

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on June 12, 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 – 257 Old South High Street (10-3-40 (7), Increased Occupancy)

Public hearing to consider a request from ILEX LLC for a special use permit per Section 10-3-40 (7) of the R-2, Residential District to allow occupancy of not more than four (4) persons provided one (1) off-street parking space per tenant is provided on site. The 5,908 +/- square foot property is located at 257 Old South High Street and is identified as tax map parcel 25-G-16.

Zoning Ordinance Amendments – To Increase Fees for Rezoning, Special Use Permits, Zoning Ordinance Amendments, Comprehensive Plan Amendments, Variance Requests, and Appeals to the BZA

Public hearing to consider amendments to multiple Sections of the Zoning Ordinance that would increase certain application fees and to clarify procedures for hearings and decisions of the Board of Zoning Appeals (BZA). If approved, the amendments would increase application fees associated with rezonings, special use permits, Zoning Ordinance amendments, Comprehensive Plan amendments, variance requests, and appeals to the BZA. Requests to amend the text and regulations of the Zoning Ordinance and to amend the text of the Comprehensive Plan would increase from \$375 to \$450. Requests to amend the zoning map or to amend any map associated with the Comprehensive Plan would increase from \$375 plus \$30 per acre to \$550 plus \$30 per acre. Special use permit applications would increase from \$375 plus \$30 per acre to \$425 plus \$30 per acre. Application fees for variance requests to deviate from certain requirements of the Zoning Ordinance as well as requests to appeal a decision of the Zoning Administrator to the BZA would increase from \$275 to \$300. The sections of the Zoning Ordinance that would be modified to increase the application fees noted above include: 10-3-118, 10-3-127 (a), and 10-3-138 (c) (1) and (2). The proposed amendments would also amend Section 10-3-138 (d) to clarify procedures associated with hearings and decisions of the BZA. The first sentence of Section 10-3-138 (d) states: “The board shall, within thirty (30) days, fix a time and date for the hearing of the requested variance or appeal, give public notice thereof as required by law, as well as due notice to the parties in interest, and decide the same within thirty (30) days after the hearing date.” The amendment would eliminate that statement and replace it with the following sentence: “The board shall fix a reasonable time for the hearing of an application or appeal, give public notice thereof as well as due notice to the parties in interest and make its decision within ninety days of the filing of the application or appeal.”

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

Publication dates: Tuesday, May 29, 2018 and Monday, June 4, 2018