

Total Fees Due: \$ 670
Application Fee: \$550.00 plus \$30.00 per acre
< 4 acres

Date Application & Fee Received: 11-08-19
Received by: [Signature]

Application for Change of Zoning District (Rezoning) City of Harrisonburg, Virginia

www.harrisonburgva.gov/zoning-applications

Section 1: Description of Property

Location (street address): 1043, 1045, 1059, 1061, 1063 South High St
Tax Map Number: Sheet: 19 Block: A Lot: 4, 5, 6, 7, 8 Total Land Area: 3.3 acres or sq. ft.
Existing Zoning District: M1 Proposed Zoning District: B2
Existing Comprehensive Plan Designation: Limited commercial

Section 2: Property Owner's Information

Property Owner's Name: The Norton Group LLC, Brian Diener
Street Address: 860 Canterbury Ct Email: brian.L.diener@gmail.com
City: Harrisonburg State: VA Zip: 22801
Telephone: Work: 540 209 7087 Fax: _____ Mobile/Home: _____

Section 3: Owner's Representative Information

Owner's Representative: _____
Street Address: _____ Email: _____
City: _____ State: _____ Zip: _____
Telephone: Work: _____ Fax: _____ Mobile/Home: _____

Section 4: Certification

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

Signature: [Signature]
Property Owner

Section 5: Required Attachments to be provided by Applicant

- Letter explaining Proposed Use & Reasons for Seeking Change in Zoning
- Statement of Proffers, if applying for conditional rezoning
- Survey of Property or Site Map
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department - Applicant is responsible for coordinating with Public Works Department prior to submitting Rezoning application. More information at www.harrisonburgva.gov/traffic-impact-analysis.

The Norton Group LLC
860 Canterbury Court
Harrisonburg, VA 22801

November 8, 2019

City of Harrisonburg Planning Commission
409 S. Main St.
Harrisonburg, Va. 22801

To Whom It May Concern:

The Norton Group LLC purchased these properties in two sales this past year. We are looking to have the following properties rezoned from M-1 to B-2. For the past 20 years, two properties, 1061 Suite A and 1059, have been used by businesses as retail spaces non-conforming as M-1. The B-2 zoning for the use of these properties is in line with the city of Harrisonburg's comprehensive plan.

1043 S. High St:

Suite A: Approximately 1800 SF. Green Solutions LLC occupies the space. They clean carpets at this site. Rezoning to B-2 would allow them to have a retail store in the front of this space to sell rugs and furniture. Their hours of operation are 9am-5pm Mon.-Fri. and they have no scheduled truck deliveries.

Suite B: Approximately 4600 SF. GoPuff LLC desires to occupy this space in the spring of 2020. GoPuff is a digital convenience delivery service where customers order items online to have the items delivered. Customers would not be coming to this location. We are applying for a special use permit, section 10-3-91 (2) to allow warehousing of their goods in B-2. Their hours of operation are twenty four hours a day, seven days a week. They will have 10-12 tractor trailer deliveries per week 6am-6pm.

1045 S High St:

Suite A: Approximately 12,500 SF. Electrical Supply Company occupies the space. They sell electrical supplies for wholesale and retail. Their hours of operation are 7am-5pm Mon.-Fri. They have UPS and Fedex deliveries once per day, flat-bed truck and van

deliveries three times a week on Mon., Wed., and Fridays and have tractor trailer deliveries two to three times per week.

Suite B: Approximately 7500 SF. Star Heating and Cooling LLC occupies the space. They install and repair HVAC units and ductwork. Their hours of operation are 7:30am-4pm Mon.-Fri. Every day they have a UPS delivery in the afternoon and one or two tractor trailer deliveries also in the afternoon. They also have a uniform-cleaning truck that comes once a week in the morning and a Pepsi truck that comes once a month.

1059 High St. is an approximately 1800 SF building occupied by Brothers Pizza. They are a restaurant offering food on-site and for delivery. Their hours of operation are 11am-10pm Sun.-Thurs. and 11am-11pm on Fri. and Sat. They have two truck deliveries every Mon. and Wed. morning and one morning delivery every Fri.

1061 S High St:

Suite A: Approximately 8000 SF occupied by BBB Market. They are a grocery store. Their hours of operation are 9am-9pm seven days a week. They have one truck delivery every two weeks.

Suite B: Approximately 4000 SF unit to be occupied by Staff of Life on Jan. 1, 2020. They are a bakery that sells goods to farmers markets and restaurants. We are applying for a special use permit, section 10-3-91 (1) for manufacturing, processing, and assembly operations to allow them to operate their bakery. The largest number of employees that will be working on any given shift is three. Their hours of operation are 4am-5pm. They have one truck delivery every week.

Suite C: Approximately 4000 SF is currently unleased.

1063 S High St is an approximately 1500 SF building occupied by Harrisonburg Plumbing Supply. They sell plumbing supplies for wholesale and retail. Their hours of operation are 8am-5pm Mon.-Fri. and 9am-12:30pm on Sat. They have a UPS and Fedex delivery once a day.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'B. Diener', with a horizontal line extending to the right.

Brian L. Diener
Manager

In connection with the rezoning request for the property located at 1043, 1045, 1059, 1061, 1063 South High Street and identified as tax map parcels 19-A-4,5,6,7,8 the following permitted uses are hereby proffered:

Uses permitted by right.

- (1) Mercantile establishments which promote the show, sale and rental of goods, personal service establishments, restaurants and other shops and stores customary to shopping centers and convenience outlets.
- (2) Governmental, business and professional offices and financial institutions.
- (3) Hotels, motels and similar types of transient accommodations. Nontransient housing facilities are not permitted nor may existing housing facilities be expanded.
- (4) Theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. In addition, customary recreational and leisure-time activities which are compatible with surrounding uses are permitted.
- (5) Religious, educational, charitable or benevolent institutional uses which do not provide housing facilities.
- (6) General service or repair shops permitted by right in the B-1 Central Business district but without the limitation as to the number of employees.
- (7) Pet shop or pet grooming establishment and animal hospitals.
- (8) Radio and television stations and studios or recording studios.
- (9) Public utilities, public service or public transportation uses or buildings, generating, purification or treatment plants, water storage tanks, pumping or regulator stations, telephone exchange and transformer or substations.
- (10) Warehousing and other storage facilities with floor area limited to twenty thousand (20,000) square feet, which are contiguous to permitted uses in this district.
- (11) Accessory buildings and uses customarily incidental to any of the above listed uses.
- (12) Research and development activities which do not cause any more smoke, dust, odor, noise, vibration or danger of explosion than other uses permitted in this district and which involve no more than fifteen (15) percent of the gross floor area in the assembling or processing of products. Any assembling or processing shall only involve products developed on the premises. All services and storage shall be conducted within the principal structure which is to be completely enclosed.
- (13) Plant nurseries, greenhouses, landscaping businesses, and similar operations provided any outside storage of material, other than plants, must be screened.
- (14) Public uses.
- (15) Concealed wireless telecommunications facilities, industrial microcells, distributed antenna systems, and macrocells. Telecommunications towers are permitted only by special use permit. Wireless telecommunications facilities are further regulated by article CC.

Special use permits shall be permitted as approved by City Council.

The Norton Group LLC

Brian Diener, Manager

December 3, 2019

Handwritten signature of Brian Diener, consisting of a stylized 'B' and 'D' followed by a horizontal line.

REZONING REQUEST
AREA

20G1

GoPuff Inc

Green Solutions

Star Heating and Cooling

Vacant

EECO

Staff of Life

BBB Market

Brothers Pizza

Harrisonburg Plumbing Supply

19G7

19A10

1029

19G8

19G9

1035

19D11

S HIGH ST

SOUTH AVE

1061

1045

206

204
204
204
204
204

19A2

204
204
204
204

19A0

202

1063

19A4

19A2A

1065

1041

1039

1037

1043

1043

1043

19A1



City of Harrisonburg, VA
Department of Public Works

Determination of Need for a
Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

Contact Information				
Consultant Name:				
Telephone:				
E-mail:				
Owner Name:	The Norton Group LLC, Brian Diener			
Telephone:	540-209-7087			
E-mail:	brian.L.diener@gmail.com			
Project Information				
Project Name:	1043, 1045, 1059, 1061, 1063 S. High Rezoning			
Project Address: TM #:	19 A 4, 19 A 5, 19 A 6, 19 A 7, 19 A 8			
Existing Land Use(s):	See project description (currently zoned M1)			
Proposed Land Use(s): (if applicable)	See project description (proposed zone B2)			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" type="radio"/>	Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Existing companies on site (not changing) are: Star Heating & Cooling, Electrical Equipment Company (EECO), Brothers Pizza, Harrisonburg Plumbing Supply, BBB Supermarket, and Green Solutions. Additional spaces (currently vacant) are anticipated to be occupied by: goPuff convenience delivery warehouse, a production bakery, and a tenant for second floor space previously used for offices.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	20			
PM Peak Hour Trips:	33			

(reserved for City staff)

TIA required? Yes _____ No X

Comments:

All information about proposed uses was provided by the property owner.

Accepted by: Johel Jimenez

Date: 11/9/19

Peak Hour Trip Generation by Land Use

Existing Uses

Use	ITE Land Use	Land Use Code	Unit	Quantity	AM Peak	PM Peak
Star Heating & Cooling	General Light Industrial	110	1000 s.f. GFA	7.5	5	5
Electrical Equipment Company	General Light Industrial	110	1000 s.f. GFA	12.5	9	8
Brothers Pizza	Fast Food Restaurant w/o drive through window	933	1000 s.f. GFA	1.85	46	52
Harrisonburg Plumbing Supply	General Light Industrial	110	1000 s.f. GFA	1.5	1	1
BBB Market	Supermarket	850	1000 s.f. GFA	8	31	74
Green Solutions	General Light Industrial	110	1000 s.f. GFA	2.9	2	2
Vacant	Vacant		1000 s.f. GFA	12.6	0	0
				Total	94	142

Proposed Uses (included existing that is not immediately changing)

Use	ITE Land Use	Land Use Code	Unit	Quantity	AM Peak	PM Peak
Star Heating & Cooling	General Light Industrial	110	1000 s.f. GFA	7.5	5	5
Electrical Equipment Company	General Light Industrial	110	1000 s.f. GFA	12.5	9	8
Brothers Pizza	Fast Food Restaurant w/o drive through window	933	1000 s.f. GFA	1.85	46	52
Harrisonburg Plumbing Supply	General Light Industrial	110	1000 s.f. GFA	1.5	1	1
BBB Market	Supermarket	850	1000 s.f. GFA	8	31	74
Green Solutions	General Light Industrial	110	1000 s.f. GFA	1.7	1	1
Green Solutions retail	Furniture Store	890	1000 s.f. GFA	1.2	1	1
goPuff warehouse	Calculated based on information from goPuff	N/A	N/A	N/A	10	20
Bakery (production, not retail)	Manufacturing	140	1000 s.f. GFA	4	2	3
Vacant space*	Small Office Building	712	1000 s.f. GFA	4	8	10
				Total	114	175

*Space is on second floor of a building and was previously used for offices, so office was identified as the most likely future use

Final Total (New-Existing)	20	33
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