

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on May 11, 2021 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Rezoning – 907 North Main Street (B-2 to R-5C)

Public hearing to consider a request from Farhad Koyee, Bahar Mikael, and Akarr Koyee to rezone a +/- 17,206 sq. ft. parcel from the B-2, General Business District to the R-5C, High Density Residential District Conditional. The Zoning Ordinance states 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 R-5, High Density Residential District is intended for medium to high density residential development, including townhouses and multiple family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. The residential density ranges for the R-5 district are multifamily, 1,800 sq. ft. minimum/unit; multifamily quadraplex, 3,000 sq. ft. minimum/unit; and townhouse, 2,000 sq. ft. minimum/unit. 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 907 North Main Street and is identified as tax map parcel 41-C-43.

Special Use Permit – 907 North Main Street (To Allow Retail, Convenience Shops, Personal Service Establishments, Restaurants, and Business and Professional Offices in the R-5 District)

Public hearing to consider a request from Farhad Koyee, Bahar Mikael, and Akarr Koyee for a special use permit per Section 10-3-55.4(4) of the Zoning Ordinance to allow retail stores, convenience shops, personal service establishments, restaurants (excluding those with drive-through facilities), and business and professional offices. The +/- 17,206 sq. ft. property is addressed as 907 North Main Street and is identified as tax map parcel 41-C-43.

Rezoning – 137 & 107 Vine Street (B-2C to R-8C)

Public hearing to consider a request from James K. Strawderman (Estate) with representative Alan Strawderman to rezone two parcels totaling +/- 2.25-acres from the B-2C, General Business District Conditional district to the R-8C, Small Lot Residential District Conditional. 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 R-8, Small Lot Residential District is intended for medium- to high-density residential development that includes single-family detached, duplex, and in special circumstances townhouse development. The residential density ranges for R-8 are single-family, 2,800 sq. ft. minimum; duplex, 1,800 sq. ft. minimum/unit; townhouses, 1,800 sq. ft. minimum/unit; and other uses, 6,000 sq. ft. minimum. 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 parcels are addressed as 107 and 137 Vine Street and are identified as tax map parcels 42-D-21 & 22.

Special Use Permit – 137 & 107 Vine Street (To Allow Townhomes in the R-8 District)

Public hearing to consider a request from James K. Strawderman (Estate) with representative Alan Strawderman for a special use permit per Section 10-3-59.4(1) of the Zoning Ordinance to allow attached townhomes of not more than eight units within the R-8, Small Lot Residential District. The two parcels total +/- 2.25-acres and are addressed as 107 and 137 Vine Street and are identified as tax map parcels 42-D-21 & 22.

Please note that in accordance with an Emergency Continuity of Governance Ordinance readopted by City Council on February 23, 2021, 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