

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on May 8, 2018 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:

Rezoning – 2105 Evelyn Byrd Avenue (R-3 to B-2C)

Public hearing to consider a request from BB Nectar LLC to rezone one parcel zoned R-3, Medium Density Residential District to B-2C, General Business District Conditional. The Zoning Ordinance states that the R-3, Medium Density Residential District is intended for medium density residential development and other uses intended to respect the residential character, which are aesthetically compatible within the district by means of architectural expression, landscaping, and restrained traffic flow. The residential density ranges for R-3 are single-family, 6,000 sq. ft. minimum; duplex, 4,000 sq. ft/unit; townhouses, 2,000 sq. ft. minimum per unit; other uses, 6,000 sq. ft. minimum and by special use permit multi-family, 3,000 sq. ft. minimum per unit. The Zoning Ordinance states that 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 Planned Business. This designation states that these areas are suitable for commercial development but need careful controls to ensure compatibility with adjacent land uses. The 41,905+/- square feet property is located at 2105 Evelyn Byrd Avenue and is identified as tax map number 77-A-1A.

Zoning Ordinance Amendments – Wireless Telecommunications Facilities (Small Cell Facilities and Other Amendments)

Public hearing to consider multiple Zoning Ordinance amendments related to wireless telecommunications facilities as required by amendments to the Virginia Code from the 2017 General Assembly within Article 7.2, Zoning for Wireless Communications Infrastructure. Other minor amendments are also proposed to the regulations for clarity. The regulations of Article CC only address wireless communications on privately and publicly owned parcels and do not address wireless communication facilities within public street or alley right-of-way. The proposed amendments include: amending the existing definitions of “Industrial Microcell,” “Macrocell,” and “Wireless Telecommunications Facility;” adding definitions for “micro-wireless facilities” and “small cell facilities;” and adding small cell facilities as a use permitted by-right within the R-1, R-2, both R-3s, R-4, R-5, R-6, R-7, MX-U, B-1, B-2, and U-R zoning districts. Although no amendments are proposed for the M-1 district, this district already recognizes that any wireless telecommunications facility is permitted by right. Additional amendments include modifications to Article CC. Wireless Telecommunications Facilities and consist of: adding exemptions for micro-wireless facilities that are suspended on cables or lines in specific situations; adding collocation, height, camouflaging, and other regulations associated with “Small Cell Facilities” for residential districts and the MX-U; adding “Small Cell Facilities” to the list of regulated facilities for B-1 and B-2 zoned properties; amending costs associated with wireless telecommunications facilities applications and adding “Small Cell Facilities” to the list of facilities requiring application submittal fees; and adding a clarifying statement to Section 10-3-200 regarding the

reporting of wireless telecommunications facilities that facilities deemed “eligible facilities” in existence prior to the original enactment of Article CC are not required to submit and annual report to the Zoning Administrator. The Zoning Ordinance Sections to be modified include: 10-3-24, 10-3-33, 10-3-39, 10-3-45, 10-3-48.3, 10-3-51, 10-3-55.3, 10-3-56.3, 10-3-57.3, 10-3-58.3, 10-3-84, 10-3-90, 10-3-179, 10-3-195, 10-3-196, 10-3-197, 10-3-199, and 10-3-200

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.

Eric D. Campbell,
City Manager

Publication dates:

Monday, April 23, 2018

Monday, April 30, 2018