

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on December 12, 2023 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 660 Walnut Lane (To Allow Boarding and Rooming Houses in R-3)

Public hearing to consider a request from Craig D. Smith and Sue W. Smith for a special use permit per Section 10-3-48.4 (1) of the Zoning Ordinance to allow boarding and rooming houses, complying with conditions as defined and limited in occupancy by one person per designated bedroom unless otherwise specified within the special use permit. The +/- 16,486 square foot property is addressed as 660 Walnut Lane, is identified as tax map parcel 25-L-8A, and located in the R-3, Medium Density Residential District.

Rezoning – 1149 Clay Street (R-1 to R-8)

Public hearing to consider a request from Mohammed Hewa to rezone a +/- 27,434-square foot property from R-1, Single Family Residential to R-8, Small Lot Residential District. The property is addressed as 1149 Clay Street and is identified as tax map parcel 29-G-28.

Rezoning – 505 Northglen Lane (R-2 to R-8C)

Public hearing to consider a request from Patricia Valle-Alvarez to rezone a +/- 10,525-square foot property from R-1, Single Family Residential to R-8C, Small Lot Residential District Conditional. The property is addressed as 505 Northglen Lane and is identified as tax map parcel 32-M-15.

Zoning Ordinance Amendments – To Amend Definition of “Family” and add Recovery Residence Use

Public hearing to consider amending the Zoning Ordinance by creating and defining a new use called “recovery residence” and to amend the definition of “family” to align with Section 15.2-2291 of the Code of Virginia associated with assisted living facilities and group homes of eight or fewer individuals. In addition, the amendment to the “family” definition would add “recovery residences” provided they have no more than eight (8) individuals. These amendments would allow “recovery residences” in all legal dwelling units. In addition, within the R-1, R-2, R-3 (Multiple Dwelling), R-3 (Medium Density), R-4, R-5, R-6, R-7, MX-U, R-8, MH-1, MH-2, B-1, B-2, M-1, and UR districts, the amendments would add: “[r]ecovery residence of more than eight (8) individuals” as a use permitted by special use permit. The proposed “recovery residence” would be defined in the Zoning Ordinance as: “[a] dwelling unit occupied by multiple unrelated residents in recovery from chemical dependency and considered disabled under the Federal Fair Housing Act Amendments of 1988 that provides a non-institutional residential environment in which the residents willingly subject themselves to rules and conditions intended to encourage and sustain their recovery. Residents of a recovery residence share kitchen facilities and other common areas of the unit. A recovery residence is not required to provide on-site supportive services to residents, but is, or intends to become, certified by a credentialing entity approved by the Virginia Department of Behavioral Health and Developmental Services.” A substantially similar definition could also be provided.

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>.

Publication dates:

Wednesday, November 29, 2023
Wednesday, December 6, 2023