



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

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SPECIAL USE PERMIT

On **July 14, 2026**, the Harrisonburg City Council approved a Special Use Permit (SUP) for the property located at:

256 Charles Street
Harrisonburg, VA 22802
City Tax Map Parcel(s): 45-A-3

To allow a meat processing and storage facility in M-1.

As per Section 10-3-130(c) of the City Code, whenever a special use permit is approved by the city council, the special use authorized shall be established, or any construction authorized shall be commenced and diligently pursued, within such time as the city council may have specified, or, if no such time has been specified, then within thirty-six (36) months from the approval date for residential projects and within twelve (12) months from the approval date for all other projects.

This permit is subject to all conditions and requirements of the Harrisonburg City Code now in effect and to the additional conditions imposed by the City Council, as follows:

SUP CONDITION(S)

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.

 08/27/26

Thanh Dang, AICP

Date

Deputy Director of Community Development