

## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on July 10, 2018 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia, to consider the following:

### ***Rezoning – 412 South Main Street Proffer Amendment 2018***

Public hearing to consider a request from Campbell and Main, LLC, with representative Rodney L. Eagle, to rezone 18,425 square feet by amending existing regulating proffers on property zoned B-1C, Central Business District Conditional. The Zoning Ordinance states that 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. The Comprehensive Plan designates this area as Professional. This designation states that these areas are for professional service oriented uses with consideration to the character of the area. These uses are found in the residential areas along major thoroughfares and adjacent to the Central Business District. Conversion of houses in these areas to office and professional service uses is permitted with appropriate attention to maintaining compatibility with adjacent residential areas and land uses. The property is located at 412 South Main Street and is identified as tax map 26-O-3.

### ***Rezoning – 915, 917, 919 & 921 North Main Street (Portion of 41-C-41A from R-2 to B-2C)***

Public hearing to consider a request from C. Glenn Loucks, with representative Matthew W. Brackens, to rezone a 17,600 +/- square feet portion of a 1.0 +/- acre parcel from R-2, Residential District to B-2C, General Business District Conditional. The Zoning Ordinance states that the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The residential density ranges for R-2 are single-family, 7,000 sq. ft. minimum and duplex, 5,500 sq. ft./unit. 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 Comprehensive Plan designates this area as Commercial. This designation states that these areas include uses for retail, office, wholesale, or service functions. These areas are generally found along the City's major travel corridors. The 17,600 +/- square feet area makes up the rear half of the property addressed as 915, 917, 919, and 921 North Main Street and identified as tax map parcel 41-C-41A. The parcel is currently split-zoned and if the request is approved, the parcel would remain split-zoned with the front portion zoned B-2 and the rear portion zoned B-2C.

### ***Rezoning – 1550 and 1650 North Liberty Street and 451 Acorn Drive (B-2C to M-1C)***

Public hearing to consider a request from Lantz-Eby Enterprises, with representative Tim Reamer, to rezone 19 +/- acres from B-2C, General Business District Conditional to M-1C, General Industrial District Conditional. 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 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. No minimum lot size restrictions exist in the M-1, General Industrial District. The Comprehensive Plan designates this area as General Industrial. This designation states that these areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development and related activities. The parcel is located at 1550 and 1650 North Liberty Street and 451 Acorn Drive and is identified as tax map 45-D-1. The parcel is currently split-zoned and if the request is approved, the parcel would remain split-zoned as M-1 and M-1C.

Maps and other information are available for review in the Department of Planning & Community Development, 409 South Main Street, 2nd Floor, Monday through Friday, 8:00 a.m. to 5:00 p.m. All persons interested will have an opportunity to express their views at these public hearings. Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the Planner at 540-432-7700 at least five days prior to the date of the meeting. More information is available at [www.harrisonburgva.gov/public-hearings](http://www.harrisonburgva.gov/public-hearings).

Eric D. Campbell,  
City Manager

Publish twice:  
Monday June 25, 2018  
Monday, July 2, 2018