

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on January 12, 2021 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 931, 1047, and 1051 Mt. Clinton Pike and 1032, 1062, 1064, and 1066 Chicago Avenue (Section 10-3-91(1) to Allow Manufacturing, Processing, and Assembly Operations)

Public hearing to consider a request from Christian Light Publications Inc. for a special use permit per Section 10-3-91(1) of the Zoning Ordinance to allow manufacturing, processing, and assembly operations when not employing more than fifteen (15) persons on the premises in a single shift and provided that all storage and activities are conducted within the building within the B-2, General Business District. The +/- 7.2-acre area consists of three parcels. The first +/- 3.52-acre parcel is addressed as 1047 and 1051 Mt. Clinton Pike and 1062, 1064, and 1066 Chicago Avenue and is identified as tax map parcel 47-P-14. The second parcel is +/- 1.53 acres and is addressed as 931 Mt. Clinton Pike and identified as tax map parcel 47-M-1. The third parcel is +/- 2.06 acres and is addressed as 1032 Chicago Avenue and identified as tax map parcel 47-P-9.

Special Use Permit – 931, 1047, and 1051 Mt. Clinton Pike and 1032, 1062, 1064, and 1066 Chicago Avenue (Section 10-3-91(2) to Allow Warehousing and Other Storage Facilities)

Public hearing to consider a request from Christian Light Publications Inc. for a special use permit per Section 10-3-91(2) of the Zoning Ordinance to allow warehousing and other storage facilities within the B-2, General Business District. The +/- 7.2-acre area consists of three parcels. The first +/- 3.52-acre parcel is addressed as 1047 and 1051 Mt. Clinton Pike and 1062, 1064, and 1066 Chicago Avenue and is identified as tax map parcel 47-P-14. The second parcel is +/- 1.53 acres and is addressed as 931 Mt. Clinton Pike and identified as tax map parcel 47-M-1. The third parcel is +/- 2.06 acres and is addressed as 1032 Chicago Avenue and identified as tax map parcel 47-P-9.

Special Use Permit – 817 Honeysuckle Ln (Short-Term Rental in R-1)

Public hearing to consider a request from David E. Berry, Jr. and Sharon Berry for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within the R-1, Single-Family Residential District. A short-term rental is defined in the Zoning Ordinance as “[t]he provision of a dwelling unit, a guest room or accommodation space within the dwelling unit, or any accessory building that is suitable or intended for transient occupancy for dwelling, sleeping, or lodging purposes and is offered in exchange for a charge for the occupancy.” Short-term rentals are further regulated by Article DD of the Zoning Ordinance. The +/- 10,220 sq. ft. property is addressed as 817 Honeysuckle Lane and is identified as tax map parcel 28-O-4.

Rezoning – 161 and 241 Blue Ridge Drive (R-1 to R-5C)

Public hearing to consider a request from Martha E. Grover, Trustee and MG Harrisonburg LLC with representatives Bluestone Land LLC to rezone two parcels from R-1, Single Family Residential District to R-5C, High Density Residential District Conditional. The R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The R-5, High Density Residential District is intended for medium to high density residential development, including townhouses and multiple family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. The residential density ranges for the R-5 district are multifamily, 1,800 sq. ft. minimum/unit; multifamily quadraplex, 3,000 sq. ft. minimum/unit; and townhouse, 2,000 sq. ft. minimum/unit. The Comprehensive Plan designates this site as Medium Density Mixed Residential. These areas have been developed or are planned for small-lot single-family detached and single-family attached (duplexes and townhomes) neighborhoods, where commercial and service uses might be finely mixed within residential uses or located nearby along collector and arterial streets. Mixed-use buildings containing

residential and non-residential uses and multi-family dwellings could be appropriate under special circumstances. The gross density of development in these areas could be around 20 dwelling units per acre. The two parcels totaling +/- 7.0 acres are addressed as 161 and 241 Blue Ridge Drive and are identified as tax map parcels 28-G-2 and 1, respectively.

Special Use Permit - 161 and 241 Blue Ridge Drive (Section 10-3-55.4 (1) to Allow Multi-Family Dwellings of More Than Twelve Units Per Building)

Public hearing to consider a request from Martha E. Grover, Trustee and MG Harrisonburg LLC with representatives Bluestone Land LLC for a special use permit per Section 10-3-55.4 (1) to allow multi-family dwellings of more than 12 units per building in the R-5, High Density Residential District. The two parcels totaling +/- 7.0 acres are addressed as 161 and 241 Blue Ridge Drive and are identified as tax map parcels 28-G-2 and 1, respectively.

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.

CITY OF HARRISONBURG
Eric D. Campbell, City Manager

Advertisement Dates:
Monday, December 28, 2020
Monday, January 4, 2021