

## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on December 14, 2021 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Special Use Permit – 716 & 722 Foley Road (Section 10-3-48.4(6) to Allow Multiple-Family Dwellings)***

Public hearing to consider a request from Devon Lane, LLC for a special use permit per Section 10-3-48.4(6) of the Zoning Ordinance within the R-3, Medium Density Residential District to allow multiple-family dwellings of up to twelve (12) units per building under conditions set forth in subsection 10-3-48.6(e) and such other conditions deemed necessary by City Council. The +/- 1.06-acre area consists of two parcels addressed as 716 and 722 Foley Road and are identified as tax map parcels 84-B-15&16, respectively.

***Special Use Permit – 3091 South Main Street (Tractor Supply) (Section 10-3-91(8) to Allow Reducing Required Parking Areas)***

Public hearing to consider a request from Harrisonburg Ford Property, LC for a special use permit per Section 10-3-91(8) of the Zoning Ordinance within the B-2, General Business District to allow reducing required parking areas to permit fewer than the required number of vehicle parking spaces for any use, provided that an amount of open space equal to the amount of space that would have been used for the required number of vehicle parking spaces is left available for parking in the event that, at the discretion of the City Council, it is needed at some time in the future. The +/- 3.38-acre site is part of a larger +/- 11.03-acre parcel addressed as 3091 South Main Street and is identified as tax map parcel 104-E-2.

***Zoning Ordinance Amendment to Allow Vehicle Fuel Stations by Special Use Permit in B-1***

Public hearing to consider a request from 7-Eleven, Inc. to amend the B-1, Central Business District by adding vehicle fuel stations as a use permitted by special use permit by adding a new subsection to Section 10-3-85 of the Zoning Ordinance. Vehicle fuel stations are currently not permitted by right or by special use permit within the B-1 district.

***Special Use Permit – 380 North Mason Street (To Allow Vehicle Fuel Stations in B-1)***

Public hearing to consider a request from 7-Eleven, Inc. for a special use permit to allow vehicle fuel stations if Section 10-3-85 of the Zoning Ordinance is amended as proposed in a separate application to allow vehicle fuel stations by special use permit. The +/- 1.2-acre property is addressed as 380 North Mason Street and is identified as tax map parcel 34-J-3.

Community members will be able to attend the meeting according to best practices and procedures associated with pandemic disaster. The meeting can be viewed live on the City's website, <https://harrisonburg-va.legistar.com/Calendar.aspx>, and on Public Education Government Channel 3. A phone line will also be live where community members will be allowed to call in and speak with City Council during the Public Hearings and the Public Comments portion of the meeting. We ask those that wish to speak during the public comment period to not call in until after all the public hearings and public comment on those have been heard. The telephone number to call in is: (540) 437-2687. Community members may also express their views electronically by emailing comments to <https://www.harrisonburgva.gov/agenda-comments>.

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 26, 2021

Monday, December 6, 2021