

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on Tuesday, January 13, 2026, at 7:00 p.m., to consider the following:

Zoning Ordinance Amendment – To modify special use permit requirements to reduce required side yard setbacks in the R-8 district

A request from AM Yoder & Co to amend Zoning Ordinance Section 10-3-59.4, Uses permitted by only by special use permit in the R-8, Small Lot Residential District. Specifically, the applicant requests to amend subsection (11) which currently allows with an approved special use permit to reduce required side yard setbacks to zero feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when specified fire suppression or construction standards are met. The current ordinance does not allow openings in the exterior walls of buildings adjacent to the reduced side yard setback. Proposed is an amendment to allow exterior walls of buildings adjacent to the reduced side yard setbacks to have openings and penetrations that have a minimum 1-hour fire resistance rating in accordance with a fire resistant assembly documented by a nationally recognized testing agency and where the bottom of the opening is equal to or less than 10' above exterior finished grade and located only on the first floor of the dwelling. Additionally, the special use permit may be superseded by building regulations.

Rezoning – 797 Chicago Avenue (R-5C/B-2C to R-5C/B-2, Proffer Amendments) (Sunshine Apartments)

A request from Turkey Properties LLC to rezone a parcel zoned R-5C, High Density Residential District Conditional and B-2C, General Business District Conditional to R-5C, High Density Residential District Conditional and B-2, General Business District. The request includes proffer amendments for the R-5C proffers approved in 2022. The property is addressed as 797 Chicago Avenue and is identified as tax map parcel 39-P-1.

Rezoning – 1110 N Liberty Street (M-1 to R-3/M-1C)

A request from Valley Corner LLC to rezone a +/- 0.38-acre portion of a +/- 0.59-acre parcel zoned M-1, General Industrial District to R-3, Medium Density Residential District and the remaining +/- 0.21-acre portion to M-1C, General Industrial District Conditional. The property is addressed as 1110 North Liberty Street and is identified as tax map parcel 45-A-1.

Zoning Ordinance Amendment – To Allow Meat Processing and Storage by Special Use Permit in M-1

A request from Honest Meats LLC to amend Section 10-3-24 of the Zoning Ordinance to add a new term and definition for “meat processing and storage facility” and to add the use to Section 10-3-97 as a use permitted by special use permit in the M-1, General Industrial District. Additionally, to codify the current interpretation that poultry processing and storage is a by right use, a new term and definition for “poultry processing and storage facility” is proposed to be added to Section 10-3-24 of the Zoning Ordinance and listed in Section 10-3-96 as a use permitted by right in the M-1 district.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at www.harrisonburgva.gov/public-hearings. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 1072, and the City’s website at www.harrisonburgva.legistar.com/Calendar.aspx.

Publication dates:

Wednesday, December 31, 2025

Wednesday, January 7, 2026