

## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on December 11, 2018 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:

### ***Rezoning - 1123 South High Street (M-1 to B-2C)***

Public hearing to consider a request from 1123 South High Street, LLC to rezone a 0.64 +/- acre property from M-1, General Industrial District to B-2C, General Business District Conditional. The Zoning Ordinance states that 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. No minimum lot size restrictions exist in the M-1, General Industrial District. 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. No minimum lot size restrictions exist in the B-2, General Business District. The Comprehensive Plan designates this area as Commercial. This designation states that these areas include uses for retail, office, wholesale, or service functions. These areas are generally found along the City's major travel corridors. The property is located at 1123 South High Street and is identified as tax map parcel 20-B-6A.

### ***Zoning Ordinance Amendment – Off-Street Vehicle Parking Regulations, R-6 and R-7 Districts***

Public hearing to consider a request to amend Section 10-3-56.6 within the R-6, Low Density Mixed Residential Planned Community District and Section 10-3-57.6 within the R-7, Medium Density Mixed Residential Planned Community District to allow property owners the ability to meet off-street parking requirements as may be specified within an approved master development plan. Currently, off-street parking regulations within the R-6 and R-7 districts is regulated by Article G, Off-Street Vehicular and Bicycle Parking, where minimum parking requirements are based upon specific ratios or other determining factors for different uses. Article G also regulates other issues, such as, but not limited to, minimum off-street bicycle parking spaces, the location of parking spaces, parking lot landscaping, and how to compute the required number of spaces. Article G would regulate off-street vehicular and bicycle parking if the master development plan does not specify particular requirements. Master development plans are approved by City Council at the time of rezoning or a subsequent approved amendment thereof.

Maps and other information are available for review in the Department of Planning & Community Development, 409 South Main Street, 2<sup>nd</sup> Floor, Monday through Friday, 8:00 a.m. to 5:00 p.m. All persons interested will have an opportunity to express their views at these public hearings. Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the Planner at 540-432-7700 at least five days prior to the date of the meeting. More information is available at [www.harrisonburgva.gov/public-hearings](http://www.harrisonburgva.gov/public-hearings).

Eric D. Campbell,  
City Manager

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### **Publication dates:**

Monday, November 26, 2018

Monday, December 3, 2018