

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on August 14, 2018 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia, to consider the following:

Special Use Permit – 1911 South High Street (Section 10-3-91 (2) to Allow Warehousing and Other Storage Facilities)

Public hearing to consider a request from South High Station, LLC for a special use permit per Section 10-3-91 (2) of the Zoning Ordinance to allow warehousing and other storage facilities within the B-2, General Business District. The 30,600 +/- square foot property is located at 1911 South High Street and is identified as tax map parcel 112-A-5.

Special Use Permit – 423 West Market Street (Section 10-3-40 (7) to Allow Occupancy of Not More than 4 Persons)

Public hearing to consider a request from Glenn Loucks for a special use permit per section 10-3-40 (7) of the Zoning Ordinance to allow occupancy of not more than four (4) persons, provided one (1) off-street parking space per tenant is provided on the site within the R-2, Residential District. The 14,000 +/- square foot property is located at 423 West Market Street and is identified as tax map parcel 35-U-3.

Special Use Permit – 753 Foley Road (Section 10-3-48.4 (6) to Allow Multiple Family Dwellings Up to 12 Units Per Building)

Public hearing to consider a request from H2 Investments, LLC for a special use permit per Section 10-3-48.4 (6) of the Zoning Ordinance to allow multiple family buildings of up to 12 units per building under the conditions set forth under 10-3-48.6 (e) within the R-3, Medium Density Residential District. The 23,348 +/- square foot property is located at 753 Foley Road and is identified as tax map parcel 84-A-9.

Rezoning – 1363 North Main Street (R-2 to B-2C)

Public hearing to consider a request from Nancy Pinzon to rezone 17,500 +/- square feet from R-2, Residential District to B-2C, General Business District Conditional. The Zoning Ordinance states that the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The residential density ranges for R-2 are single-family, 7,000 sq. ft. minimum and duplex, 5,500 sq. ft/unit. The B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. No minimum lot size restrictions exist in the B-2, General Business District. The Comprehensive Plan designates this area as Commercial. This designation states that these areas include uses for retail, office, wholesale, or service functions. These areas are generally found along the City's major travel corridors. The parcel is located at 1363 North Main Street and is identified as tax map 42-B-6.

Rezoning – Millwood Condominiums (R-3C, Multiple Dwelling Residential Conditional to R-3C, Medium Density Residential District Conditional)

Public hearing to consider a request from Virginia Valley Homes, Inc. to rezone a 3.6 +/- acre portion of a 5.89 +/- acre parcel from R-3C, Multiple Dwelling Residential District Conditional to R-3C, Medium Density Residential District Conditional. The Zoning Ordinance states that the R-3, Multiple Dwelling Residential District is intended for medium- to high-density residential development and other uses intended to respect the residential character, which are aesthetically compatible within the district by means of architectural expression, landscaping, and restrained traffic flow. The residential density ranges for R-3 are single-family, 6,000 sq. ft. minimum; duplex, 4,000 sq. ft./unit; multi-family, 3,000 sq. ft. minimum per unit; townhouses, 2,000 sq. ft. minimum per unit; and other uses, 6,000 sq. ft. minimum. The R-3, Medium Density Residential District is intended for medium density residential development and other uses intended to respect the residential character, which are aesthetically compatible within the district by means of architectural expression, landscaping, and restrained traffic flow. The residential density ranges for R-3 are single-family, 6,000 sq. ft. minimum; duplex, 4,000 sq. ft./unit; townhouses, 2,000 sq. ft. minimum per unit; other uses, 6,000 sq. ft. minimum and by special use permit multi-family, 3,000 sq. ft. minimum per unit. The parcel is located on West Mosby Road and addressed as 2410, 2412, 2414, 2416, 2418, 2420, 2422, 2424, 2426, 2428, 2421, 2423, 2425, 2427, 2429, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2446, 2448, 2450, 2451, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2481, 2483, 2485, 2487, 2489, 2491, 2493, 2495, 2497, 2499, 2501, 2503, 2511, 2513, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532 and 2533 Millwood Loop and is identified as tax map parcel 7-E-6. The parcel is currently split-zoned and if the request is approved, the parcel would remain split-zoned with portions zoned as R-3C, Medium Density Residential District Conditional, R-3C, Multiple Dwelling Residential District Conditional, and R-3, Multiple Dwelling Residential District.

Maps and other information are available for review in the Department of Planning & Community Development, 409 South Main Street, 2nd Floor, Monday through Friday, 8:00 a.m. to 5:00 p.m. All persons interested will have an opportunity to express their views at these public hearings. Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the Planner at 540-432-7700 at least five days prior to the date of the meeting. More information is available at www.harrisonburgva.gov/public-hearings.

Eric D. Campbell,
City Manager

Publish twice:
Monday, July 30, 2018
Monday, August 6, 2018