

EXHIBIT A

On behalf of the Property Owner, we are requesting a **Special Use Permit** to allow for **recreational and leisure time activities** at the property located at 291 West Wolfe Street & 336 West Market Street, Harrisonburg, VA 22802 (Tax Map Number: 35 R 23) (the “Property”). No residential use or non-transient dwelling units are proposed as part of this request.

The Property is located within the M-1, General Industrial District, where recreational and leisure time activities are permitted by Special Use Permit pursuant to Section 10-3-97(10) of the Harrisonburg Code of Ordinances.

The Property Owner is in discussions with potential tenants interested in operating an **indoor rock-climbing gym** and an **indoor pickleball facility** at the Property.

Proposed Use and Operations

The proposed indoor recreational and leisure time use would occur only within the southern portion of the Property, which is approximately 41,373 square feet as depicted in the attached Site Sketch and which is referred to as the “Recreational Facility”. All recreational and leisure time activities would occur entirely within the Recreational Facility. The Recreational Facility will be physically separated from the larger multi-story building and will have its own dedicated means of ingress and egress.

The rock-climbing gym operations are anticipated to include climbable wall surfaces, with routes designed for beginners through experienced climbers and changed routinely. The rock-climbing gym may also include bouldering areas, cardio and weight-training equipment, flexible multi-purpose studio or floor spaces for activities such as classes, instructional and personal-training areas, youth climbing clubs and teams, summer camps, family programming, and other recreational activities, areas for accessory retail sales, a beverage and snack refreshment area, an administrative office, and conference space. Individual instruction and group classes may be offered. Tournaments, climbing competitions, and other programmed activities are expected to occur periodically, and these events would remain incidental to the primary indoor recreational uses. Comparable businesses include Rocky Top Climbing and Rock Revolution, both located in Charlottesville, VA, and Triangle Rock Club located in the Raleigh-Durham area of NC.

Pickleball operations are anticipated to include indoor courts for open play and league play, lessons, clinics, youth and adult programming.

The Recreational Facility is anticipated to operate during normal retail operating hours, with exact hours to be determined.

Off-street parking for the proposed recreational uses will be provided in accordance with all applicable requirements of the Harrisonburg Zoning Ordinance.

Community Support and Benefits

The proposed rock-climbing gym is being developed by an operating team with longstanding connections to Harrisonburg, James Madison University, the local climbing community, and youth recreation. Harrisonburg currently has an active outdoor climbing community, but the nearest indoor climbing facility open to the public is approximately one hour away. The proposed gym would provide a year-round location where new and experienced climbers can train, learn, socialize, and participate in organized programming.

The climbing gym operations are anticipated to support approximately four full-time-equivalent positions through a combination of management and approximately six to ten part-time employees. Part-time roles may include youth-program leaders, personal trainers, and front-desk staff, including opportunities for high-school and university students. The facility may also provide opportunities for local fitness professionals, climbing guides, instructors, physical therapists, and local food and beverage businesses to connect with customers. Competitions, tournaments, instructional programs, and special events may attract visitors from surrounding communities who may also patronize nearby businesses.

Compatibility with the Property and M-1 District

First, the proposed use represents a productive adaptive reuse of an existing industrial and warehouse building. Indoor pickleball and rock-climbing facilities require large open floor areas, durable building construction, adequate ceiling heights, and flexible interior layouts. These characteristics are well suited to the existing building and would allow the Property to remain active and economically productive without significant new ground-up development.

Second, the proposed use is compatible with the M-1 district. Compared with many industrial, warehousing, storage, repair, transportation, and service-related uses otherwise permitted in the district, the proposed use is expected to have fewer external impacts. The activities would occur indoors and would not involve manufacturing, outdoor storage, industrial dust, odors, vibration, or similar impacts associated with more intensive industrial uses.

Third, the proposed use would provide a meaningful community benefit by expanding year-round recreation for residents, students, families, young professionals, older adults, and visitors. Recreational and leisure time activities provide exercise, instruction, social interaction, team-building, youth and adult programming, and organized recreational activity in a controlled indoor environment. The Recreational Facility would add to the City's recreational offerings while supporting healthy lifestyles and local business activity.

Scope of Requested Approval

The applicant is requesting approval for **recreational and leisure time activities** to be conducted at the Property. No residential use or non-transient dwelling units are proposed as part of this request.

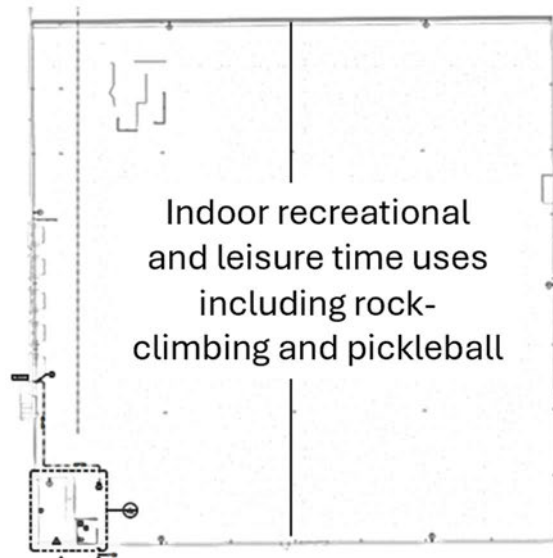
The applicant is not requesting approval for outdoor courts, outdoor recreation, outdoor amplified events, an indoor shooting range, go-karts, paintball, residential occupancy, or

unrelated entertainment or event uses unless such uses are otherwise permitted or separately approved as required by the Zoning Ordinance.

In summary, the proposed recreational and leisure time use is compatible with the M-1 district, is expected to have fewer adverse impacts than many uses permitted by right, would provide a positive recreational amenity for the Harrisonburg community, and would support the productive reuse of an existing building.

We respectfully request that the Planning Commission recommend approval and that City Council approve the requested Special Use Permit.

Site Sketch





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:			
Owner Name:	VG Harrisonburg Storage, LLC		
Telephone:			
E-mail:			
Project Information			
Project Name:	VG Harrisonburg Storage		
Project Address:	291 West Wolfe St		
TM #:	35-R-23		
Existing Land Use(s):	Manufacturing / Industrial		
Proposed Land Use(s): (if applicable)	Rock Climbing / Mini-storage		
Submission Type:	Comprehensive Site Plan ☐	Special Use Permit ☒	Rezoning ☐ Preliminary Plat ☐
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	Conversion of a portion of the building into mini storage. We are proposing a rock climbing gym use for the warehouse building fronting West Market St.		
Peak Hour Trip Generation (from row 15 on the second page)			
AM Peak Hour Trips:	0		
PM Peak Hour Trips:	16		

(reserved for City staff)

TIA required? Yes _____ No ☒

Comments:

Accepted by: Zenith Mason

Date: 06/25/2026

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	Mini Warehouse	151	1,000 Sqft	112	9	16
2	Proposed #2	Rock Climbing Gym	434	1,000 Sqft	50	70	82
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips				79		98
8	Existing #1	General Light Industrial	110	1,000 Sqft	112	83	73
9	Existing #2	Warehousing	150	1,000 Sqft	50	9	9
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					92	82
15	Final Total (Total New – Total Existing)					0	16

Instructions

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

- 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.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- 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.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- 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.