



# CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

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April 17, 2023

## **TO THE MEMBERS OF CITY COUNCIL CITY OF HARRISONBURG, VIRGINIA**

**SUBJECT:** Consider a request from Robert M. Reedy for a special use permit to allow building material sales and storage yards, contractors, equipment sales, and storage yards at 3520 South Main Street

## **EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: March 8, 2023**

Chair Finnegan read the request and asked staff to review.

Ms. Rupkey said 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 dispatchers. 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.

Chair Finnegan asked if there were any questions for staff.

Vice Mayor Dent said you mentioned some light manufacturing, working with the metal, but that in itself is not enough to meet the threshold that it requires industrial zoning? Is it okay in the business district?

Ms. Rupkey said yes.

Chair Finnegan asked if there were any more questions for staff. Hearing none he opened the public hearing and asked if there was anyone in the room or on the phone wishing to speak to the request. Hearing none, he closed the public hearing and opened the matter for discussion.

Vice-Chair Byrd said I agree with staff that bending metals is not an extreme industrial process. I have no issue with the changes being requested and will likely vote in favor.

Vice-Chair Byrd moved to recommend approval of the SUP as presented.

Vice-Mayor Dent seconded the motion.

Chair Finnegan called for a roll call vote.

Commissioner Armstrong	Aye
Commissioner Baugh	Aye
Vice-Chair Byrd	Aye
Vice Mayor Dent	Aye
Commissioner Orndoff	Aye
Commissioner Washington	Aye
Chair Finnegan	Aye

The motion to recommend approval of the SUP passed (7-0). The recommendation will move forward to City Council on April 11, 2023.