



City of Harrisonburg, Virginia

Department of Planning & Community Development

409 South Main Street
Harrisonburg, Virginia 22801
(540) 432-7700 / FAX (540) 432-7777
www.harrisonburgva.gov/community-development

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: February 12, 2019
Re: Rezoning – 120 Waterman Drive (M-1 to B-2)

Summary:

Public hearing to consider a request from The Club, Inc. to rezone 26,171 sq. ft. from M-1, General Industrial District to B-2, General Business District. The property is addressed as 120 Waterman Drive and is identified as tax map parcel 36-M-10.

Background:

The Comprehensive Plan designates this area as Commercial. Commercial uses include retail, office, professional service functions, restaurants, and lodging uses. Commercial areas should offer connecting streets, biking and walking facilities, and public transit services. Interparcel access and connections are essential to maintaining traffic safety and flow along arterials. Parking should be located to the sides or rear of buildings.

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

Site: Assembly hall, zoned M-1
North: Mercantile and warehouse building, zoned B-2
East: Multi-family dwelling units, zoned R-3
South: House of worship, zoned B-2
West: Vacant land, zoned M-1

Key Issues:

The Club, Inc. is requesting to rezone property at 120 Waterman Drive from M-1, General Industrial District to B-2, General Business District. The 2,400 square foot building is an assembly hall owned and operated by The Club, Inc. As described in the applicant's letter, "The Club, Inc. was incorporated in 1992 for the purpose of furnishing and providing activities for self-help groups having the primary purpose of recovery from alcoholism." The Club provides space for meetings and social events.

The applicant has plans to replace the front and back glass doors with new steel doors and to create a covered seating area behind the building. While seeking to apply for building permits, the applicant was informed by staff that assembly uses are not a permitted use within the M-1 district, and therefore, The Club has been illegally operating at this location. Staff recommended that the applicant consider

rezoning the property to the B-2 district, which allows assembly uses by right and, from a zoning perspective, would allow for The Club to continue legally operating at this location.

The Club currently has 33 active members. Membership is open to any person who attends Alcoholics Anonymous (AA) meetings, has three months of continuous sobriety, and pays dues. However, not all people who attend meetings hosted at The Club are members. The Club hosts one to three meetings each day of the week, most often at 12noon and 7pm.

Section 10-3-25 (11) of the Zoning Ordinance requires that public assembly uses (except schools) provide one parking space for each 10 fixed seats in the assembly use or two spaces for each ten portable seats in the assembly use for the largest capacity. The maximum occupancy load for the building is 100. Therefore, The Club must provide for a minimum of 20 parking spaces. There are currently 43 marked parking spaces available on the property with an additional gravel area in the rear of the property that can be used for parking. The Club has an arrangement with their adjacent neighbors to the north and south, where their neighbors may also use The Club's parking lot.

The Comprehensive Plan's Land Use Guide designates this area along the eastern side of Waterman Drive as Commercial, which is in line with the requested rezoning. This section of the Waterman Drive corridor has several service-oriented businesses such as those traditionally found in the B-2 zoning district. In addition, and similar to this request, over the years there have been a few rezonings from M-1 to the B-2 district. In 1991, the adjacent +/- 1.19 acres to the south of the subject property was rezoned from M-1 to B-2 (that acreage was later subdivided into three parcels addressed today as 98, 100, and 110 Waterman Drive), and in 2017, the adjacent property addressed as 160 and 164 Waterman Drive was rezoned from M-1 to B-2. About 925 feet to the north, a third property addressed as 450 Waterman Drive was also rezoned in 1992 from M-1 to B-2.

Staff does not have any concerns with the rezoning request as submitted.

Environmental Impact:

N/A

Fiscal Impact:

N/A

Prior Actions:

N/A

Alternatives:

- (a) Recommend approval of the rezoning request as submitted; or
- (b) 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 the City Council's public hearing. The advertisement was published as shown below:

Rezoning – 120 Waterman Drive (M-1 to B-2)

Public hearing to consider a request from The Club, Inc. to rezone 26,171 sq. ft. from M-1, General Industrial District to B-2, General Business District. The Zoning Ordinance states that 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. No minimum lot size restrictions exist in the M-1, General Industrial District. 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. No minimum lot size restrictions exist in the B-2, General Business District. The Comprehensive Plan designates this area as Commercial. Commercial uses include retail, office, professional service functions, restaurants, and lodging uses. Commercial areas should offer connecting streets, biking and walking facilities, and public transit services. Interparcel access and connections are essential to maintaining traffic safety and flow along arterials. Parking should be located to the sides or rear of buildings. The property is addressed as 120 Waterman Drive and is identified as tax map parcel 36-M-10.

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) to approve the rezoning request as submitted.

Attachments:

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

Review:

Planning Commission recommended to approve the rezoning request (6-0), Ms. Ford-Byrd abstained.