

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on September 13, 2022 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Rezoning –745 North Dogwood Drive and 860 Waterman Drive (R-1 to M-1C)

Public hearing to consider a request from New Venture Partners LLC to rezone a +/- 0.36-acre site from R-1, Single Family Residential District to M-1C, General Industrial District Conditional. The Zoning Ordinance States that the R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The M-1, General Industrial District is intended primarily for manufacturing, processing, storage, and distribution activities, which are not properly associated with, nor compatible with, residential and institutional development. The Comprehensive Plan designates this site as Neighborhood Residential. These areas are typically older residential neighborhoods, which contain a mixture of densities and a mixture of housing types, but should have more single-family detached homes than other types of housing. This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the desired character of the neighborhood. The request is to rezone +/- 0.36-acres comprising of portions of 39-O-1 and 39-O-4 to M-1C. The site is addressed as 745 North Dogwood Drive and 860 Waterman Drive.

Alley Closings Behind 267 Campbell Street (Adjacent to Tax Map Parcels 26-P-10, 11, 38, & 45)

Consider a request from Stephen W. and Faith R. Hottle to close a +/- 1,359 square feet portion of an undeveloped public alley located immediately behind 267 Campbell Street (tax map parcel 26-P-45) and to close a second +/- 1,359 square feet portion of an undeveloped public alley located adjacent to tax map parcels 26-P-38 and 26-P-10 & 11. Both portions of alleys are approximately 15-feet wide and run perpendicular to South Mason Street.

Zoning Ordinance Amendment – To Amend Regulations Pertaining to Homestays and Short-Term Rentals

Public hearing to consider a request to amend Section 10-3-24 to remove the definition of “bed and breakfast facilities” and to amend the definitions of “homestay” and “short-term rentals.” Additional amendments include modifying Section 10-3-25.1 (3) to remove reference to “bed and breakfast facilities” and to clarify that “short-term rentals and homestays” have no minimum off-street bicycle parking requirements; to amend the title of Article DD to add “homestays” so that the title reads “Homestays and Short-Term Rentals;” and to amend Section 10-3-205 to require operators to maintain the dwelling in which homestays and short-term rentals occur as their primary residence and to expand upon the acceptable documents that prove the dwelling is the operator’s primary residence.

Pursuant to Harrisonburg City Code Section 2-2-6, the City of Harrisonburg City Council will hold a meeting on September, 2022 at 7:00 p.m. in the 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:

Monday, August 29, 2022

Monday, September 5, 2022 – This is Labor Day so it would be fine to advertise on Tuesday, September 6, 2022