



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

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To: Ande Banks, City Manager
From: Adam Fletcher, Director, Department of Community Development and Harrisonburg Planning Commission
Date: August 8, 2023 (Regular Meeting)
Re: Special Use Permit – 1153 & 1157 South High Street (To Allow Religious, Educational, Charitable or Benevolent Institutional Uses in M-1)

Summary:

Project name	Manufactory Collective
Address/Location	1153 & 1157 South High Street
Tax Map Parcels	20-B-2
Total Land Area	+/- 2.12-acres
Property Owner	Cesar LLC
Owner's Representative	Nathan and Debbie Erwin and Michael Layman
Present Zoning	M-1, General Industrial District
Special Use Permit Request	Allow educational uses per Section 10-3-97 (9)
Staff Recommendation	Approval
Planning Commission Recommendation	July 12, 2023 (Public Hearing) Approval (7-0)
City Council	August 8, 2023 (Public Hearing)

Background:

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

- Site:** Industrial space, zoned M-1
North: Nonconforming multifamily apartments and single family dwellings, zoned M-1
East: Across South High Street, Plumbing supply store and vacant land, zoned M-1 and B-2C
South: Autobody repair, zoned M-1
West: Single family dwellings, zoned R-1

Key Issues:

The applicant is requesting a special use permit (SUP) per Section 10-3-97(9) of the Zoning Ordinance (ZO) to allow religious, educational, charitable, or benevolent institutional uses which do not provide

housing facilities in the M-1, General Industrial District. The +/- 2.12-acre property is addressed as 1153 and 1157 South High Street and is identified as tax map parcel 20-B-2.

The Manufactory Collective is envisioned as a shared space for multiple tenants, providing access to shared facilities and equipment to support their business ventures. Additionally, the Manufactory Collective has tenants that want to offer community-oriented classes to facilitate skills development. One prospective tenant intends to conduct pottery classes open to the public, while another intends to teach children, primarily aged nine to 13, 3D printing skills and career development. Although vocational schools are permitted by-right within the M-1 district, staff determined the specified age range does not align with vocational education, which typically includes organized educational programs directly preparing individuals to enter career fields requiring specialized training and often targeting post-secondary education.

Land Use

The Comprehensive Plan designates the property as Limited Commercial and states that:

These areas are suitable for commercial and professional office development but in a less intensive approach than the Commercial designation. These areas need careful controls to ensure compatibility with adjacent land uses. The maintenance of functional and aesthetic integrity should be emphasized in review of applications for development and redevelopment and should address such matters as: control of access; landscaping and buffering; parking; setback; signage; and building mass, height, and orientation. It is important that development within Limited Commercial areas does not incrementally increase in intensity to become similar to the Commercial designation. Efforts should be made to maintain the intent as described above.

Staff believes that incorporating educational uses into the site aligns with the goals outlined in the Comprehensive Plan. Light commercial uses typically exclude heavy retail and industrial activities, and education is considered a use that staff deems appropriate for Limited Commercial areas.

The applicant is aware that parking, parking lot landscaping, and other zoning and other code requirements will be addressed during the building permit phase.

Transportation and Traffic

During review, staff had concerns about the entrance on the southern end of the property. This entrance to the property does not meet the Design and Construction Standards Manual (DCSM) standard for a commercial entrance. Among other standards, commercial entrances are required to be a minimum of 30 feet in width. Staff was concerned about the possibility of vehicles queuing in the right-of-way along South High Street. To address these issues the applicant intends to establish a one-way entrance at the southernmost entrance, directing vehicles to circulate around the rear of the property and to exit from the northernmost entrance. The entrance in the center of the property will allow both ingress and egress movements. See Exhibit A. Staff recommends conditioning the approval of the SUP by requiring the property owner to install entry and exit signs before the operations pertaining to the SUP begin.

Know that there is an existing easement on the adjacent property to the north (identified as tax map parcel 20-B-4A) that grants access for the subject property. (Reference deed book 1190 page 374).

Public Water and Sanitary Sewer

Staff has no concerns regarding water and sanitary sewer service for the proposed development.

Recommendation

Staff recommends approval of the SUP with the following conditions:

1. The special use permit shall only be applicable for the educational uses as presented in the application or a substantially similar operation.
2. Before the operations pertaining to the special use permit begin, signs indicating one-way entrances and exits shall be installed along South High Street in appropriate locations.
3. If in the opinion of the Planning Commission or City Council, the use becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

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 request with suggested conditions;
- (c) Approve the special use permit with other conditions(s); or
- (d) 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 – 1153 & 1157 South High Street (To Allow Religious, Educational, Charitable or Benevolent Institutional Uses in M-1)

Public hearing to consider a request from Ceasar LLC for a special use permit per Section 10-3-97(9) of the Zoning Ordinance to allow religious, educational, charitable, or benevolent institutional uses which do not provided housing facilities in the M-1, General Industrial District. The +/- 2.12-acre property is addressed as 1153 and 1157 South High Street and is identified as tax map parcel 20-B-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 (b) approval of the special use permit request with suggested conditions.

Attachments:

1. Extract from Planning Commission
2. Site maps
3. Application and supporting documents

Review:

Planning Commission recommended approval (7-0) of the special use permit with the following conditions:

1. The special use permit shall only be applicable for the educational uses as presented in the application or a substantially similar operation.
2. Before the operations pertaining to the special use permit begin, signs indicating one-way entrances and exits shall be installed along South High Street in appropriate locations.
3. If in the opinion of the Planning Commission or City Council, the use becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.