

## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on December 8, 2020 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Special Use Permit – 728 Foley Road (Section 10-3-48.4 (6) to Allow Multiple Family Dwellings Up to 12 Units Per Building)***

Public hearing to consider a request from Waseem, Nadeem, and Sohail Alfridi for a special use permit per Section 10-3-48.4 (6) of the Zoning Ordinance to allow multiple family dwellings of up to 12 units per building under the conditions set forth under 10-3-48.6 (e) within the R-3, Medium Density Residential District. The 22,380 +/- square foot property is located at 728 Foley Road and is identified as tax map parcel 84-B-17.

***Rezoning – 3506 South Main Street and 32 Reedy Circle (B-2 to M-1 and M-1C)***

Public hearing to consider a request from Morgan Properties Investments LLC to rezone +/- 1.67 acres consisting of two parcels zoned B-2, General Business District to M-1, General Industrial District and M-1C, General Industrial District Conditional. The Zoning Ordinance states 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. 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. The Comprehensive Plan designates this site 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. They include the major existing and future employment areas of the City. The first parcel is +/- 0.51 acres and is addressed as 3506 South Main Street and identified as tax map parcel 108-D-4. The second parcel is +/- 1.16 acres and is addressed as 32 Reedy Circle and identified as tax map parcel 108-D-7A.

***Alley Closing -- 435, 445, 457, and 473 South Main Street and 270, 276, 282, and 288 South Liberty Street***

Public hearing to consider a request from Trenton, Inc. and Bernard, LC to close +/- 7,245 sq. ft. of public alley located between 435, 445, 457, and 473 South Main Street and 270, 276, 282, and 288 South Liberty Street, which are identified as tax map parcels 25-J-4, 5, 6, 7, 16, 17, 18, 19, and 20, respectively. The portion of public alley runs perpendicular to Warren Street.

Please note that in accordance with an Emergency Continuity of Governance Ordinance adopted by City Council on April 6, 2020, members of the public are not permitted in Council Chambers due to the Covid-19 pandemic, but are encouraged to participate and express their views electronically by emailing comments to <https://www.harrisonburgva.gov/agenda-comments>, or by calling in during the public hearing at the telephone number to be listed on the agenda. The agenda will be posted at <https://harrisonburg-va.legistar.com/Calendar.aspx>. Interested parties may watch the City Council meeting including the public hearing on Public Education Government Channel 3 or on the City's website at <https://harrisonburg-va.legistar.com/Calendar.aspx>.

Any person requiring auxiliary aids, including signers, in connection with these public hearings shall notify the City Manager at least five (5) days prior to the time of the hearing.

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CITY OF HARRISONBURG

Eric D. Campbell, City Manager

***Advertisement Dates: Monday, November 23, 2020 and Monday, November 30, 2020***