

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on January 9, 2024 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 660 Walnut Lane (To Allow Boarding and Rooming Houses in R-3)

Public hearing to consider a request from Craig D. Smith and Sue W. Smith for a special use permit per Section 10-3-48.4 (1) of the Zoning Ordinance to allow boarding and rooming houses, complying with conditions as defined and limited in occupancy by one person per designated bedroom unless otherwise specified within the special use permit. The +/- 16,486 square foot property is addressed as 660 Walnut Lane, is identified as tax map parcel 25-L-8A, and located in the R-3, Medium Density Residential District.

Rezoning – 1182 Nelson Drive (R-1 to R-8C)

Public hearing to consider a request from Richard Germroth and Alexandra Vilela to rezone a +/- 36,900-square foot portion of a +/- 37,962-square foot property from R-1, Single Family Residential District to R-8C, Small Lot Residential District Conditional. The property includes two parcels addressed as 1182 Nelson Drive and are identified as tax map parcels 83-B-6 & 16.

Comprehensive Plan Map Amendment –640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road (Low Density Mixed Residential to Medium Density Mixed Residential)

Public hearing to consider a request from Daniel R. and Naomi R. Shenk, Harrisonburg Cohousing LLC, and Brenda G. Castello & Ted A. Morris to amend the Comprehensive Plan's Land Use Guide map within Chapter 6 Land Use & Development Quality. The proposal is to amend +/- 9.3-acres of land from the Low Density Mixed Residential designation to Medium Density Mixed Residential. The first parcel is addressed as 640, 650, 660, 670, 680, 690, 700, & 710 Keezletown Road and is identified as 72-B-6. The second parcel is addressed as 730 Keezletown Road is identified as tax map parcels 72-B-7.

Rezoning – 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road (R-1/R-3C/R-7 to R-5C/R-8C)

Public hearing to consider a request from Daniel R. and Naomi R. Shenk, Harrisonburg Cohousing LLC, and Brenda G. Castello & Ted A. Morris to rezone a +/- 12.63-acre site consisting of three parcels from R-1, Single Family Residential District; R-3, Medium Density Residential District Conditional; and R-7, Medium Density Mixed Residential Planned Community District to R-5C, High Density Residential District Conditional and R-8C, Small Lot Residential District Conditional. The first parcel is addressed as 1816, 1820 Country Club Road and is identified as tax map parcel 72-B-4, and of which a +/- 0.85-acre portion is requested to be rezoned. The second parcel is addressed as 640, 650, 660, 670, 680, 690, 700, & 710 Keezletown Road and is identified as 72-B-6. The third parcel is addressed as 730 Keezletown Road is identified as tax map parcels 72-B-7.

Special Use Permit – Portions of 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road (To Allow Multiple-Family of More than 12 Units Per Building in R-5)

Public hearing to consider a request from Daniel R. and Naomi R. Shenk, Harrisonburg Cohousing LLC, and Brenda G. Castello & Ted A. Morris for a special use permit per Section 10-3-55 (1) of the Zoning Ordinance to allow multiple-family dwellings of more than twelve (12) units per building in the R-5, High Density Residential District. The +/-4.69-acre site includes portions of properties addressed as 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road and identified as tax map parcels 72-B-4, 6, and 7.

Special Use Permit – Portions of 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road (To Allow Attached Townhomes of not More than 8 Units in the R-8)

Public hearing to consider a request from Daniel R. and Naomi R. Shenk, Harrisonburg Cohousing LLC, and Brenda G. Castello & Ted A. Morris for a special use permit per Section 10-3-59.4 (1) of the Zoning Ordinance to allow attached townhomes of not more than eight (8) units in the R-8, Small Lot Residential District. The two areas totaling +/-7.94-acres include portions of properties addressed as 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road and identified as tax map parcels 72-B-4, 6, and 7.

Zoning Ordinance Amendment – Section 10-3-91 (9), Reduction in Required Side or Rear Yard Setbacks in B-2

Public hearing to consider a request from 865 East LLC to amend Section 10-3-91 (9) of the B-2, General Business District. The proposed amendments would change the current language, which states “Reduction in required side yard setback to zero feet along the lot line of an adjoining lot or parcel zoned B-2 or M-1.” to state the following, or substantially similar language “Reduction in required side and/or rear yard setback to zero feet.”

Rezoning – 865 Port Republic Road (R-5C to B-2C)

Public hearing to consider a request from 865 East LLC to rezone a +/- 5.45-acre property from R-5C, High Density Residential District Conditional to B-2C, General Business District Conditional. The property is addressed as 865 Port Republic Road and is identified as tax map parcel 92-F-1.

Special Use Permit – 865 Port Republic Road (To Allow Multiple-Family and/or Mixed Use Buildings in B-2)

Public hearing to consider a request from 865 East LLC for a special use permit per Section 10-3-91 (17) of the Zoning Ordinance to allow multiple-family and/or mixed use buildings in the B-2, General Business District. The +/- 5.45-acre property is addressed as 865 Port Republic Road and is identified as tax map parcel 92-F-1.

Special Use Permit – 865 Port Republic Road (To Allow Reduction in Required Side and/or Rear Yard Setbacks in B-2)

Public hearing to consider a request from 865 East LLC for a special use permit per Section 10-3-91 (9) of the Zoning Ordinance to allow the reduction in required side and/or rear yard setback to zero (0) feet in the B-2, General Business District. Note that this special use permit is requested simultaneously with a Zoning Ordinance amendment request that, if approved, would amend the language of Section 10-3-91 (9). The +/- 5.45-acre property is addressed as 865 Port Republic Road and is identified as tax map parcel 92-F-1.

Rezoning – 716, 720 & 722 Foley Road (R-3 to R-5C)

Public hearing to consider a request from Devon Lane LLC to rezone a +/- 26,000-square foot portion of a +/- 1.06-acre property from R-3, Medium Density Residential District to R-5C, High Density Residential District Conditional. The property is addressed as 716, 720, and 722 Foley Road and is identified as tax map parcels 84-B-15 & 16.

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.

Pursuant to Harrisonburg City Code Section 2-2-6, the City of Harrisonburg City Council will hold a meeting on the above mentioned date in City Council Chambers, 409 South Main Street, Harrisonburg, VA. The agenda will be posted at <https://harrisonburg-va.legistar.com/Calendar.aspx>. Interested parties may watch the Council meeting, including the public hearing, on Public Education Government Channel 3 or on the City’s website, <https://harrisonburg-va.legistar.com/Calendar.aspx>.

Publication dates:

Wednesday, December 27, 2023

Wednesday, January 3, 2024