

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on April 25, 2023 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 511 East Market Street (To Allow Occupancy of Not More Than 4 Persons)

Public hearing to consider a request from BISAPACA, LLC for a special use permit per Section 10-3-40 (7) to allow occupancy, other than permitted by right, of not more than four (4) persons, provided one (1) off-street parking space per tenant is provided on site within the R-2, Residential District. The +/- 15,686 square foot property is addressed as 511 East Market Street and is identified as tax map number 27-E-4.

Special Use Permit – 909 & 919 Virginia Avenue (To Allow Business and Professional Offices)

Public hearing to consider a request from Way Way Back LLC for a special use permit per Section 10-3-97 (3) to allow business and professional offices within the M-1, General Industrial District. The +/- 15,005-square foot property is addressed as 909 and 919 Virginia Avenue and is identified as tax map parcels 39-L-1 and 2.

Special Use Permit – 3520 South Main Street (To Allow Building Material Sales and Storage Yards, Contractors, Equipment Sales, and Storage Yards)

Public hearing to consider a request from the Robert M. Reedy for a special use permit per Section 10-3-91 (6) to allow building material sales and storage yards, contractors, equipment sales and storage yards and other similar uses, provided they are served by a permanent building facility unless clearly incidental to an existing building within the B-2, General Business District. The +/- 39,944-square foot parcel is addressed as 3520 South Main Street and is identified as tax map parcel 108-D-2.

Rezoning – 2720 Dorval Road (R-2C to R-8C)

Public hearing to consider a request from Greendale Road LLC to rezone a +/- 9,558-square foot parcel from R-2C, Residential District Conditional to R-8C, Small Lot Residential District Conditional. The Zoning Ordinance states that 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 Low Density Mixed Residential. These areas have been developed or are planned for residential development containing a mix of large and small-lot single-family detached dwellings, where commercial and service uses might be finely mixed within residential uses or located nearby along collector and arterial streets. Duplexes and mixed use buildings with residential dwelling units limited to one or two dwelling units per building might be appropriate. The gross density of development in these areas should be around 7 dwelling units per acre. The parcel is addressed as 2720 Dorval Road and is identified as tax map parcel 97-L-11.

Rezoning – 1250 West Market Street (B-2C Proffer Amendment)

Public hearing to consider a request from DH Land LLC to rezone a +/- 2.08-acre parcel zoned B-2C, General Business District Conditional by amending and changing existing proffers. 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 Medium Density Mixed Residential. These areas have been developed or are planned for small-lot single-family detached and single-family attached (duplexes and townhomes) neighborhoods, where commercial and service uses might be finely mixed within residential uses or located nearby along collector and arterial streets. Mixed-use buildings containing residential and non-residential

uses and multi-family dwellings could be appropriate under special circumstances. The gross density of development in these areas could be around 20 dwelling units per acre. The parcel is addressed as 1250 West Market Street and is identified as tax map parcel 37-G-10.

Special Use Permit – 1250 West Market Street (To Allow Warehousing and Other Storage Facilities)

Public hearing to consider a request from DH Land 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 +/- 2.08-acre parcel is addressed as 1250 West Market Street and is identified as tax map parcel 37-G-10.

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>.

Publication dates:

Monday, March 27, 2023

Monday, April 3, 2023