

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on Tuesday, October 14, 2025, at 7:00 p.m., to consider the following:

Rezoning – 910 North Liberty Street (M-1 to B-2C)

A request from Anicira Veterinary Center to rezone a +/- 26,880-square foot property from M-1, General Industrial District to B-2C, General Business District Conditional. The property is addressed as 910 North Liberty Street and is identified as tax map parcel 40-B-2.

Rezoning – 1010 Garbers Church Road, 1645 Erickson Avenue, 1781 South High Street, and South Dogwood Drive (Bluestone Town Center) (Proffer Amendment, R-7)

Public hearing to consider a request from EP Harrisonburg Owner LLC and Cook Creek Church of the Brethren Cemetery to amend proffer No. 1(a)(ii) to change the language associated with for-purchase unit income restrictions. The proffer currently states “100% of the For-Purchase Units will be initially sold and restricted only to households with incomes between 80% and 120% of the Area Medium Income (AMI), as established and updated regularly by the U.S. Department of Housing and Urban Development (HUD).” The applicant is requesting to change “between 80% to and 120%” to “below 120%” or similar language. No changes to other proffers or to the master development plan are proposed. The site is zoned R-7, Medium Density Mixed Residential Planned Community District, is addressed as 1010 Garbers Church Road, 1645 and 1815 Erickson Avenue, 1781 South High Street, and South Dogwood Drive (although there is no property frontage along South High Street or South Dogwood Drive) and the properties are identified as tax map parcels 21-K-4 & 5; 115-B-1 & 4; and 117-C-3.

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. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 3 or 1084 and on the City’s website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Publication dates:

Wednesday, October 1, 2025

Wednesday, October 8, 2025