



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

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To: Planning Commission
From: Department of Community Development
Date: November 11, 2020 (Regular Meeting)
Re: Rezoning – 3506 South Main Street and 32 Reedy Circle (B-2 to M-1C and M-1)

Summary:

Public hearing to consider a request from Morgan Properties Investments LLC to rezone +/- 1.67-acres consisting of two parcels zoned B-2, General Business District to M-1C, General Industrial District Conditional and M-1, General Industrial District. The first parcel is +/- 0.51 acres and is addressed as 3506 South Main Street and identified as tax map parcel 108-D-4. The second parcel is +/- 1.16 acres and is addressed as 32 Reedy Circle and identified as tax map parcel 108-D-7A.

Background:

City records indicate that Truck Enterprises, Inc., which operates as an over the road tractor trailer truck sales, maintenance, storage, and office facility, received an approved Engineered Comprehensive Site Plan (ECSP) for their current location at 3440 South Main Street (Tax Map 105-B-1) in September 1984. A building permit to construct a maintenance shop, body repair shop, parts department, and corporate offices for Truck Enterprises, Inc. was approved in August 1985. The property was zoned B-2, General Business District, which, at that time, allowed the office, sales, maintenance, and storage uses by-right. In 2003, the Zoning Ordinance was amended, making over the road tractor trailer sales and maintenance uses allowable only by special use permit in B-2 and by-right in M-1. Therefore, the sales, maintenance, and storage uses of over the road tractor trailer operations of Truck Enterprises, Inc. became non-conforming uses.

The Comprehensive Plan designates this site as Industrial. 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.

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

- Site:** Vacant, gravel lots; zoned B-2
North: Truck Enterprises, Inc corporate offices, sales, maintenance, storage facility; zoned B-2
East: Trucking company, plumbing supply company; zoned B-2
South: Across Reedy Circle, Waste Management facility, commercial building; zoned B-2

West: Across South Main Street, vacant land; zoned B-2

Key Issues:

The applicant is requesting to rezone two parcels located in the southern portion of the City along South Main Street and Reedy Circle and identified as tax map parcels 108-D-4 and 108-D-7A from B-2, General Business District to M-1C, General Industrial District Conditional and M-1, General Industrial District. As noted below, the submitted proffers are only associated with tax map 108-D-4. Currently, both parcels are vacant, gravel lots, and if approved, Truck Enterprises, Inc. will expand its truck sales display area onto tax map parcel 108-D-4 (3506 South Main Street) and add storage of trailers onto tax map parcel 108-D-7A (32 Reedy Circle).

Within the M-1 zoning district sales and storage of over the road tractor trailers, served by a permanent building facility, unless already incidental to an existing building is allowed as a by right use. In this case, the future sales lot and the storage lot will be served by the existing permanent building facility of Truck Enterprises, Inc, located on the adjacent parcel identified as tax map 105-B-1. Note that tax map parcel 105-B-1 will remain zoned B-2 with nonconforming uses on it. If tax map parcel 105-B-1 was rezoned to M-1, then a special use permit for business and professional offices for the +/- 21,000 square foot corporate headquarters would also be needed.

The submitted conceptual site plan, which is not proffered, demonstrates how Truck Enterprises, Inc. would incorporate each parcel into their current operations on the adjacent facility. This includes: removing existing fencing between the parcels and adding a new fence around the entirety of tax map parcels 108-D-4 and 108-D-7A; blocking the entrance from South Main Street into tax map parcel 108-D-4 with fencing; making adjustments for a grade difference between the parcels; paving tax map parcel 108-D-4; and providing a gated entrance along Reedy Circle into tax map parcel 108-D-7A.

Along with this rezoning request, the applicant has proffered the following (written verbatim):

1. The existing entrance serving parcel 108-D-4 on S Main St shall not be utilized until the entrance is improved (widened, etc.) to meet City Standards existing at the time of the improvement.
2. In effort to minimize conflicts with future road widening efforts along S Main St, no significant above-ground appurtenances (fencing, pole lighting, monument signage, etc.) shall be constructed along the S Main St frontage of parcel 108-D-4 within a distance of fifty-one feet from existing roadway centerline. Such restriction shall not apply to utility improvements

Proffer #1 addresses a concern staff has regarding the plan to fence off and not completely remove the existing, non-conforming entrance serving tax map parcel 108-D-4. The entrance does not meet current standards for a commercial entrance. By proffering that the entrance will not be utilized until it is improved to meet City Standards, ensures that the existing non-conforming entrance will no longer be used.

Proffer #2 recognizes that there are future plans to widen South Main Street and will ensure that no appurtenances associated with tax map parcel 108-D-4 will be placed in the planned right-of-way area.

As noted above, the Comprehensive Plan designates this area as General Industrial. 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 proposed rezoning conforms with the Comprehensive Plan's Land Use Guide.

Staff recommends approving rezoning the two parcels from B-2, General Business District to M-1C, General Industrial District Conditional and M-1, General Industrial District.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the rezoning request; or
- (b) Recommend denial of the rezoning request.

Community Engagement:

As required, the request was published in the local newspaper twice advertising for Planning Commission’s public hearing. The advertisement was published as shown below:

Rezoning – 3440 and 3506 South Main Street and 32 Reedy Circle (B-2 to M-1)

Public hearing to consider a request from Morgan Properties Investments LLC to rezone +/- 10.52 acres consisting of three parcels zoned B-2, General Business District to M-1, General Industrial District. The Zoning Ordinance states the B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. The M-1, General Industrial District is intended primarily for manufacturing, processing, storage, and distribution activities, which are not properly associated with, nor compatible with, residential and institutional development. The Comprehensive Plan designates this site as Industrial. 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. The first +/- 8.75-acre parcel is addressed as 3440 South Main Street and identified as tax map parcel 105-B-1. The second parcel is +/- 0.51 acres and is addressed as 3506 South Main Street and identified as tax map parcel 108-D-4. The third parcel is +/- 1.82 acres and is addressed as 32 Reedy Circle and identified as tax map parcel 108-D-7A.

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 (a) approval of the rezoning request.

Attachments:

- 1. Site maps
- 2. Application, applicant letter, and supporting documents

3. Conceptual site development layout

Review:

N/A