



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

256 Charles Street, Harrisonburg, VA 22802 45-(A)-3 1.501 (acres) or sq. ft.
Property Address Tax Map Total Land Area (circle)

Existing Zoning Classification: M-1

Special Use being requested: Meat Processing and Storage Facility under City Ordinance Section 10-3-97(18)

with conditions attached hereto as EXHIBIT A.

PROPERTY OWNER INFORMATION

Honest Meats LLC [Redacted]
Property Owner Name Telephone
256 Charles Street [Redacted]
Street Address E-Mail
Harrisonburg VA 22802
City State Zip

OWNER'S REPRESENTATIVE INFORMATION

Clark & Bradshaw, PC / Todd C. Rhea [Redacted]
Owner's Representative Telephone
92 N. Liberty Street [Redacted]
Street Address E-Mail
Harrisonburg VA 22802
City State Zip

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] 5/7/26
PROPERTY OWNER DATE

REQUIRED ATTACHMENTS

- Site or Property Map
- Letter explaining proposed use & reasons for seeking a Special Use Permit.
- 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. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

5/7/26 Total Fees Due: \$ 485
Date Application and Fee Received Application Fee: \$425.00 + \$30.00 per acre
[Signature]
Received By

CLARK & BRADSHAW, P.C.

ATTORNEYS AND COUNSELORS AT LAW

TODD C. RHEA
MATTHEW C. SUNDERLIN
BRADLEY J. MOYERS
QUINTON B. CALLAHAN
KAREN L. ROWELL
KATHERINE M. MANN
KEVIN M. WHEELER

92 North Liberty Street
Harrisonburg, Virginia 22802
Post Office Box 71
Harrisonburg, Virginia 22803-0071
Telephone: [REDACTED] Facsimile: [REDACTED]
Web Site: www.clark-bradshaw.com
Email: [REDACTED]

AMY L. RUSH, C.P.A.
(NOT AN ATTORNEY)

May 6, 2026

Via Hand Delivery:

Adam Fletcher, Director
City of Harrisonburg Department of Community Development
409 S. Main Street
Harrisonburg, VA 22801

Re: Honest Meats, LLC – Special Use Permit Application for a Meat Processing and Storage Facility use at property located at 256 Charles Street, Harrisonburg, VA 22802, Tax Map Reference: 045-A-3

Dear Mr. Fletcher:

On behalf of my client, Honest Meats, LLC, I am submitting this letter with supporting reasons for seeking a Special Use Permit on the subject parcel of real estate along Charles Street in Harrisonburg. Please find enclosed a Special Use Permit Application seeking approval under the newly defined special use category in the City's M-1 General Industrial District Ordinance Section 10-3-97(18) to permit use of the parcel for a "Meat Processing and Storage Facility".

The parcel in question contains a current and historical meat processing business located in the City's M-1 Zoning District. Meat Processing and Storage Facility operations have operated on the subject property for over eighty years, and the use requested is consistent with current and ongoing operations at the facility. There is a USDA inspection office staffed on the property which regulates the operation under federal food processing guidelines. Four Special Use conditions are submitted along with the application to alleviate concerns over future outdoor animal storage at the site, upgraded commercial entrance and installation of a grease trap at the facility. Historically, live animals are stored at the site for less than 24 hours in an enclosed structure before entering the building for processing. If granted, the Special Use Permit would allow the Applicant to convert a grandfathered non-conforming use to a permitted Special Use. Notably, the facility processes animals almost exclusively from local farmers and many of the supplying farms use sustainable farming practices. In the recent past, the City has participated actively in assisting the owner in obtaining grants for meat processing operations at the site and it provides great value for independent, organic Valley farmers for processing local

Special Use Permit and Zoning Amendment
May 6, 2026
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livestock who would otherwise need to ship their animals long distances for alternative processing sites.

Thank you for your positive consideration of this Special Use Permit request by Staff. We have submitted a site or property map in the form of a draft survey showing subject property with existing permanent structures and site layout along with the required TIA determination form. The application also contains Special Use Permit request offered conditions after consultation with City Staff.

We appreciate the City's positive consideration of this request.

Sincerely,



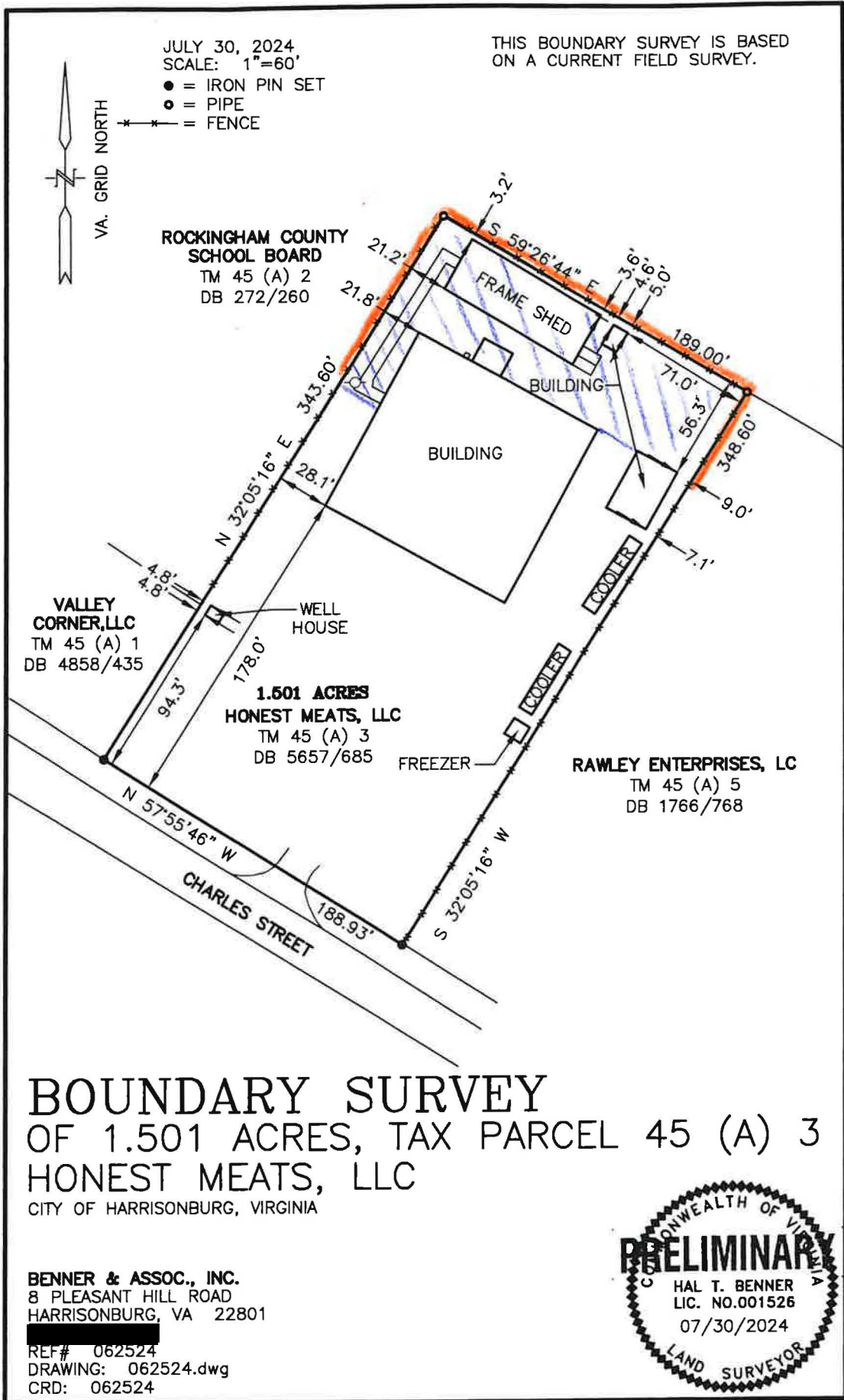
Todd C. Rhea

cc: Honest Meats, LLC

EXHIBIT A

Special Use Conditions

- 1. Semi-opaque fencing along the rear property lines and portions of the side property lines surrounding the livestock barn structure and livestock unloading area shall be provided and maintained with a 6- foot tall, semi-opaque screen consistent with existing installed screening in the screening area shown in orange on the attached Figure 1. Any torn or damaged screening will be repaired or replaced and maintained on the property. The screened perimeter area would be expanded should the outdoor livestock unloading, movement and penning area described below in condition 2 be expanded.**
- 2. No outdoor, open-air livestock pens will be maintained or placed on the property. Livestock penned in the current livestock unloading barn will not be stored on site for more than 48 hours absent a regulatory order delaying operations. All livestock unloading, movement and penning area(s) shall be located behind or to the side of the principal building in the area shown in purple hashing on the attached Figure 1.**
- 3. Within six (6) months of Special Use Permit approval, the applicant will delineate required parking spaces on the property per City Zoning and DCSM requirements.**
- 4. A grease trap will be permitted and installed at the property within six (6) months after Special Use Permit approval with design and specifications subject to approval by City Public Utilities Department.**



semi-opaque fencing screen (Condition #1)

animal unloading, movement and penning area (Condition #2)

BOUNDARY SURVEY
 OF 1.501 ACRES, TAX PARCEL 45 (A) 3
 HONEST MEATS, LLC
 CITY OF HARRISONBURG, VIRGINIA

BENNER & ASSOC., INC.
 8 PLEASANT HILL ROAD
 HARRISONBURG, VA 22801
 REF# 062524
 DRAWING: 062524.dwg
 CRD: 062524

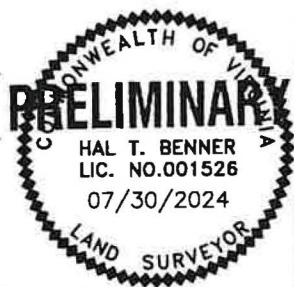


FIGURE 1



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:	Todd C. Rhea, Clark & Bradshaw, PC			
Telephone:	[REDACTED]			
E-mail:	[REDACTED]			
Owner Name:	Honest Meats, LLC			
Telephone:	[REDACTED]			
E-mail:	[REDACTED]			
Project Information				
Project Name:	Honest Meats Special Use Permit Application			
Project Address:	256 Charles Street			
TM #:	45-A-3			
Existing Land Use(s):	Industrial Zone Historical Meat Processing and Storage Operation			
Proposed Land Use(s): (if applicable)	NA			
Submission Type:	Comprehensive Site Plan <input type="radio"/>	Special Use Permit <input checked="" type="radio"/>	Rezoning <input 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)	Site survey attached. Historical meat processing and storage operation which has operated for over 80 years as a grandfathered non-conforming use seeking to be granted Special Use permit approval for existing operations at M-1 zoned property			
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

Comments:

Accepted by: Zenith Mason

Date: 04/23/2026

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	General Light Industrial	110	Employees	25	13	14
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					13	14
8	Existing #1	General Light Industrial	110	Employees	25	13	14
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					13	14
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.

Revised Date: December 2019