



CITY OF HARRISONBURG COMMUNITY DEVELOPMENT

409 SOUTH MAIN STREET, HARRISONBURG, VA 22801

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REZONING

On **February 10, 2026**, the Harrisonburg City Council approved a rezoning request from M-1, General Industrial District to **R-3C, Medium Density Residential District Conditional**, and **M-1C, General Industrial District Conditional** for the property located at:

1110 N Liberty Street
Harrisonburg, VA 22802
City Tax Map Parcel(s): 45-A-1

In connection with the rezoning approval for the property the following is proffered:

- 1.e No entrance shall be allowed on North Liberty Street. The existing entrance shall be permanently closed and a portion of the existing driveway will be removed, at least 20 feet in length beyond the North Liberty Street public right-of-way, prior to issuance of any Certificate of Occupancy on the R-3C portion of the property.e
- 2.e Prior to issuance of any Certificate of Occupancy on the M-1C portion of the property, the existing commercial entrance along Charles Street serving the proposed M-1C portion of the property shall be reconstructed to be no larger than 30 feet in width. The final design of the entrance shall meet the Design and Construction Standards Manual and be approved by the Department of Public Works.e
- 3.e Upon request from the City, the applicant will dedicate a 5-foot-wide public sidewalk easement and an additional 10-foot-wide temporary construction easement for future sidewalk construction along the North Liberty Street frontage.e


Thanh Dang, AICP DANG 3/23/26
Deputy Director of Community Development Date