

## NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on August 22, 2023 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Rezoning – 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court***

Public hearing to consider a request from Sunchase Harrisonburg LLC to rezone a +/- 19.5-acre property from R-3, Multiple Dwelling Residential District to R-5, High Density Residential District. The property is addressed as 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court and is identified as tax map parcel numbers 84-A-14 and 15.

***Special Use Permit – 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court (To Allow Multiple-Family Dwellings of More Than 12 Units Per Building)***

Public hearing to consider a request from Sunchase Harrisonburg LLC for a special use permit per Section 10-3-55.4(1) of the Zoning Ordinance to allow multiple-family dwellings of more than twelve (12) units per building in the R-5, High Density Residential District. The +/- 19.5-acre property is addressed as 1900, 1901, 1904, 1908, 1909, 1913, 1914, 1916, 1921, 1924, 1929, 1932, 1933, 1940, 1941, 1948 Sunchase Drive and 720, 723, 728, 736, 744 Chase Court and is identified as tax map parcel numbers 84-A-14 and 15.

***Rezoning – 853 and 853-A Hillside Avenue (R-2 to R-3C)***

Public hearing to consider a request from Christophel Properties LLC and Abigail J. Christophel to rezone a +/- 14,495-square foot property from R-2, Residential District to R-3C, Medium Density Residential District Conditional. The property is addressed as 853 and 853-A Hillside Avenue and is identified as tax map parcel numbers 125-C-10 and 10A.

***Special Use Permit - 853 and 853-A Hillside Avenue (To Allow Multiple-Family Dwellings in R-3)***

Public hearing to consider a request from Christophel Properties LLC and Abigail J. Christophel for a special use permit per Section 10-3-458.4(6) to allow multiple-family dwellings of up to twelve (12) units per building under conditions set forth in subsection 10-3-48.6(e). The +/- 14,495-square foot property is addressed as 853 and 853-A Hillside Avenue and is identified as tax map parcel numbers 125-C-10 and 10A.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment.

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:**

Wednesday, August 9, 2023

Wednesday, August 16, 2023