

## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on June 8, 2021 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

### ***Special Use Permit – 1207 North Liberty Street (To Allow Junk Yard in the M-1 District)***

Public hearing to consider a request from Ahmed Abdullah for a special use permit per Section 10-3-97 (14) of the Zoning Ordinance to allow a junk yard, which shall be screened within the M-1, General Industrial District. The Zoning Ordinance defines junk yards as “[a]ny space or area or portion of lots used for the storage, sale, keeping or abandonment of junk or waste materials, including used building material, or for the dismantling, demolition, sale or abandonment of automobiles and other vehicles, machinery or parts thereof.” The +/- 2-acre property is addressed as 1207 North Liberty Street and is identified as tax map parcel 46-B-6.

### ***Special Use Permit – 150 Crescent Drive (To Allow Short-Term Rental in the R-2 District)***

Public hearing to consider a request from WGG LLC 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 +/- 9,484 sq. ft. property is addressed as 150 Crescent Drive and is identified as tax map parcel 27-I-4.

### ***Special Use Permit – 256 Charles Street (To Allow Restaurants in the M-1 District)***

Public hearing to consider a request from Salatin and Cloud LC for a special use permit per Section 10-3-97 (1) of the Zoning Ordinance to allow for a restaurant within the M-1, General Industrial District. The +/- 1.48-acre property is addressed as 256 Charles Street and is identified as tax map parcel 45-A-3.

### ***Rezoning – 116 Pleasant Hill Road (R-2 to R-8C)***

Public hearing to consider a request from Tawakkul Investments LLC to a +/- 0.95-acre property from the R-2, Residential District to R-8C, Small Lot Residential District Conditional. The R-2, Residential District is intended for medium-density, single-family and duplex residential development. 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 parcel is addressed as 116 Pleasant Hill Road and is identified as tax map parcel 9-E-5.

### ***Special Use Permit – 116 Pleasant Hill Road (To Allow Townhomes in the R-8 District)***

Public hearing to consider a request from Tawakkul Investments 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 +/- 0.95-acre parcel is addressed as 116 Pleasant Hill Road and is identified as tax map parcel 9-E-5.

Please note that in accordance with an Emergency Continuity of Governance Ordinance readopted by City Council on February 23, 2021, 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 City Council meeting including the public hearing on Public Education Government Channel 3 or on the City's website at <https://harrisonburg-va.legistar.com/Calendar.aspx>.

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

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CITY OF HARRISONBURG  
Eric D. Campbell, City Manager

Advertisement Dates:  
Monday, May 24, 2021  
Tuesday, June 1, 2021