

## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on January 23, 2024 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

### ***Rezoning – 585 Pear Street (Cobblers Valley) (R-1 to R-8C)***

Public hearing to consider a request from Cobblers Valley Development LLC to rezone a +/- 2.18-acre parcel from R-1, Single Family Residential District to R-8C, Small Lot Residential District Conditional. The property is addressed as 585 Pear Street and is identified as tax map parcel 8-E-2A.

### ***Special Use Permit – 585 Pear Street (Cobblers Valley) (To Allow Attached Townhomes of not More than 8 Units in the R-8)***

Public hearing to consider a request from Cobblers Valley Development 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 (8) units in the R-8, Small Lot Residential District. The +/- 2.18-acre property is addressed as 585 Pear Street and is identified as tax map parcel 8-E-2A.

### ***Rezoning – 465 Pear Street (Zephyr Hill) (R-1 to R-8C)***

Public hearing to consider a request from J&D Group LLC to rezone two parcels totaling a +/- 3.51-acres from R-1, Single Family Residential District to R-8C, Small Lot Residential District Conditional. The first parcel is addressed as 465 Pear Street and is identified as tax map parcel 8-E-3, and the second parcel is addressed as Pear Street and is identified as 8-E-5.

### ***Special Use Permit – 465 Pear Street (Zephyr Hill) (To Allow Attached Townhomes of not More than 8 Units in the R-8)***

Public hearing to consider a request from J&D Group 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 (8) units in the R-8, Small Lot Residential District. The +/- 3.51-acre property consists of two parcels addressed as 465 Pear Street and Pear Street and are identified as tax map parcels 8-E-3 & 5.

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.

Pursuant to Harrisonburg City Code Section 2-2-6, the City of Harrisonburg City Council will hold a meeting on the above mentioned date in 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>.

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### **Publication dates:**

Wednesday, January 10, 2024

Wednesday, January 17, 2024