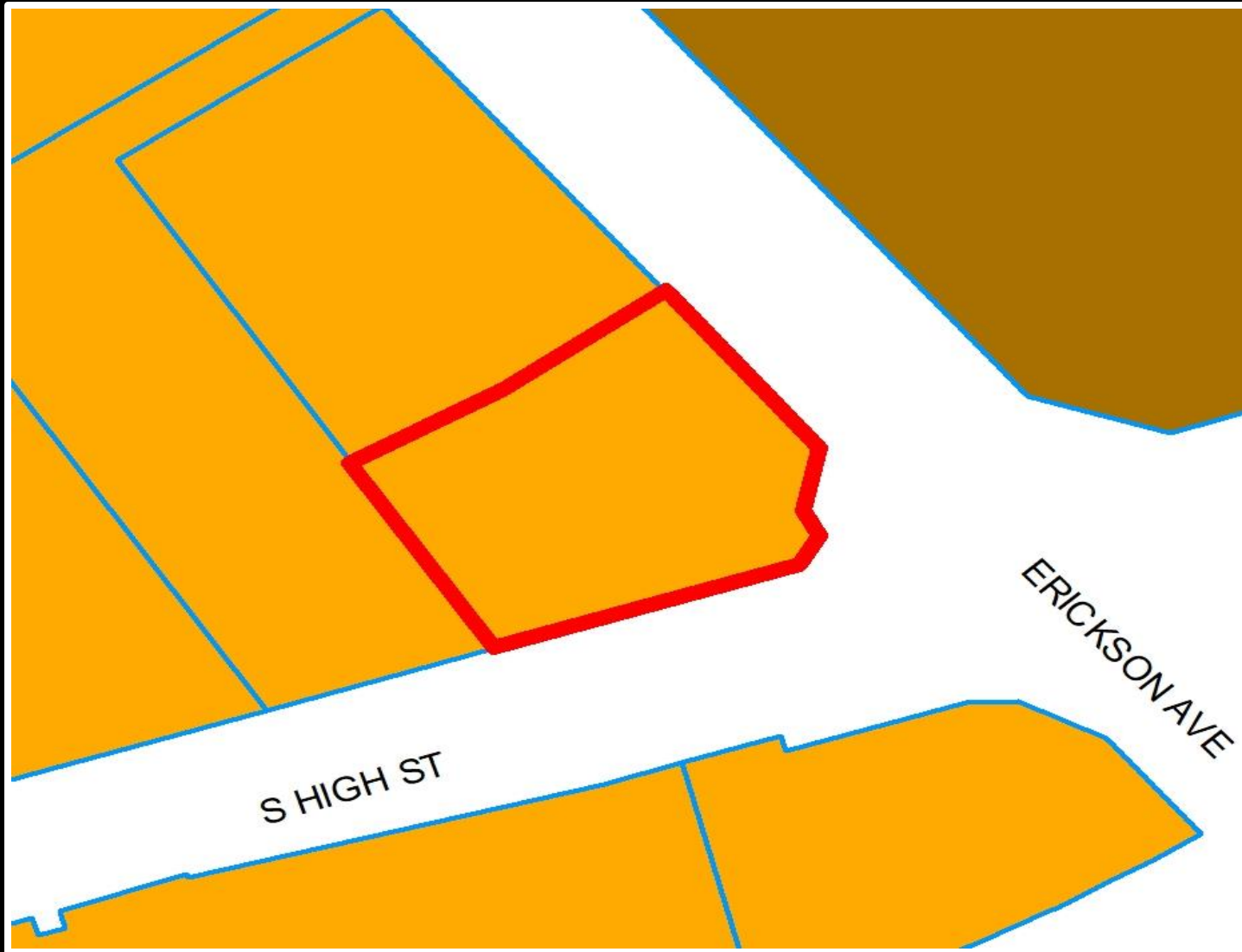


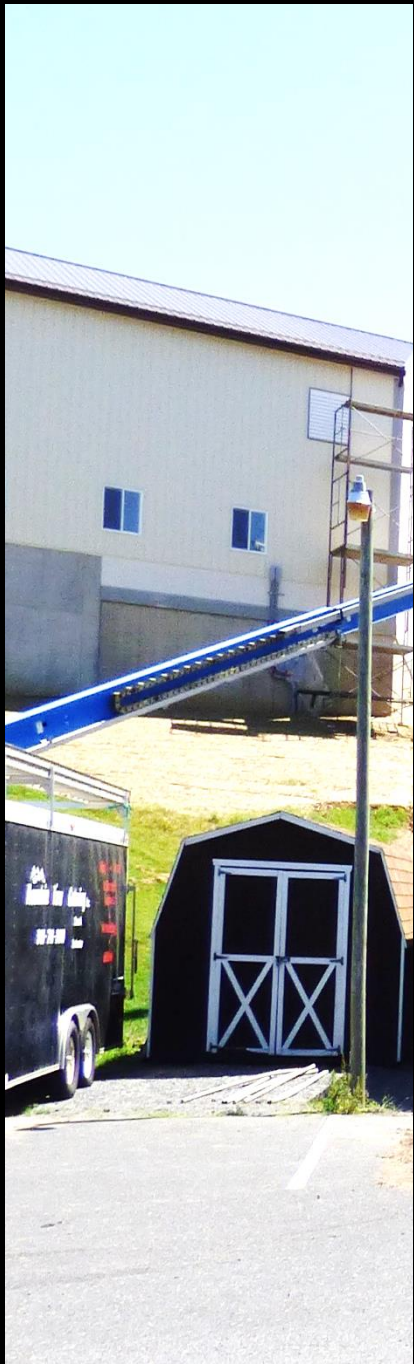
Special Use Permit – 1911 South High St (To Allow Warehousing & Other Storage)



S HIGH ST

ERICKSON AVE





JUL 9 2013

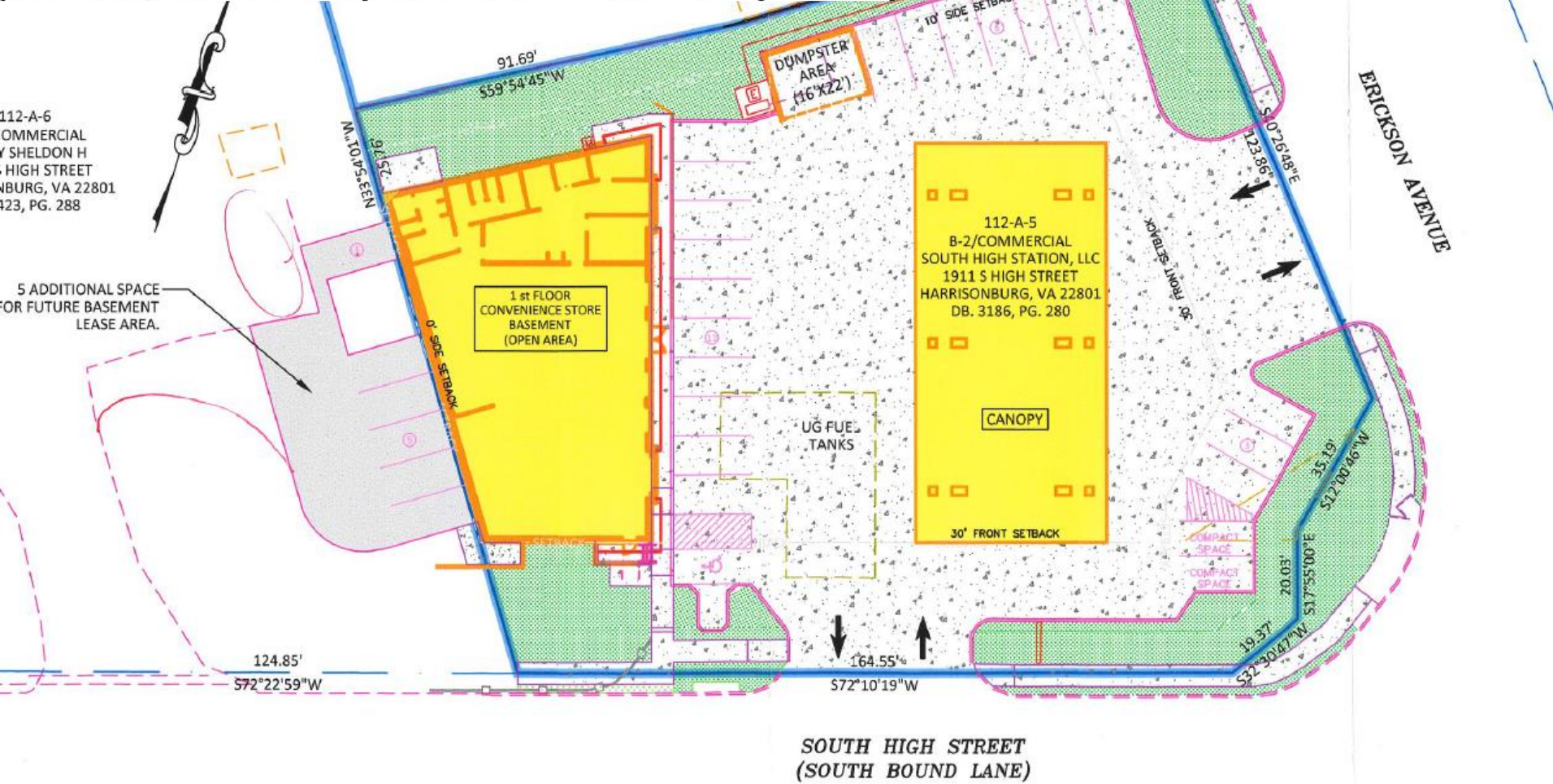




USE AND PARKING REQUIREMENTS

USE	SIZE, sf	RATE	EMPLOYEES	COMPANY VEHICLES	REQUIRED SPACES
OFFICE, DISPLAY, PARTS	5,271	1SP/200SF	-	-	27
SHOP AREA - 1 BAYS	4,000	2 SP/BAY	-	-	1
SHARED PARKING AGREEMENT WITH 1911 SOUTH HIGH STREET					5
TOTAL REQUIRED SPACES					33
HANDICAP REQUIRED					2
TOTAL PROVIDED SPACES					33
HANDICAP PROVIDED					2

- CURBING: CG-2 OR
- HANDICAP PARKING
- CG-12/ASPHALT ROAD
- DUMPSTER
- PROPOSED FENCE
- CONCRETE PAVING
- LIGHT PAVEMENT
- GREEN SPACE



112-A-6
COMMERCIAL
BY SHELDON H
HIGH STREET
HARRISONBURG, VA 22801
DB. 3186, PG. 288

5 ADDITIONAL SPACE
FOR FUTURE BASEMENT
LEASE AREA.

**SOUTH HIGH STREET
(SOUTH BOUND LANE)**

112-A
B-2/COMMERCIAL
EGG ENTERPRISES LLC
1936 ERICKSON AVE
HARRISONBURG, VA 22801
DB. 3302, PG. 85
1.07 ACRES

117-4-6
B-2/COMMERCIAL
EARLY SHELDON H
1921 S HIGH STREET
HARRISONBURG, VA 22801
DB. 423 PG. 268

ONE SMALL DECORATIVE TREE
AND THREE SHUBS AT END
OF NEW PARKING AREA PER
CITY ORDINANCE.

FIVE SMALL DECORATIVE TREES
ALONG ROUTE 421 FRONTAGE
PER CITY ORDINANCE.

NEW PAVEMENT AFFE
CTED BY ATD

54°24'01" E
388.25'

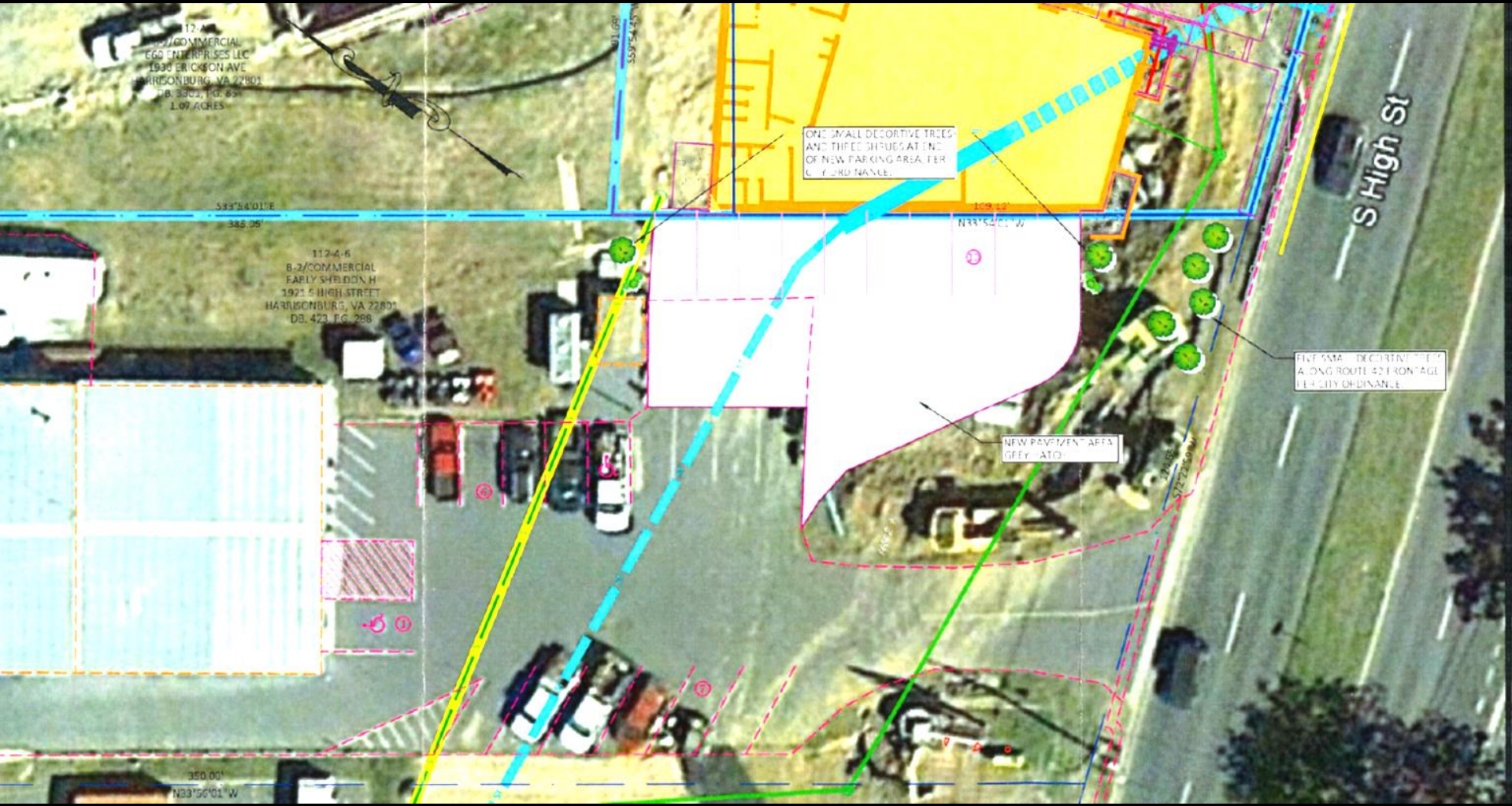
350.00'
N33°56'01" W

011.09'
350°54'43"

N41°52'00" W

14.18'
S72°22'00" W

S High St



Recommendation

Staff and Planning Commission (7-0) recommended to approve the special use permit request with the following condition:

- Storage and warehousing operations for a tenant not operating on site shall only occur within the existing structure's basement and shall be limited in square footage to less than 3,000 square feet.**