

STATE OF VIRGINIA
CITY OF HARRISONBURG, to wit:

I, Pamela Ulmer, deputy city clerk, certify that the Harrisonburg City Council will hold a public hearing on Tuesday, January 8, 2019, at 7:00 p.m., or as soon as the agenda permits, in City Council Chambers 409 South Main Street, to consider the following:

Special Use Permit – 701 Port Republic Road (Section 10-3-91 (2), Warehousing in B-2)

Public hearing to consider a request from Harrisonburg Port Road Station, LLC 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 +/- 36,590 sq. ft. property is located at 701 Port Republic Road and is identified as tax map parcel 12-M-2.

Rezoning - 110 Old South High Street & 70 South High Street (R-3/M-1 to B-1C)

Public hearing to consider a request from Community Mennonite Church to rezone 1.29 +/- acres from R-3, Medium Density Residential District and M-1, General Industrial District to B-1C, Central Business District Conditional. The Zoning Ordinance states that the R-3, Medium Density Residential District is intended for medium density residential development and other uses intended to respect the residential character, which are aesthetically compatible within the district by means of architectural expression, landscaping, and restrained traffic flow. The residential density ranges for R-3 are single-family, 6,000 sq. ft. minimum; duplex, 4,000 sq. ft./unit; townhouses, 2,000 sq. ft. minimum per unit; other uses, 6,000 sq. ft. minimum and by special use permit multi-family, 3,000 sq. ft. minimum per unit. 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 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 Mixed Use. This designation includes both existing and proposed areas for mixed use. Mixed Use areas shown on the Land Use Guide map are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. Mixed Use can take the form of a single building, a single parcel, a city block, or entire neighborhoods. Quality architectural design features and strategic placement of green spaces for large scale developments will ensure development compatibility of a mixed use neighborhood with the surrounding area. These areas are prime candidates for “live-work” and traditional neighborhood developments (TND). Live-work developments combine residential and commercial uses allowing people to both live and work in the same area. The scale and massing of buildings is an important consideration when developing in Mixed Use areas. 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 downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted: single-family detached, single-family attached (duplexes and townhomes), and multi-family buildings. Large scale developments, which include multi-family buildings are encouraged to include single-family

detached and/or attached dwellings. The properties are addressed as 110 Old South High Street, 70 South High Street and 163 and 166 West Water Street and are identified as tax map parcels 25-C-11 and 35-X-14, 15.

Zoning Ordinance Amendment – Section 10-3-84 (5), Religious, Educational, Charitable, and Benevolent Institutional Uses

Public hearing to consider a request to amend Section 10-3-84 (5) of the Zoning Ordinance to remove language that currently prohibits religious, educational, and benevolent institutional uses within the B-1, Central Business District from providing housing facilities on the same property. Currently, “[r]eligious, educational, charitable and benevolent institutional uses, which do not provide housing facilities” are allowed as a by right use. The words, “which do not provide housing facilities” are proposed to be removed to allow religious, educational, and benevolent institutional uses to have housing facilities on the same property or within the same structure.

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.

See attached list.

On the 8th day of January, 2019 at 7:00 p.m.

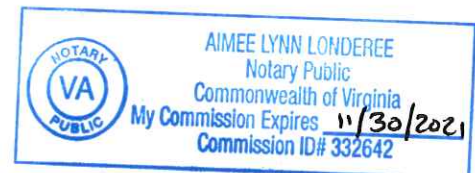
Given under my hand this 17th day of December, 2018



Subscribed and sworn to before me this 17th day of November, 2018, a Notary Public in and for the Commonwealth of Virginia.



My commission expires 11/30/2021.



12-M-2 B-2
H'BURG PORT RD STATION LLC
PO BOX 8
MT JACKSON, VA 22842

12-J 17 B-2
RIDENOUR JAMES R
PO BOX 364
STAUNTON, VA 24401

12-J-18 B-2
PORT ROAD DUKES LLC
PO BOX 8
MT JACKSON, VA 22842

12-M-3 B-2C
VRE HARRISONBURG LLC
1211 S WHITE CHAPPEL BLVD
SOUTHLAKE, TX 76092

12-M-1 B-2
Visitors of JMU Real Property
1041 South Main Street
Suite 1
Harrisonburg, VA 22807

SUP 701 Port Rep Rd.



25-C-11 AND 35-X 14,15 R-3/M-1
TRUSTEES COMMUNITY MENNONITE
CHURCH -- TREASURER
70 SOUTH HIGH STREET
HARRISONBURG, VA 22801

35-X-9, 10 B-1
FAIRFIELD & SONS LTD
135 WEST MARKET STREET
HARRISONBURG, VA 22801

25-C-12 R-3
JONATHAN L BYRNE
116 OLD SOUTH HIGH STREET
HARRISONBURG, VA 22801

35-W-1B
THELMA W HARMAN
67 SOUTH HIGH STREET
HARRISONBURG, VA 22801

35-X-13 R-3
TRUSTEES OTTERBEIN UNITED
METHODIST CHURCH
176 WEST MARKET STREET
HARRISONBURG, VA 22801

25-C-7, 14 B-1C
137 Water Street LLC
164 W Bruce Street LLC
1531 Hillside Avenue
Harrisonburg, VA 22802

25-D-5A, 7 R-3
1533 LLC
1508 WILLINGHAM ROAD
HENRICO, VA 23238

35-W-2 R-3
David G Donna D Wright
PO Box 1702
Shepherdstown, WV 25443

35-X-11, 12 R-3
A-SIDE LC
1531 HILLSIDE AVENUE
HARRISONBURG, VA 22802

25-C-13 R-3
D & B INVESTORS LLC & PORTHILL LLC
205-A SOUTH LIBERTY STREET
HARRISONBURG, VA 22801

35-W-1 R-3
MC-HAR INC
75 COURT SQUARE
HARRISONBURG, VA 22801

35-W-4 R-3
HESS & ALLEN PROPERTIES LLC
3320 BAYBROOK DRIVE
HARRISONBURG, VA 22801

RZ
TO S Highest
NO Old S Highest

