



City of Harrisonburg, Virginia

Department of Planning & Community Development

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Building Inspections
Engineering
Planning & Zoning

To: Eric Campbell, City Manager
From: Adam Fletcher, Director – Department of Planning and Community Development; and
Harrisonburg Planning Commission
Date: May 14, 2019
Re: Special Use Permit – 3320 South Main Street (Building Material Sales and Storage Yard)

Summary:

Public hearing to consider a request from Gardner Investment LLC for a special use permit per Section 10-3-91(6) of the Zoning Ordinance to allow building material sales and storage yards, contractors equipment sales and storage yards and other similar uses, provided they are served by a permanent building facility unless clearly incidental to an existing building. The 4.2 +/- acre property is addressed as 3320 South Main Street and is identified as tax map number 104-C-1.

Background:

The Comprehensive Plan designates this area 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:** Commercial glass installation sales and business, zoned B-2
- North:** Across I-81 entrance/exit ramps, hotels and restaurants, zoned B-2
- East:** I-81 exit 243 interchange and interstate
- South:** Non-conforming truck rental and vehicle fuel pumps, zoned B-2
- West:** Hotel, vehicle sales, and across South Main Street, truck convenience center, zoned B-2

Key Issues:

The applicant is requesting a special use permit (SUP) per Section 10-3-91(6) of the Zoning Ordinance (ZO) to allow a building material sales and storage yard within the B-2, General Business District. The 4.2 +/- acre site is located in the southern end of the City and is situated between South Main Street, Interstate 81, and the interstate exit 243 interchange. The property includes a 17,500 +/- square foot showroom, office and warehouse building with an attached 3,080 +/- square foot equipment building and shop. There is also a 9,600 +/- square foot warehouse building, along with areas of open, uncovered storage of materials on the site. If the SUP request is approved, the applicant desires to construct a new 30 feet by 273 feet pole barn structure to be used for the storage of materials.

The applicant states that Glass and Metals, Inc. moved their showroom and business offices to this location in 1993-94. City records show that a building permit was approved for an 8,800 +/- square foot warehouse

addition to the existing showroom/office building in 1995. In 1994, showrooms and business offices were permitted by-right in the B-2 zoning district. Warehousing and other storage facilities with floor areas limited to twenty thousand (20,000) square feet and which are contiguous to permitted uses in this district were also permitted by-right.

In 1996, the City completed a major revision to the ZO, which included the introduction of uses allowed by SUP. At this time, the SUP to allow building material sales and storage yards, contractors equipment sales and storage yards and other similar uses within the B-2, General Business District was added and exists today as Section 10-3-91(6). Glass and Metals, Inc.'s building material sales and showroom with outdoor storage operations is considered a "building material sales and storage yard" and therefore, because the ZO was amended in 1996 after they had begun operations at this location, their use is considered non-conforming.

As previously stated, the applicant desires to construct a new pole barn structure on their site in order to enclose some outdoor storage that they currently have. While seeking to apply for a building permit, the applicant was informed by staff that the construction of the new structure would be considered an enlargement of their use and would not be allowed unless a SUP for a building material sales and storage yard within the B-2, General Business District was approved. This would bring the existing use into conformance with zoning regulations and allow for the construction of the additional building as well as any future additions or other improvements.

The site is located along a busy, north-south corridor of the City and at a primary gateway into the City as indicated on the Gateways and Corridor Enhancement Areas map within the Comprehensive Plan. The quality and character of these routes strongly influence the City's attractiveness and economic vitality and therefore, careful consideration should be given to land use, development and streetscape. Currently, the general public cannot see any of the storage of materials from South Main Street because the view is blocked by the developed sites at 3330 and 3340 South Main Street. It is also difficult to see into the property from the rear due to existing vegetation and because of the site's elevation with respect to the interstate and the exit ramp. However, the site is clearly visible from the intersection of South Main Street and the interstate interchange, Interstate 81, and along the entrance ramp onto the interstate. Similarly, the site is visible from its entrance along South Main Street. Staff has concern with outdoor storage and displays at this location and suggests placing a condition to prohibit storage or display of materials within certain areas of the property as follows:

There shall be no uncovered or unenclosed storage or display of building materials and contractors equipment in the areas illustrated in Figure 1 (attached herein).

The Comprehensive Plan's Land Use Guide recognizes this area as General Industrial and the requested SUP conforms with the Land Use designation. Staff believes the use of the site is compatible with the other uses within this area of the City and recommends approval of the SUP with the condition as suggested above.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the special use permit request as submitted; or
- (b) Recommend approval of the special use permit request with the suggested condition; or
- (c) Recommend approval of the special use permit request with other condition(s); or
- (d) Recommend denial.

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 – 3320 South Main Street (Section 10-3-91(6), Building Materials Sales and Storage Yards)

Public hearing to consider a request from Gardner Investment LLC for a special use permit per Section 10-3-91(6) of the Zoning Ordinance to allow building material sales and storage yards, contractors equipment sales and storage yards and other similar uses, provided they are served by a permanent building facility unless clearly incidental to an existing building. The 4.2 +/- acre property is addressed as 3320 South Main Street and is identified as tax map number 104-C-1.

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 the suggested condition.

Attachments:

- 1. Figure 1 (1 page)
- 2. Extract (3 pages)
- 3. Site maps (2 pages)
- 4. Application, applicant letter, and supporting documents (6 pages)

Review:

Planning Commission recommended (7-0) to approve the special use permit request with the suggested condition.