Cabling Technology. We will only occupy the building for a short period of time. If you have any questions for me I would be happy to answer them for you.

Observing that there was no one else wishing to speak on the request, Chair Fitzgerald asked if there were any further questions, discussion, or a motion.

Mr. Way moved to recommend approval of the requested special use permit.

Mr. Colman seconded.

All voted in favor of the motion (6-0).

Chair Fitzgerald said this will move forward to City Council on July 14, 2015 with a favorable recommendation.

Respectfully Submitted,

Alison Banks
Planner