

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on September 8, 2020 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 110 West Grace Street (Section 10-3-97(3)) to Allow Business and Professional Offices)

Public hearing to consider a request from GC LLC for a special use permit per Section 10-3-97(3) to allow business and professional offices in the M-1, General Industrial District. The +/-3,603-square foot property is located at 110 West Grace Street and is identified as tax map parcel 25-H-1C.

Rezoning – 225 and 245 Old South High Street (M-1 to B-1)

Public hearing to consider a request from C-Side LC to rezone a +/-33,287 square foot property from M-1, General Industrial District to B-1, Central Business District. The Zoning Ordinance states that 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-1, Central Business District is intended as an urban and regional center for the conduct of commercial, financial, professional and governmental activities to which the public requires direct and frequent access. No minimum lot size or setback restrictions exist in the B-1, Central Business District. The Comprehensive Plan designates this site as Mixed Use. Mixed Use areas are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The property is addressed as 225 and 245 Old South High Street and is identified as tax map parcel 25-G-17.

Please note that 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 City Council meeting including the public hearing on Public Education Government Channel 3 or on the City's website at <https://harrisonburg-va.legistar.com/Calendar.aspx>.

Any person requiring auxiliary aids, including signers, in connection with these public hearings 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

Advertisement Dates:

Monday, August 24, 2020

Monday, August 31, 2020