



CITY OF HARRISONBURG
**COMMUNITY
DEVELOPMENT**

Change of Zoning District
(Rezoning) Application
www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

Liberty
325 & 335 N Main St
Property Address

35-L-2
Tax Map Parcel/ID

+/- 11,979 sf
Total Land Area

acres or sq.ft.
(circle)

Existing Zoning District: B-1C

Proposed Zoning District: B-1C

Existing Comprehensive Plan Designation: Mixed Use

PROPERTY OWNER INFORMATION

Bismarck LLC
Property Owner Name

420 NEFF AVE. SUITE 215
Street Address

Harrisonburg VA 22801
City State Zip

5402397981
Telephone

johnsallah@hotmail.com
E-Mail

OWNER'S REPRESENTATIVE INFORMATION

Zach Carlson, Sage Bird
Owner's Representative

261 Park Place
Street Address

Harrisonburg VA 22802
City State Zip

7572726650
Telephone

zpcarlson@gmail.com
E-Mail

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

[Signature] 2/5/24
PROPERTY OWNER DATE

REQUIRED ATTACHMENTS

- Letter explaining proposed use & reasons for seeking change in zoning.
- Statement on proffers, if applying for conditional rezoning.
- Survey of property or site map.
- Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

2/9/24
Date Application and Fee Received

Total Fees Due: \$ 580
Application Fee: \$550.00 + \$30.00 per acre

[Signature]
Received By

To Whom It May Concern,

Sage Bird Ciderworks leases the building located at 325 N Liberty St in downtown Harrisonburg from Bismarck LLC, one of the entities involved in some of the north end growth including Magpie, The Perch, Chestnut Ridge, Rootstock, The Mercantile, and the Liberty St. Apartments. We are in year four of producing hard cider using local apples, employing 15 people and supporting the agricultural industry of the Shenandoah Valley. We maintain an art gallery and music venue space and work hard to invest in community and cultural events.

We own and operate a food truck that generally lives in our parking lot. This truck gives our customers a food option in an area that has little in the immediate vicinity, ensuring a better experience for our customers and others in the area. This truck is registered with the DMV, is registered with the city, and pays meals and sales tax, generating revenue for the city out of a non-public parking space.

Additionally, we will on occasion host events in our parking lot including music from local bands, local makers markets, fundraisers, JMU class projects, family-friendly activities for various downtown celebrations, and more. We use the space to support and edify culture and community in downtown Harrisonburg.

When we are not using the parking lot for community events, we maintain it for customer and employee parking. This is beneficial for us and for surrounding businesses.

We would like to remove the proffer stating that seven off-street parking spots will be maintained for "any and all uses". Removing this proffer will allow us to continue to employ community members, support culture and community, and generate revenue for the city while offering a more robust experience for our customers and others in the north end of downtown and continuing to offer parking.

Thank you for your consideration.

Zach Carlson
Founder & Cidermaker at Sage Bird Ciderwork

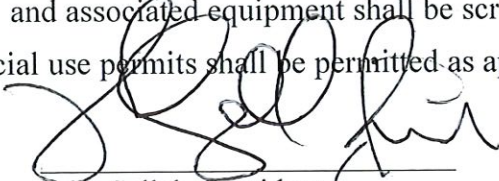
A handwritten signature in black ink, appearing to read 'Zach Carlson', written in a cursive style.

Proffer Statement

In connection with the rezoning request for the property located at 325 and 335 North Liberty Street and identified as tax map parcel 35-L-2, the following permitted uses are hereby proffered:

- (1) Retail stores, personal service establishments, restaurants, food and drug stores.
- (2) Governmental, business and professional offices and financial institutions.
- (3) Hotels, motels and buildings used for dwelling unit(s), CBD, as defined under section 10-3-24. Dwelling unit(s), CBD, may be occupied by a family or not more than four (4) persons, except that such occupancy may be superseded by building regulations.
- (4) Theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. In addition, customary recreational and leisure-time activities which are compatible with surrounding uses are permitted.
- (5) Religious, educational, charitable and benevolent institutional uses which do not provide housing facilities.
- (6) General service or repair shops, when not employing more than fifteen (15) persons on the premises in a single shift (not including persons whose principal duties are off the premises) and providing that all storage and activities are conducted within a building. Examples: Cleaning and laundry establishments, printing and tailoring shops, appliance repairs, upholstery and furniture repairs.
- (7) Accessory buildings and uses customarily incidental to any permitted uses.
- (8) Small cell facilities, concealed wireless telecommunications facilities, industrial microcells, distributed antenna systems, and macrocells. Telecommunications towers are permitted only by special use permit. Wireless telecommunications facilities are further regulated by Article CC.
- (9) Public libraries.
- (10) Public uses.
- (11) Research and development activities which do not cause any more smoke, dust, odor, noise, vibration or danger of explosion other than uses permitted in this district and which involve no more than 15 percent of the gross floor area in the assembling or processing of products. Any assembling or processing shall only involve products developed on the premises. All services and storage shall be conducted within the principal structure which is to be completely enclosed.
- (12) Home occupations.
- (13) Radio and television stations and studios or recording studios. All antennas and satellites and associated equipment shall be screened.

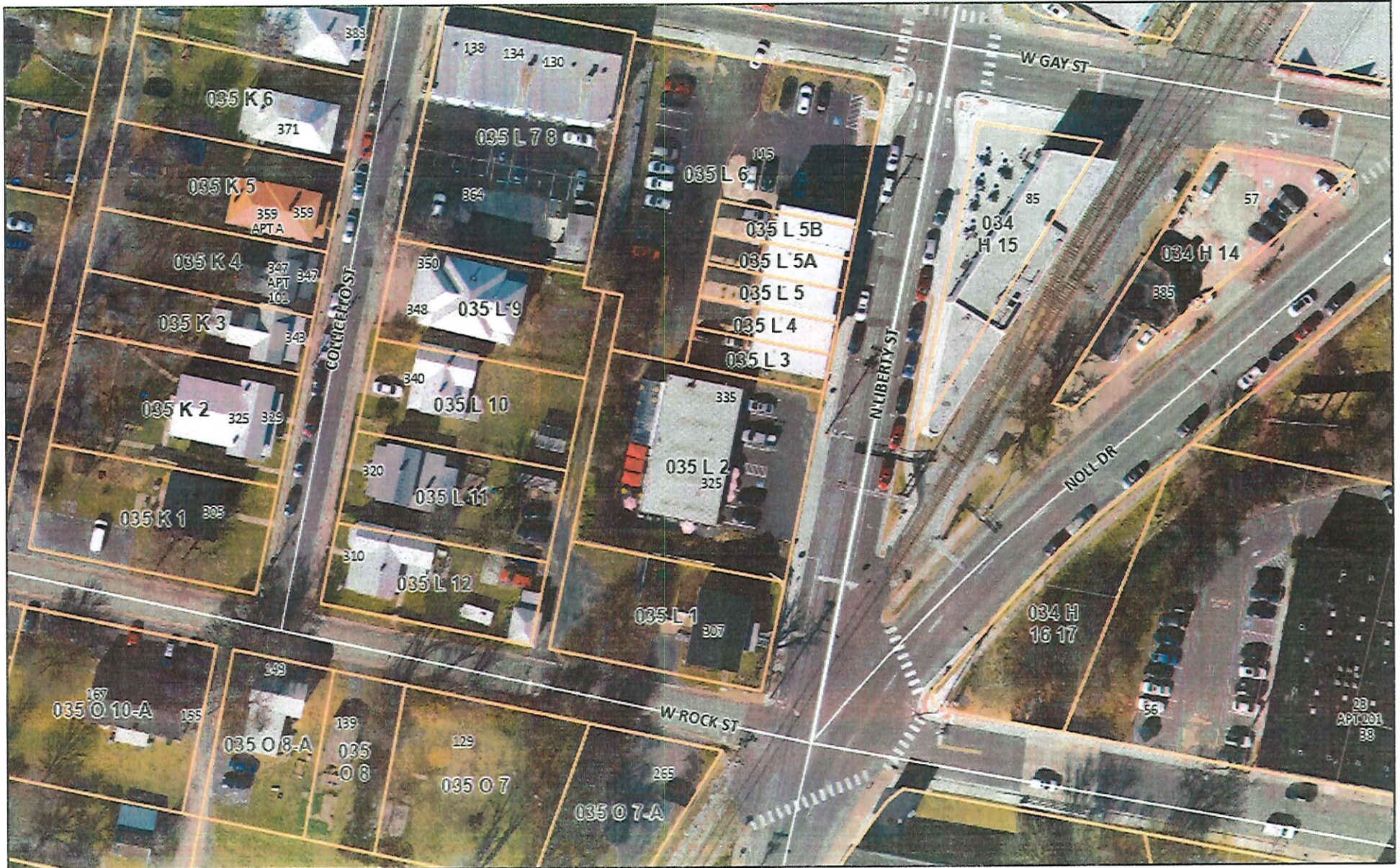
Special use permits shall be permitted as approved by City Council.



John Sallah, President
Bismarck, LLC

Date

ArcGIS Web Map



1/22/2024, 6:27:54 PM

2022_Imagery

Red: Red

Green: Green



Blue: Blue



Lot Boundaries



Green: Green



Parcel Boundaries

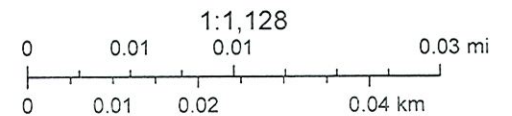
Streets



Principal Street

Local Streets

Addresses



Esri Community Maps Contributors, WVU Facilities, City of Harrisonburg, VGIN, West Virginia GIS, © OpenStreetMap, Microsoft, Esri, TomTom,

City of Harrisonburg



City of Harrisonburg, VA
Department of Public Works

**Determination of Need for a
Traffic Impact Analysis (TIA)**

www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information				
Consultant Name: Telephone: E-mail:	Representative: Zach Carlson, SageBird Ciderworks zach@sagebirdciderworks.com			
Owner Name: Telephone: E-mail:	Bismarck LLC			
Project Information				
Project Name:	SageBird Ciderworks			
Project Address: TM #:	325 & 355 North Liberty Street 35-L-2			
Existing Land Use(s):	Cidery			
Proposed Land Use(s): (if applicable)	Cidery			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input type="radio"/>	Rezoning <input checked="" type="radio"/>	Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Requesting a rezoning (B-1C to B-1C)/ proffer amendment to remove off-street parking requirements for the parcel (2019 rezoning required 7 parking spaces). No other changes to zoning/proffers. No additions proposed for the building which is +/- 2,400 sf GFA.			
Peak Hour Trip Generation (from row 15 on the second page)				
AM Peak Hour Trips:	0			
PM Peak Hour Trips:	0			

(reserved for City staff)

TIA required? Yes _____ No TM

Comments:

Accepted by: Timothy Mason Date: 1/23/2024

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Brewery Tap Room	971	1000 sq ft	2.4	2	24
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips						
8	Existing #1	Brewery Tap Room	971	1000 sq ft	2.4	2	24
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips						
15	Final Total (Total New – Total Existing)					0	0

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

1. Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.