

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on July 9, 2019 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia, to consider the following:

Special Use Permit – 325 North Liberty Street (Manufacturing and Processing in B-1)

Public hearing to consider a request from Bismarck LLC for a special use permit per Section 10-3-85(1) to allow manufacturing, processing and assembly operations within the B-1, Central Business District. The +/- 15,000 sq. ft. site is addressed as 325, 335, 357, and 394 North Liberty Street and is identified as tax map parcels 35-L-2, 3 and 4.

Zoning Ordinance Amendment – Modify Civil Penalties and Remove Registration Requirements for Short-Term Rentals

Public hearing to consider modifying the Zoning Ordinance Section 10-3-13 Penalties. Currently, this section states that operating a short-term rental in violation of Section 10-3-205, which is associated with general regulations for short term rentals, shall be punishable by a civil penalty. The proposed amendments would eliminate the reference to Section 10-3-205 and replace it with the phrase “the Zoning Ordinance” so that any short-term rental operating in violation of the Zoning Ordinance shall be punishable by a civil penalty. In addition, an amendment is proposed to remove the requirements for short term rental operators to annually register the use and to pay a registration fee as currently described in Section 10-3-204. This amendment would not eliminate the requirement for all short-term rental operators to obtain a one time special use permit for properties on which they want to operate.

Special Use Permits – Short-Term Rentals

Public hearings to consider requests for special use permits to allow short-term rentals. A short-term rental is defined in the Zoning Ordinance as “[t]he provision of a dwelling unit, a bedroom or accommodation space within the dwelling unit, or any accessory building that is suitable or intended for transient occupancy for dwelling, sleeping, or lodging purposes and is offered in exchange for a charge for the occupancy.”

- ***636 Wyndham Woods Circle*** - Request from Tracy and Deborah Shaver per Section 10-3-34(7) to allow short-term rental within the R-1, Single Family Residential District. The +/- 17,241 sq. ft. property is identified as tax map parcel 124-D-15.
- ***1220 Ivy Lane*** - Request from Michael White and Susan Crosby per Section 10-3-48.4(2) to allow for a short-term rental within the R-3, Medium Density Residential District. The +/- 19,500 sq. ft. property is identified as tax map parcel 50-B-17.
- ***150 East Fairview Avenue*** - Request from Craig Goeller, Jr. per Section 10-3-34(7) to allow for a short-term rental within the R-1, Single Family Residential District. The +/- 12,000 sq. ft. property is identified as tax map parcel 18-N-2.
- ***58 Easthampton Court*** – Request from Nicholas and Abigail Einstein per Section 10-3-40(8) to allow for a short-term rental within the R-2, Residential District. The +/- 3,920 sq. ft. property is identified as tax map parcel 10-M-2A.
- ***406 Collicello Street*** - Request from Becky Bartells per Section 10-3-40(8) to allow for a short-term rental within the R-2, Residential District. The +/- 4,740 sq. ft. property is identified as tax map parcel 34-C-6.
- ***957 Summit Avenue*** - Request from David P. Miller for a special use permit per Section 10-3-40(8) to allow for a short-term rental within the R-2, Residential District. The +/- 25,850 sq. ft. property is identified as tax map parcel 49-B-8.

- **845 College Avenue** - Request from Katrina and Ernest Didot per Section 10-3-40(8) to allow for a short-term rental within the R-2, Residential District. The +/- 19,595 sq. ft. property is identified as tax map parcels 125-A-16 and 17.
- **973 Smith Avenue** - Request from David Kraybill and Mary Hershberger per Section 10-3-40(8) to allow for a short-term rental within the R-2, Residential District. The +/- 42,500 sq. ft. property is identified as tax map parcel 48-I-12.
- **294 Franklin Street** - Request from Sherwyn and Deirdre Smeltzer per Section 10-3-180(6) of the Zoning Ordinance to allow for a short-term rental within the UR, Urban Residential District. The +/- 7,700 sq. ft. property is identified as tax map parcel 26-I-12.
- **1159 Nelson Drive** - Request from David Lee per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within the R-1, Single Family Residential District. The +/- 19,000 sq. ft. property is identified as tax map parcel 84-E-16.

Rezoning – 60 Carpenter Lane (B-2 to M-1)

Public hearing to consider a request from Henry P. Deyerle, Trustee to rezone a +/- 5.0 acre property zoned B-2, General Business District to M-1, General Industrial District. The B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. No minimum lot size restrictions exist in the B-2, General Business District. The M-1, General Industrial District is intended primarily for manufacturing, processing, storage, and distribution activities, which are not properly associated with, nor compatible with, residential and institutional development. No minimum lot size restrictions exist in the M-1, General Industrial District. The Comprehensive Plan designates this area as Industrial. These areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development, and related activities. The property is addressed as 60 Carpenter Lane and is identified as tax map parcel 107-A-12.

15.2-2232 Review – Harrisonburg City Public Schools

Public hearing to consider a request to review the proposed Harrisonburg City Public Schools new high school site per City Code Section 10-1-6 to determine if the public facility is in substantial accord with the Comprehensive Plan as provided by the Code of Virginia Section 15.2-2232. The +/- 60-acre site is adjacent to I-81 and is located between Boxwood Court and Kaylor Park Drive. The Comprehensive Plan designates this area as Governmental/Quasi-Governmental. These lands include properties owned or leased by the City of Harrisonburg, the Commonwealth of Virginia, the federal government, and other governmental/quasi-governmental organizations. The site is addressed as 2868 South Main Street, 40 Boxwood Court, and Boxwood Court and can be found on tax maps 2-C-1, 2-D-0, 2-D-6, 7, 8, 9, and 10.

Rezoning – New High School Site (R-5C to B-2)

Public hearing to consider a request from Harrisonburg City Public Schools to rezone a +/- 60-acre site from R-5C, High Density Residential District Conditional to B-2, General Business District. The site is adjacent to I-81 and is located between Boxwood Court and Kaylor Park Drive. The R-5, High Density Residential District is intended for medium to high density residential development, including townhouses and multiple family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. The B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. No minimum lot size restrictions exist in the B-2, General Business District. The Comprehensive Plan designates this area as Governmental/Quasi-Governmental. These lands include properties owned or leased by the City of Harrisonburg, the Commonwealth of Virginia, the federal government, and other governmental /quasi-governmental organizations. The site is addressed as 2868

South Main Street, 40 Boxwood Court, and Boxwood Court and can be found on tax maps 2-C-1, 2-D-0, 2-D-6, 7, 8, 9, and 10.

Maps and other information are available for review in the Department of Planning & Community Development, 409 South Main Street, 2nd Floor, Monday through Friday, 8:00 a.m. to 5:00 p.m. All persons interested will have an opportunity to express their views at these public hearings. Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the Planner at 540-432-7700 at least five days prior to the date of the meeting. More information is available at www.harrisonburgva.gov/public-hearings

Publication dates:

Monday, June 24, 2019

Monday, July 1, 2019