

## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on Tuesday, July 9, 2024, at 7:00 p.m., to consider the following:

### ***Rezoning – 448 Kelley Street (R-2 to R-8)***

Public hearing to consider a request from Yanahina Montoya Centeno to rezone a +/- 9,171 square foot parcel from R-2, Residential District to R-8, Small Lot Residential District. The parcel is addressed as 448 Kelley Street and is identified as tax map parcel 32-B-31.

### ***Zoning ordinance Amendment – To Modify Private Refuse Collection Regulations***

Public hearing to consider amending the Zoning Ordinance to modify regulations associated with private refuse collection in all zoning districts, specifically to modify location and screening requirements.

### ***Special Use Permit – 50 Baxter Drive (To Allow Multiple-Family Dwellings and/or Mixed Use Buildings in B-2)***

Public hearing to consider a request from Farhad Koyee and Bahar Mikeal for a special use permit per Section 10-3-91 (17) to allow multiple-family dwellings and/or mixed use buildings within the B-2, General Business District. The special use permit is requested for a +/- 0.65-acre portion of a +/- 1.14-acre parcel addressed as 50 Baxter Drive and identified as tax map parcel 1-C-10-A.

### ***Special Use Permit – 50 Baxter Drive (To Allow Manufacturing, Processing, and Assembly Operations in B-2)***

Public hearing to consider a request from Farhad Koyee and Bahar Mikeal 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 a building in the B-2, General Business District. The special use permit is requested for a +/- 0.52-acre portion of a +/- 1.14-acre parcel addressed as 50 Baxter Drive and identified as tax map parcel 1-C-10-A.

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. More information is available at [www.harrisonburgva.gov/public-hearings](http://www.harrisonburgva.gov/public-hearings). Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 3 or on the City's website at [www.harrisonburg-va.legistar.com/Calendar.aspx](http://www.harrisonburg-va.legistar.com/Calendar.aspx).

---

### **Publication dates:**

Wednesday, June 26, 2024

Wednesday, July 3, 2024