

## NOTICE OF PUBLIC HEARING

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

### ***Special Use Permit – 315 South Dogwood Drive (To Allow Child Day Care Centers in R-1)***

Public hearing to consider a request from Trustees Harrisonburg First Church of the Brethren for a special use permit per Section 10-3-34 (1) of the Zoning Ordinance to allow child day care centers in the R-1, Single-Family Residential District. The +/- 5.5-acre property is addressed as 315 South Dogwood Drive and is identified as tax map parcel 24-A-28.

### ***Special Use Permit – 80 Ashby Avenue (To Allow Manufacturing, Processing, and Assembly Operations in B-2 and B-2C)***

Public hearing to consider a request from Fast Lane Auto Tech LLC for a special use permit per Section 10-3-91 (1) of the Zoning Ordinance to allow manufacturing, processing and assembly operations when not employing more than fifteen (15) persons on the premises in a single shift and provided that all storage and activities are conducted within a building in the B-2, General Business District and B-2C, General Business District Conditional District. The +/-21,800-square foot property is addressed as 80 Ashby Avenue and is identified as tax map parcel 41-C-44.

### ***Rezoning – 215 Pear Street (R-1 to R-8)***

Public hearing to consider a request from Karwan K. Saeed to rezone a +/- 27,000 square foot property from R-1, Single Family Residential to R-8, Small Lot Residential. The parcel is addressed as 215 Pear Street and is identified as tax map parcel 111-A-9.

### ***Rezoning – 1205 Hillcrest Drive (R-1 to R-8C)***

Public hearing to consider a request from Mark Daniel Williams and Andrea Jane Williams to rezone a +/- 8,600 square foot property from R-1, Single Family Residential to R-8C, Small Lot Residential Conditional. The parcel is addressed as 1205 Hillcrest Drive and is identified as tax map parcel 18-Q-1.

### ***Rezoning – 11, 21, 31 Elon Rhodes Lane, 241 Commerce Drive, and 298 East Washington Street (R-3 and B-2C to R-5C)***

Public hearing to consider a request from Harrisonburg Redevelopment and Housing Authority to rezone a +/- 2.5-acre property from R-3, Medium Density Residential and B-2C, General Business District Conditional to R-5C, High Density Residential Conditional. The property is addressed as 11, 21, 31 Elon Roads Lane, and 241 Commerce Drive, and 298 East Washington Street and is identified as tax map parcel numbers 41-Q-4, 4A, and 6.

### ***Special Use Permit – 11, 21, 31 Elon Rhodes Lane, 241 Commerce Drive, and 298 East Washington Street (To Allow Multiple-Family Dwellings of More Than 12 Units Per Building in R-5)***

Public hearing to consider a request from Harrisonburg Redevelopment and Housing Authority for a special use permit per Section 10-3-55.4 (1) to allow multiple-family dwellings of no more than twelve (12) units per building in the R-5, High Density Residential District. The property is addressed as 11, 21, 31 Elon Roads Lane, and 241 Commerce Drive, and 298 East Washington Street and is identified as tax map parcel numbers 41-Q-4, 4A, and 6.

### ***Rezoning – 210, 280, and 290 West Mosby Road (R-2, R-2C and B-2C to R-5C)***

Public hearing to consider a request from Daniel W. and Nancy R. Brubaker Trustees and Bluestone Land Company; D&N LLC to rezone a +/- 12-acre site from R-2, Residential District; R-2C, Residential District Conditional; and B-2C, General Business Conditional to R-5C, High Density Residential District

Conditional. The request includes portions of properties addressed as 210, 290, and 280 West Mosby Road, which are identified as tax map parcel numbers 7-C-2 and 3.

***Special Use Permit – 210, 280, and 290 West Mosby Road (To Allow Multiple-Family Dwellings of More Than 12 Units Per Building in R-5)***

Public hearing to consider a request from Daniel W. and Nancy R. Brubaker Trustees and Bluestone Land Company; D&N LLC for a special use permit per Section 10-3-55.4 (1) to allow multiple-family dwellings of no more than twelve (12) units per building in the R-5, High Density Residential District. The request includes portions of properties addressed as 210, 290, and 280 West Mosby Road, which are identified as tax map parcel numbers 7-C-2 and 3 and total 12-acres.

***Special Use Permit – 210, 280, and 290 West Mosby Road (To Allow Multiple-Family Buildings Greater Than 4 Stories and/or 52 Feet in Height in R-5)***

Public hearing to consider a request from Daniel W. and Nancy R. Brubaker Trustees and Bluestone Land Company; D&N LLC for a special use permit per Section 10-3-55.4 (2) to multiple-family buildings greater than four (4) stories in height and/or fifty-two (52) feet in height in the R-5, High Density Residential District. The request includes portions of properties addressed as 210, 290, and 280 West Mosby Road, which are identified as tax map parcel numbers 7-C-2 and 3 and total 12-acres.

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 20, 2023

Wednesday, September 6, 2023