

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on August 25, 2020 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 1821 South High Street (To Allow Business and Professional Offices in M-1)

Public hearing to consider a request from Stoneburner Land, LLC for a special use permit per Section 10-3-97(3) of the Zoning Ordinance to allow business and professional offices within the M-1, General Industrial District. The +/- 6.4-acre property is addressed as 1821 South High Street and is identified as tax map parcel 8-F-1.

Rezoning – 143, 145, 149, and 153 Charles Street (M-1 to B-2C)

Public hearing to consider a request from Richard L. and Betty L. Sampson with representatives Edilza M. Alfaro Diaz and Carlos Madrid to rezone a +/- 2.0-acre site comprised of 12 separate parcels from M-1, General Industrial District to B-2C, General Business District Conditional. The Zoning Ordinance states 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 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. The Comprehensive Plan designates this site as Commercial and Neighborhood Residential. The properties designated Commercial have frontage along Charles Street. Commercial uses include retail, office, professional service functions, restaurants, and lodging uses. Commercial areas should offer connecting streets, biking and walking facilities, and public transit services. Interparcel access and connections are essential to maintaining traffic safety and flow along arterials. Parking should be located to the sides or rear of buildings. The properties designated Neighborhood Residential have frontage along Clinton Street. Neighborhood Residential 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. This site includes seven parcels addressed as 143, 145, 149, and 153 Charles Street and five parcels with no street address that have frontage along Clinton Street. The 12 parcels are identified as tax map parcels 41-F-17, 18, 19, 20, 21, 22, 48, 49, 50, 51, 52, and 53.

Zoning Ordinance and Title 4 Finance, Taxation, Procurement Amendment – To Add a New Homestay Use and to Amend Short-Term Rental Regulations

Public hearing to consider amending the Zoning Ordinance by creating and defining a new use called “Homestay” and adding this use as a by right use in the following zoning districts: R-1, R-2, R-3 (Multiple Dwelling), R-3 (Medium Density), R-4, R-5, R-6, R-7, R-8, MX-U, B-1, and U-

R. The proposed “homestay” use would be defined in the ZO as follows: “In a single-family detached, duplex, or townhouse dwelling unit, the provision of a guest room or accommodation space within the principal 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.” In addition, the amendments would modify Section 10-3-205. – General regulations by adding regulations that would apply to homestays and amending regulations that apply to short-term rentals. The amendments propose the following regulations for homestays: must be the operator’s primary residence; if the operator is not the property owner, the operator must be present during the lodging period; lodging periods are limited to less than 30 consecutive nights; may operate up to 90 nights per calendar year; may have a maximum of four guests; would have no parking requirements; and would be subject to a \$25 annual registration unless exempt by Section 15.2-983 of the Code of Virginia. The amendments propose the following changes to short-term rental regulations: the short-term rental must be the operator’s primary residence; if the operator is not the property owner, the operator must be present during the lodging period; and all short-term rentals would be subject to a \$25 annual registration unless exempt by Section 15.2-983 of the Code of Virginia. Short-term rentals would continue to be allowed only by approval of a special use permit. In addition to the Zoning Ordinance amendments, one amendment to Title 4 - Finance, Taxation, Procurement is necessary to occur for taxation purposes. The amendment would modify the definition of “hotel” and add “homestay” to the list of examples within Section 4-2-76.1(2).

Applications and other information are available for review by contacting the Department of Community Development, 409 S. Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. at (540) 432-7700. More information is available at www.harrisonburgva.gov/public-hearings.

PLEASE NOTE: In accordance with an Emergency Continuity of Governance Ordinance adopted by City Council on April 6, 2020, 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>.

Any person requiring auxiliary aids, including signers, in connection with this public hearing shall notify the City Manager at least five (5) days prior to the time of the hearing.

CITY OF HARRISONBURG

Eric D. Campbell, City Manager

Publication dates:

Monday, August 10, 2020

Monday, August 17, 2020