

## NOTICE OF PUBLIC HEARING

The Harrisonburg Planning Commission will hold public hearings in the City Council Chambers, 409 South Main Street, Harrisonburg, VA. on Tuesday, November 26, 2024 at 7:00 p.m., to consider the following:

### ***Rezoning – 731 Jefferson St (M-1 to R-3)***

A request from Josue Elidio Pereira Coreas to rezone two parcels totaling +/- 15,948-square foot from M-1, General Industrial District to R-3, Medium Density Residential District. The parcels are addressed as 731 Jefferson Street and are identified as tax map parcels 40-O-7 and 8.

### ***Rezoning – 1158 Rockingham Dr (R-1 to R-8)***

A request from Lonnie and Linda Suter to rezone a +/- 8,505-square foot portion of property from R-1, Single Family Residential District to R-8, Small Lot Residential District. The property is addressed as 1158 Rockingham Drive and is identified as tax map parcel 47-E-76.

### ***Zoning Ordinance Amendment – To allow the acceptance of cash proffers***

A request by the City of Harrisonburg to amend the Zoning Ordinance to allow the acceptance of cash proffers. Currently, Zoning Ordinance Section 10-3-123 prohibits cash proffers.

### ***Zoning Ordinance Amendment – To allow reduced setbacks for townhomes in the R-8 district***

A request from Waterman Investments, LLC to amend Zoning Ordinance to modify regulations associated with minimum principal building setbacks for townhomes within the R-8 district. The proposed Zoning Ordinance amendments would modify Section 10-2-59.4 (11) in the R-8 district regulations and Section 10-3-113 (1) and (2) in Article T. Modifications and Adjustments to allow townhomes to have a 0-foot setback when specified standards related to fire sprinkler systems or fire resistance rating are met.

### ***Comprehensive Plan Map Amendment – 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court***

A request from Liberty Hall LC, Ordovician, L.C., and Aichus LLC for a Comprehensive Plan Map amendment +/- 161.54-acres of property from Low Density Mixed Residential, Medium Density Mixed Residential, Commercial, and Industrial to Medium Density Mixed Residential. The property is addressed as 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court and is identified as tax map parcel numbers 36-T-1, 36-T-5, 37-C-2, 37-C-3, and 37-G-9.

### ***Rezoning - 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court (R-1/R-2/B-2/M-1 to R-5C/R-8C)***

A request from Liberty Hall LC, Ordovician, L.C., and Aichus LLC to rezone +/- 161.54-acres of property from R-1, Single Family Residential District; R-2, Residential District; B-2, General Business District; and M-1, General Industrial District to R-5C, High Density Residential District Conditional (+/- 24.8-acres) and R-8C, Small Lot Residential District Conditional (+/- 136.7-acres). The property is addressed as 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court and is identified as tax map parcel numbers 36-T-1, 36-T-5, 37-C-2, 37-C-3, and 37.

### ***Special Use Permit – 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court (To allow multiple-family dwellings of more than 12 units per building in R-5)***

A request from Liberty Hall LC, Ordovician, L.C., and Aichus LLC for a special use permit per Section 10-3-55.4 (1) to allow multiple-family dwellings of more than 12 units per building in the R-5, High Density Residential District. The +/- 24.8-acres is part of a larger +/- 161.54-acre development project that is addressed as 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court and is identified as tax map parcel numbers 36-T-1, 36-T-5, 37-C-2, 37-C-3, and 37-G-9.

***Special Use Permit – 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court (To allow attached townhouses of no more than eight units in R-8)***

A request from Liberty Hall LC, Ordovician, L.C., and Aichus LLC for a special use permit per Section 10-3-59.4 (1) to allow attached townhouses of no more than eight units in the R-8, Small Lot Residential District. The +/- 136.7-acres is part of a larger +/- 161.54-acre development project that is addressed as 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court and is identified as tax map parcel numbers 36-T-1, 36-T-5, 37-C-2, 37-C-3, and 37-G-9.

***Special Use Permit – 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court (To allow reduced setbacks in R-8)***

A request from Liberty Hall LC, Ordovician, L.C., and Aichus LLC for a special use permit per Section 10-3-59.4 (11) to allow reduced side yard setbacks in the R-8, Small Lot Residential District. The +/- 136.7-acres is part of a larger +/- 161.54-acre development project that is addressed as 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court and is identified as tax map parcel numbers 36-T-1, 36-T-5, 37-C-2, 37-C-3, and 37-G-9. Note that there is a separate Zoning Ordinance amendment application being considered concurrently that, if approved, would allow townhomes to have a 0-foot setback when specified standards related to fire sprinkler systems or fire resistance rating are met.

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. More information is available at [www.harrisonburgva.gov/public-hearings](http://www.harrisonburgva.gov/public-hearings). Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 3 or on the City's website at [www.harrisonburgva.legistar.com/Calendar.aspx](http://www.harrisonburgva.legistar.com/Calendar.aspx).

---

**Publication dates:**

Wednesday, November 13, 2024

Wednesday, November 20, 2024

***Planning Commission Meeting 2024-10-09***