

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on February 8, 2022 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 217 Franklin Street (To Allow Short-Term Rental in the UR District)

Public hearing to consider a request from Heather and Bronson Griscom for a special use permit per Section 10-3-180(6) of the Zoning Ordinance to allow for a short-term rental within the UR, Urban Residential District. A short-term rental is defined in the Zoning Ordinance as “[t]he provision of a dwelling unit, a guest room or accommodation space within the dwelling unit, or any accessory building that is suitable or intended for transient occupancy for dwelling, sleeping, or lodging purposes and is offered in exchange for a charge for the occupancy.” Short-term rentals are further regulated by Article DD of the Zoning Ordinance. The +/- 14,268 sq. ft. property is addressed as 217 Franklin Street and is identified as tax map parcel 26-L-2.

Special Use Permit – 84 Pleasant Valley Road (Blue Ridge Marble, LLC)

Public hearing to consider a request from Vincenzo Luigi Dattolo with representatives Blue Ridge Marble, LLC for a special use permit per Section 10-3-91 (1) to allow manufacturing, processing and assembly operations when not employing more than 15 persons on the premises in a single shift and provided that all storage and activities are conducted within a building. The +/- 2.91-acre property is addressed as 84 Pleasant Valley Road and is identified as tax map parcel 104-A-2.

Rezoning – 50 & 52 Reservoir Street (R-2 to R-5C)

Public hearing to consider a request from Our Community Place to rezone a parcel from R-2, Residential District to R-5, High Density Residential District Conditional. The Zoning Ordinance states the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The R-5, High Density Residential District is intended for medium to high density residential development, including townhouses and multiple family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. The residential density ranges for the R-5 district are multifamily, 1,800 sq. ft. minimum/unit; multifamily quadraplex, 3,000 sq. ft. minimum/unit; and townhouse, 2,000 sq. ft. minimum/unit. The Comprehensive Plan designates this site as Medium Density Residential. These areas have been developed or are planned for development of a variety of housing types which in special circumstances may include multi-family dwellings (apartments). Densities in these areas should be around 15 dwelling units per acre. Non-residential uses may also be appropriate. The +/- 7,757 square foot property is addressed as 50 and 52 Reservoir Street and is identified as tax map parcel 27-E-2.

Special Use Permit – 50 & 52 Reservoir Street (Section 10-3-55.4 (6) to Reduce Required Parking Areas)

Public hearing to consider a request from Our Community Place for a special use permit per Section 10-3-55.4 (6) to allow reducing required parking areas to permit fewer than the required number of vehicle parking spaces for any use, provided that an amount of open space equal to the amount of space that would have been used for the required number of vehicle parking spaces is left available for parking in the event that, at the discretion of the city council, it is needed at some time in the future. The +/- 7,757 square foot property is addressed as 50 and 52 Reservoir Street and is identified as tax map parcel 27-E-2.

Zoning Ordinance Amendment – To Allow Multiple-Family Dwellings and/or Mixed Use Buildings in the B-2, General Business District and Create Off-Street Parking Requirements for Multiple-Family Dwellings in the B-2 District

Public hearing to consider a request from Armada Hoffler Properties to amend Article Q., B-2, General Business District regulations to create the ability for property owners to apply for a special use permit that would allow multiple-family dwellings and/or mixed use buildings in the B-2, General Business District.

The amendments would include area and dimensional regulations and other regulations. Amendments would also be made to Section 10-3-25 to create off-street parking requirements for multiple-family dwellings in the B-2 District.

Special Use Permit – 381 University Boulevard (To Allow Multiple-Family Dwellings and/or Mixed Use Buildings in the B-2 District)

Public hearing to consider a request from A/H Harrisonburg Regal LLC with representatives Armada Hoffler Properties to allow multiple-family dwellings and/or mixed use buildings in the B-2, General Business District. Note that this special use permit is requested simultaneously with a Zoning Ordinance amendment request that, if approved, would create the ability for property owners within the B-2 District to apply for a special use permit per Section 10-3-91 of the Zoning Ordinance to allow for multiple-family dwellings and/or mixed use buildings. The +/- 9.5-acre property is addressed as 381 University Boulevard and is identified as tax map parcel 79-E-2.

Please note that in accordance with an Emergency Continuity of Governance Resolution adopted by City Council on January 11, 2022, members of the public are not permitted in Council Chambers due to the COVID-19 pandemic, but are encouraged to participate and express their views electronically by emailing comments to <https://www.harrisonburgva.gov/agenda-comments> or by calling in during the public hearing at the telephone number to be listed on the agenda.

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:

Monday, January 24, 2022

Monday, January 31, 2022