

## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on January 14, 2020 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia, to consider the following

### ***Special Use Permit – 1045 Carriage Drive (Short-Term Rental in R-1)***

Public hearing to consider a request from Jeannie Marie Turner 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 bedroom 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 +/- 11,000 sq. ft. property identified as tax map parcel 96-D-55.

### ***Special Use Permit – 1592 CF Pours Drive (To Allow Business and Professional Offices in M-1)***

Public hearing to consider a request from CFP Partners, 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 +/- 1.1-acre property identified as tax map parcel 46-D-5.

### ***Special Use Permit – 3055 South Main Street (To Allow Facilities Designed for Repair or Storage of Over The Road Tractors, Their Trailers, Heavy Equipment, Industrialized Buildings, or Agricultural Equipment in B-2)***

Public hearing to consider a request from Soran, LLC for a special use permit per Section 10-3-91 (3) to allow facilities designed for the repair or storage of over the road tractors, their trailers, heavy equipment, manufactured homes, industrialized buildings, or agricultural equipment served by a permanent building facility provided that outside storage of repair shall be located within a designated area and screened. The +/- 37,000 sq. ft. property is identified as tax map number 1-C-2.

### ***Rezoning – 129 West Wolfe Street (M-1 to B-1C)***

Public hearing to consider a request from Peale Properties LLC with representative John Sallah to rezone a +/- 10,000 sq. ft. parcel zoned M-1, General Industrial District to B-1C, Central Business District Conditional. 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-1, Central Business District is intended as an urban and regional center for the conduct of commercial, financial, professional and governmental activities to which the public requires direct and frequent access. No minimum lot size or setback restrictions exist in the B-1, Central Business District. The Comprehensive Plan designates this site as Mixed Use. Mixed Use areas are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. The property is identified as tax map number 35-S-5.

### ***Rezoning – 231, 251, 261 South Liberty Street (M-1 to B-1)***

Public hearing to consider a request from Rockingham Properties, LLC with representative Matchbox Realty to rezone a +/- 2.2-acre parcel zoned M-1, General Industrial District to B-1, Central Business District. 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-1, Central Business District is intended as an urban and regional center for the conduct of commercial, financial, professional and governmental activities to which the public

requires direct and frequent access. No minimum lot size or setback restrictions exist in the B-1, Central Business District. The Comprehensive Plan designates this site as Mixed Use. Mixed Use areas are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. The property is identified as tax map parcel number 25-F-3.

***Special Use Permit – 231, 251, 261 South Liberty Street (To Allow Manufacturing, Processing, and Assembly Operations in B-1)***

Public hearing to consider a request from Rockingham Properties, LLC with representative Matchbox Realty for a special use permit per Section 10-3-85(1) of the Zoning Ordinance to allow manufacturing, processing, and assembly operations when employing not more than 15 persons on the premises in a single shift and provided that all storage and activities are conducted within a building within the B-1, Central Business District. The +/- 2.2-acre property is identified as tax map parcel number 25-F-3.

***Rezoning – 1043, 1045, 1059, 1061, 1063 South High Street (M-1 to B-2)***

Public hearing to consider a request from The Norton Group, LLC to rezone a +/- 3.3-acre site from M-1, General Industrial District to B-2, General Business District. 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 Limited Commercial. These areas are suitable for commercial and professional office development but in a less intensive approach than the Commercial designation. These areas need careful controls to ensure compatibility with adjacent land uses. The site includes five parcels and are identified as tax map numbers 19-A-4, 5, 6, 7, and 8.

***Special Use Permit – 1043 and 1061 South High Street (To Allow Manufacturing, Processing, and Assembly Operations in B-2)***

Public hearing to consider a request from The Norton Group, LLC for a special use permit per Section 10-3-91(1) of the Zoning Ordinance to allow manufacturing, processing, and assembly operations when employing not more than 15 persons on the premises in a single shift and provided that all storage and activities are conducted within a building within the B-2, General Business District. The +/- 1.5-acre property is identified as tax map number 19-A-8.

***Special Use Permit – 1043 and 1061 South High Street (To Allow Warehousing and Other Storage Facilities in B-2)***

Public hearing to consider a request from The Norton Group, LLC for a special use permit per Section 10-3-91(2) of the Zoning Ordinance to allow warehousing and other storage facilities within the B-2, General Business District. The +/- 1.5-acre property is identified as tax map number 19-A-8.

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CITY OF HARRISONBURG  
Eric D. Campbell, City Manager

**Publication dates:**

Monday, December 30, 2019

Monday, January 6, 2020