

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on November 8, 2022 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 26 Pleasant Hill Road (To allow manufacturing, processing and assembly in B-2)

Public hearing to consider a request from Gary Lee Beatty Trustee for a special use permit per Section 10-3-91 (1) to allow manufacturing, processing and assembly operations when not employing more than 15 persons on the premises in a single-shift and provided that all storage and activities are conducted within a building. The +/- 26,194 sq. ft. property is addressed as 26 Pleasant Hill Road and is identified as tax map parcel 10-B-21.

Special Use Permit – 26 Pleasant Hill Road (To allow reducing required parking areas in B-2)

Public hearing to consider a request from Gary Lee Beatty Trustee for a special use permit per Section 10-3-91 (8) to allow reducing required parking areas to permit fewer than the required number of vehicle parking spaces for any use, provided that an amount of open space equal to the amount of space that would have been used for the required number of vehicle parking spaces is left available for parking in the event that, at the discretion of the city council, it is needed at some time in the future. The +/- 26,194 sq. ft. property is addressed as 26 Pleasant Hill Road and is identified as tax map parcel 10-B-21.

Special Use Permit – 140 Ott Street (To Allow Short-Term Rental in the R-1 District)

Public hearing to consider a request from Margaret P. Morris 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 +/- 17,444 sq. ft. property is addressed as 140 Ott Street and is identified as tax map parcel 26-G-2.

Special Use Permit – 375 Broad Street (To Allow Short-Term Rental in the R-2 District)

Public hearing to consider a request from Robert E. Alford II and Havialah Alford for a special use permit per Section 10-3-40 (8) of the Zoning Ordinance to allow for a short-term rental within the R-2, 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 +/- 6,123 sq. ft. property is addressed as 375 Broad Street and is identified as tax map parcel 34-K-6.

Rezoning – 2492, 2494, 2496 and 2498 Millwood Loop (R-3C to R-8)

Public hearing to consider a request from Mosby Opportunity Fund LLC to rezone four parcels totaling +/- 0.29-acres from R-3C, Medium Density Residential District Conditional to R-8, Small Lot Residential District. 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 R-8, Small Lot Residential District is intended for medium- to high-density residential development that includes single-family detached, duplex, and in special circumstances townhouse development. The residential density ranges for R-8 are single-family, 2,800 sq. ft. minimum; duplex, 1,800 sq. ft. minimum/unit; townhouses, 1,800 sq. ft. minimum/unit; and other uses, 6,000 sq. ft. minimum. The Comprehensive Plan

designates this site as Medium Density Residential. These areas have been developed or are planned for development of a variety of housing types which in special circumstances may include multi-family dwellings (apartments). Densities in these areas should be around 15 dwelling units per acre. Non-residential uses may also be appropriate. The parcels are addressed as 2492, 2494, 2496, and 2498 Millwood Loop and are identified as tax map parcels 7-E-55, 56, 57, and 58.

Special Use Permit – 2492, 2494, 2496 and 2498 Millwood Loop (To Allow Townhomes in the R-8 District)

Public hearing to consider a request from Mosby Opportunity Fund LLC for a special use permit per Section 10-3-59.4(1) of the Zoning Ordinance to allow attached townhomes of not more than eight units within the R-8, Small Lot Residential District. The site includes four parcels totaling +/- 0.29-acres and is addressed as 2492, 2494, 2496, and 2498 Millwood Loop and is identified as tax map parcels 7-E-55, 56, 57, and 58.

Pursuant to Harrisonburg City Code Section 2-2-6, the City of Harrisonburg City Council will hold a meeting on November 8 at 7:00 p.m. in the City Council Chambers, 409 South Main Street, Harrisonburg, VA. The agenda will be posted at <https://harrisonburg-va.legistar.com/Calendar.aspx>. Interested parties may watch the Council meeting, including the public hearing, on Public Education Government Channel 3 or on the City's website, <https://harrisonburg-va.legistar.com/Calendar.aspx>.

Publication dates:

Monday, October 24, 2022

Monday, October 31, 2022