

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on Tuesday, May 10, 2016 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chamber located at 409 South Main Street, to consider the following:

Special Use Permit – 750 Garbers Church Road (Section 10-3-34(11) to allow a Public Use to Deviate from Zoning Requirements)

A joint public hearing with Planning Commission will be held to consider a request from the city of Harrisonburg for a special use permit per section 10-3-34 (11) of the Zoning Ordinance to allow for a proposed, new elementary school to exceed the 35-foot maximum building height restriction in the R-1, Single Family Residential District. Section 10-3-34 (11) allows for any use defined as a “public use” in the R-1 district, through review and approval of a special use permit, to deviate from any requirement of Title 10, Chapter 3, which is the City’s Zoning Ordinance. The property is addressed as 750 Garbers Church Road and is identified as tax map parcels 117-D-1, 2, and 6.

Special Use Permit – 1911 South High Street (10-3-91 (9) Zero Setback)

Public hearing to consider a request from Erickson Road Investments, LLC with representative Edmond Blackwell for a special use permit per section 10-3-91 (9) of the Zoning Ordinance to allow for the reduction in the required side yard setback to zero feet along the lot line of an adjoining lot or parcel zoned B-2 or M-1. The 26,572 +/- square feet parcel is zoned B-2, General Business District, is addressed as 1911 South High Street, and is identified as tax map parcel number 112-A-5.

Rezoning – 245 East Water Street (WAW) B-2 to B-1C

Public hearing to consider a request from Wharton Aldhizer & Weaver, PLC to rezone a 2,376 +/- square foot portion of property comprised of two parcels from B-2, General Business District to B-1C, Central Business District Conditional. The property is addressed as 245 East Water Street and is identified as tax map parcels 26-E-5 & 6. The Comprehensive Plan designates this area as Mixed Use Development. This designation includes both existing and proposed new mixed use areas. These areas are intended to combine residential and non-residential uses in planned neighborhoods where the different uses are finely mixed instead of separated. These areas are prime candidates for “live-work” and traditional neighborhood developments. Live-work developments combine residential and office/service uses allowing people to both live and work in the same area, which could be combined in the same building or on the same street. The gross residential density in areas outside downtown should not exceed an average of 15 units per acre, though all types of residential units are permitted: single family detached, single family attached and apartments. Apartments are permitted only if single family detached and/or attached units are also provided and together cover a greater percentage of the project site. Residential densities in downtown may be higher than an average of 15 units per acre, and commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way. 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 B-1, Central Business District is intended as an urban and regional center for the conduct of commercial, financial, professional and governmental activities to which the public requires direct and frequent access. No minimum lot size or setback restrictions exist in the B-1, Central Business District.

Street Closing – Undeveloped Red Oak Street (Adjacent to 46-C-8, 56-G-2A, and 56-E-26)

Consider a request from Jamison Black Marble Wildlife Preserve LLC represented by Richard Blackwell to close an 8,523 +/- square foot undeveloped portion of Red Oak Street. The section to be closed is adjacent to three parcels, which are zoned M-1, General Industrial District. The adjacent parcels are identified as tax map parcel numbers 46-C-8, 56-G-2A, and 56-E-26.

To view copies of the case documents, contact the Community Development Department, 409 South Main Street, Monday through Friday, 8:00am to 5:00pm.

All persons interested will have an opportunity to express their views at this public hearing.

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

CITY OF HARRISONBURG

Kurt D. Hodgen
City Manager

To be advertised two (2) times:
Monday, April 25, 2016
Monday, May 2, 2016