

**STATE OF VIRGINIA
CITY OF HARRISONBURG, to wit:**

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, August 25, 2020, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 1821 South High Street (To Allow Business and Professional Offices in M-1)

Public hearing to consider a request from Stoneburner Land, LLC for a special use permit per Section 10-3-97(3) of the Zoning Ordinance to allow business and professional offices within the M-1, General Industrial District. The +/- 6.4-acre property is addressed as 1821 South High Street and is identified as tax map parcel 8-F-1.

Rezoning – 143, 145, 149, and 153 Charles Street (M-1 to B-2C)

Public hearing to consider a request from Richard L. and Betty L. Sampson with representatives Edilza M. Alfaro Diaz and Carlos Madrid to rezone a +/- 2.0-acre site comprised of 12 separate parcels from M-1, General Industrial District to B-2C, General Business District Conditional. The Zoning Ordinance states 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. 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. The Comprehensive Plan designates this site as Commercial and Neighborhood Residential. The properties designated Commercial have frontage along Charles Street. Commercial uses include retail, office, professional service functions, restaurants, and lodging uses. Commercial areas should offer connecting streets, biking and walking facilities, and public transit services. Interparcel access and connections are essential to maintaining traffic safety and flow along arterials. Parking should be located to the sides or rear of buildings. The properties designated Neighborhood Residential have frontage along Clinton Street. Neighborhood Residential areas are typically older residential neighborhoods, which contain a mixture of densities and a mixture of housing types, but should have more single-family detached homes than other types of housing. This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the desired character of the neighborhood. This site includes seven parcels addressed as 143, 145, 149, and 153 Charles Street and five parcels with no street address that have frontage along Clinton Street. The 12 parcels are identified as tax map parcels 41-F-17, 18, 19, 20, 21, 22, 48, 49, 50, 51, 52, and 53.

Zoning Ordinance Amendment – To Add a New Homestay Use and to Amend Short-Term Rental Regulations

Public hearing to consider amending the Zoning Ordinance by creating and defining a new use called “Homestay” and adding this use as a by right use in the following zoning districts: R-1, R-2, R-3 (Multiple Dwelling), R-3 (Medium Density), R-4, R-5, R-6, R-7, R-8, MX-U, B-1, and U-R. The proposed “homestay” use would be defined in the ZO as follows: “In a single-family detached, duplex, or townhouse dwelling unit, the provision of a guest room or accommodation space within the principal 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.” In addition, the amendments would modify Section 10-3-205. – General regulations by adding regulations that would apply to homestays and amending regulations that apply to short-term rentals. The amendments propose the following regulations for homestays: must be the operator’s primary residence; if the operator is not the property owner, the operator must be present during the lodging period; lodging periods are limited to less than 30 consecutive nights; may operate up to 90 nights per calendar year; may have a maximum of four guests; would have no parking requirements; and would be subject to a \$25 annual registration unless exempt by Section 15.2-983 of the Code of Virginia. The amendments propose the following changes to short-term rental regulations: the short-term rental must be the operator’s primary residence; if the operator is not the property owner, the operator must be present during the lodging period; and all short-term rentals would be subject to a \$25 annual registration unless exempt by Section 15.2-983 of the Code of Virginia. Short-term rentals would continue to be allowed only by approval of a special use permit. In addition to the Zoning Ordinance amendments, one amendment to Title 4 - Finance, Taxation, Procurement is necessary to occur for taxation purposes. The amendment would modify the definition of “hotel” and add “homestay” to the list of examples within Section 4-2-76.1(2). This amendment does not require action by Planning Commission, but it will be advertised for public hearing for action by City Council.

Please note that in accordance with an Emergency Continuity of Governance Ordinance adopted by City Council on April 6, 2020, members of the public are not permitted in Council Chambers due to the COVID-19 pandemic, but are encouraged to participate and express their views electronically by emailing comments to <https://www.harrisonburgva.gov/agenda-comments>, or by calling in during the public hearing at the telephone number to be listed on the agenda.

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>.

Any person requiring auxiliary aids, including signers, in connection with this public hearing shall notify the City Manager at least five (5) days prior to the time of the hearing.

On the 25 day of August, 2020 at 7:00 p.m.

Given under my hand this 5th day of August 2020



Subscribed and sworn to before me this 5th day of August, 2020, a Notary Public in and for the Commonwealth of Virginia.



My commission expires 11/30/2021



TM 8 F 1 M-1
Stoneburner Land, LLC
C/O Jonathan Bucher
1821 S High St
Harrisonburg, VA 22801

TM 8 F 2 M-1
Skywater-Harrisonburg LLC
One R E Michel Drive
Glenn Burnie, MD 21060

TM 8 C 3 B-2
Dupont Community Credit Union
PO Box 365
Waynesboro, VA 22980

TM 112 B 1 B-2
F&M Bank Massanutten
BB&T Property Tax Dept
PO Box 167
Winston Salem, NC 27102-0167

TM 112 A 5 B-2
Harrisonburg South High Station LLC
PO Box 8
Mt Jackson, VA 22842

TM 112 A 4 B-2
FAUGHT ENTERPRISES LLC
5716 SINGERS GLEN RD
Rockingham, VA 22802

TM 112 A 3 & 8 B-2
Sheldon H & Kay G Early
1921 S High Street
Harrisonburg, VA 22801

Rockingham County
Attn: Stephen King
PO Box 1252
Harrisonburg, VA 22803

SUP 1821 S.High St.
(Stoneburner)

David W Hambrough
731 Wyndham Woods Circle
Harrisonburg, VA 22801

TM 41-H-4 M-1
SCG Rental Company
C/O Engie Insight
162 Charles Street
Harrisonburg, VA 22802

TM 41-H-14 R-2
Xanobane Keovixay Chanthavy
176 Clinton Street
Harrisonburg, VA 22802

TM 41-I-17 R-2
Bill V Neff
3570 North Valley Pike
Harrisonburg, VA 22802

TM 41-F-16 R-2
Clymer David & Anita
165 Clinton Street
Harrisonburg, VA 22802

TM 41-F-15 R-2
Salvador Romero Maria Diaz
1032 Bridle Court
Harrisonburg, VA 22801

TM 41-F-14 R-2
Kline Investments
1960 Evelyn Byrd Avenue
Harrisonburg, VA 22801

TM 41-F-13 R-2
Gerardo Hernandez Trias Brenda
147 Clinton Street
Harrisonburg, VA 22802

TM 41-F-12 R-2
Flores Alfredo Emma Hernandez
143 Clinton Street
Harrisonburg, VA 22802

TM 41-F-11 R-2
Payne Doris E
1080 Airport Road
Bridgewater, VA 22812

TM 41-F-23 R-2
Rhodes Dewayne C
130 Clinton Street
Harrisonburg, VA 22802

TM 41-F-46 M-1
Ahmed H Jwanmery
1301 Stonechris Drive
Harrisonburg, VA 22802

TM 41-F-47 M-1
Miller Rickey Janet Adams
141 Charles Street
Harrisonburg, VA 22802

TM 41-F-61 M-1
Ariel Antonio Camilo Rodriguez
271 Bush Drive
Broadway, VA 22815

TM 41-F-54, 55 & 41-B-19 M-1
Vickie E Belcher Joseph Good
162 Charles Street
Harrisonburg, VA 22802

TM 41-F-17~22, 48~53, 56~60 M-1
Sampson Richard L Betty L
1361 North Main Street
Harrisonburg, VA 22802

Carlos Madrid – Realtor
Applicant's Representative
205 Main Street
Dayton, VA 22821

RZ 153
Charles St