



City of Harrisonburg, Virginia

Department of Planning & Community Development
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December 22, 2016

TO THE MEMBERS OF CITY COUNCIL CITY OF HARRISONBURG, VIRGINIA

SUBJECT: Public hearing to consider a request from Whitesel Brothers, Inc. for a special use permit per Section 10-3-91 (10) to allow facilities designed for the sales or convenience of over the road tractors, their trailers, and heavy equipment, manufactured homes, industrialized buildings, and agricultural equipment served by a permanent building facility unless already incidental to an existing building. No vehicle salvage, storage of inoperable vehicles, or sale of junk is allowed. The 3.6 +/- acre site consists of 3 parcels, is located at 1332 Garbers Church Road, and is identified as tax map parcels 114-B-1, 3, and 4.

EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON: December 14, 2016

Chair Fitzgerald read the request and asked staff for a review.

Mrs. Banks said the Comprehensive Plan designates this area as Commercial. This designation states that these areas include uses for retail, office, wholesale, or service functions. These areas are generally found along the City's major travel corridors and in the Central Business District of the City.

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

Site: Whitesel Brothers, Inc. storage building and vacant lands; zoned B-2

North: Across Erickson Avenue, Garbers Church of the Brethren; zoned R-1

East: Across Garbers Church Road, First Assembly of God Church; zoned B-2

South: Whitesel Brothers, Inc. Dealership; zoned B-1 (County)

West: Vacant land; zoned R-1

The applicant is requesting a special use permit (SUP) per Section 10-3-91(10) of the Zoning Ordinance to allow for sales of agricultural and industrial equipment on three parcels zoned B-2, General Business District. The property is located along the southwestern corner of Garbers Church Road and Erickson Avenue; adjacent to the City and Rockingham County boundary. If approved, the applicant, Whitesel Brothers, Inc., would use the lots for retail display and sales of agricultural, lawn and garden, and industrial equipment, parts, and related accessories.

During the 2011 Comprehensive Plan update the land use designation for this area along the southern side of Erickson Avenue extending to the western City limits was changed from Low Density Mixed Residential to Commercial. The subject properties were later rezoned in June 2013 from R-1, Single Family Residential District to B-2, General Business District. The rezoning allowed the applicant to continue utilizing the vacant, grassy parcels to display equipment; however, staff informed the applicant that they would need to comply with all City regulations should they want to create a paved or graveled

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display area, or if they wanted to construct any new buildings on the site. At this time the applicant desires to increase the display area for the equipment; therefore, a SUP is required per the B-2 zoning district regulations.

The applicant is aware that all equipment displayed on the lots must be located on Whitesel Brothers, Inc. property, not public right-of-way, and equipment displays should not obstruct sight distance at entrances to the property. Additionally, if and when a paved or graveled parking/display lot or new building is constructed, the applicant will need to comply with other City regulations such as stormwater management, comprehensive site plan, and landscaping.

Staff has no concerns with the use and recommends in favor of the special use permit as requested.

Chair Fitzgerald asked if there were any questions for staff.

Hearing none, Chair Fitzgerald asked if there was anything else before opening the public hearing. Hearing none, she opened the public hearing and asked if anybody would like to speak in favor or against this request.

Hearing none, Chair Fitzgerald closed the public hearing and asked Planning Commission for a motion on the request for the purpose of discussion.

Mr. Finks moved to approve the request of the special use permit for 1332 Garbers Church Road as presented by staff.

Mrs. Whitten seconded the motion.

Chair Fitzgerald asked for further discussion on the request. Hearing none, Chair Fitzgerald called for a voice vote on the motion.

All voted in favor (6-0) to recommend approval of the special use permit for 1332 Garbers Church Road as presented by staff.

Chair Fitzgerald said this will go forward to City Council on January 10, 2017.

Respectfully Submitted,

Alison Banks

Alison Banks
Senior Planner