

## **NOTICE OF PUBLIC HEARING**

The Harrisonburg City Council will hold a public hearing on February 14, 2023 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

### ***Special Use Permit – 71 Broad Street (To Allow Short-Term Rental in the R-2 District)***

Public hearing to consider a request from Thomas W. Rogers and Allison G. Kauffman 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. The +/- 4,279 sq. ft. property is addressed as 71 Broad Street and is identified as tax map parcel 34-U-11.

### ***Special Use Permit – 1111 and 1123 North Main Street (To Allow Public Uses Which Deviate from the Requirements from the Zoning Ordinance)***

Public hearing to consider a request from the City of Harrisonburg for a special use permit per Section 10-3-91 (16) and 10-3-97 (15) to allow public uses which deviate from the requirements of Title 10, Chapter 3 (Zoning Ordinance) within the B-2, General Business District and the M-1, General Industrial District, respectively. A public use is defined as “[a]ny instance where a lot or parcel of land, or any improvement on a lot or parcel of land, is used by (1) the city, or (2) another governmental entity having a contractual relationship with the city for the use of such lot or parcel or improvement.” The requested special use permits allow the public use to deviate from requirements of the Zoning Ordinance as specified within the application. The +/- 3.68-acre property is addressed as 1111 and 1123 North Main Street and is identified as tax map parcel 41-E-2.

### ***Zoning Ordinance Amendments – Various Amendments to the R-7 District Regulations***

Public hearing to consider a request from the Harrisonburg Redevelopment and Housing Authority (HRHA) to amend the R-7, Medium Density Mixed Residential Planned Community District regulations. The proposed amendments include modifying Section 10-3-57.3. – Uses permitted by right to increase the by right number of allowed dwelling units within a multiple-family building from 16 to 64; and to add manufactured homes as a use permitted by right, provided that the manufactured homes are (1) attached to a permanent foundation, (ii) titled as real estate, and (iii) limited to one manufactured home per lot. Also proposed is an amendment to Section 10-3-57.6 (c) to increase the maximum percentage of multiple-family units allowed in an R-7 development from 30 percent to 50 percent.

### ***Rezoning – 1010 Garbers Church Road, 1645 Erickson Avenue, 1781 South High Street, and South Dogwood Drive (Bluestone Town Center) (R-1, R-3, and B-2 to R-7)***

Public hearing to consider a request from Barber Martha Clark Others ATTN Charles Clark, GSW Investors, Cook Creek Church of Brethren Cemetery, and Willow Lane Partners C/O Sarah Rees to rezone +/- 89.75-acres from R-1, Single-Family Residential District, R-3, Medium Density Residential District, and B-2, General Business District to R-7, Medium Density Mixed Residential Planned Community District. The Zoning Ordinance states that the R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The R-3, Medium Density Residential District is intended for medium density residential development and other uses intended to respect the residential character, which are aesthetically compatible within the district by means of architectural expression, landscaping, and restrained traffic flow. 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 R-7, Medium Density Mixed Residential Planned Community District is intended to permit the development of master planned residential communities offering a mix of single family detached and attached dwellings and open spaces. The minimum district size is two acres and the maximum density is 15 dwelling units per acre. The Comprehensive Plan designates this site as Low Density Mixed Residential; Commercial; and Conservation, Recreation, and Open Space. The Low Density Mixed Residential designated 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. Commercial areas include retail, office, professional service functions, restaurants, and lodging uses. The Commercial designated 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 Conservation, Recreation, and Open Space designated areas are primarily made up of the City's open space and parks system, which include City parks, and the Heritage Oaks Golf Course. Also included in this designation are sites containing cemeteries and historical monuments. The site is addressed as 1010 Garbers Church Road, 1645 and 1815 Erickson Avenue, 1781 South High Street, and South Dogwood Drive (although there is no property frontage along South High Street or South Dogwood Drive) and the properties are identified as tax map parcels 21-K-4 & 5; 115-B-1 & 4; and 117-C-3.

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:**

Monday, January 30, 2023

Monday, February 6, 2023