

## **NOTICE OF PUBLIC HEARING**

The Harrisonburg Planning Commission will hold public hearings in the City Council Chambers, 409 South Main Street, Harrisonburg, VA. on Wednesday, April 10, 2024 at 6:00 p.m., to consider the following:

### ***Special Use Permit – 1846 Evelyn Byrd Avenue (NERD Apartments) (To Allow Multiple-Family Dwellings and/or Mixed Use Buildings in B-2)***

Public hearing to consider a request from Sahara III LC for a special use permit per Section 10-3-91 (17) to allow multiple-family dwellings and/or mixed use buildings within the B-2, General Business District. The +/- 23,352 square foot property is addressed as 1846 Evelyn Byrd Avenue and identified as tax map parcel 79-A-4.

### ***Rezoning – 35 Monroe Street (R-2 to R-8)***

Public hearing to consider a request from Elba A. Herrer De Dildy and Jose Martir Guterrez Hernandez to rezone a +/- 6,780-square-foot property from R-2, Residential District to R-8, Small Lot Residential District. The parcel is addressed as 35 Monroe Street, 35 Monroe Street Apt. A, and 35 Monroe St Apt. B and is identified as tax map parcel 41-M-8.

### ***Rezoning – 162 West Elizabeth Street (M-1 to B-1C)***

Public hearing to consider a request from Liberty Street Investments LLC to rezone a +/- 10,353-square-foot property from M-1, General Industrial District to B-1C, Central Business District Conditional. The parcel is addressed as 162 West Elizabeth Street and is identified as tax map parcel 35-S-18.

### ***Rezoning – 415 North Liberty Street/TM 34-C-2 (M-1 to B-1C)***

Public hearing to consider a request from David L. Snyder to rezone a +/- 5,758-square foot property from M-1, General Industrial District to B-1C, Central Business District Conditional. The parcel is addressed as 415 North Liberty Street and is identified as tax map parcel 34-C-2. Note: There is an adjacent parcel that shares the same address that is identified as tax map parcel 34-C-1

### ***Rezoning – Portions of 1011, 1019, 1021, and 1023 West Market Street (B-2 to R-8 and R-1 to B-2)***

Public hearing to consider a request from Hurstwenger Properties LLC to rezone a +/- 7,305-square foot portion of a +/- 1.8-acre parcel from B-2, General Business District to R-8, Small Lot Residential District and to rezone a +/- 900-square foot portion of the same +/- 1.8-acre parcel from R-1, Single-Family Residential District to B-2, General Business District. The parcel is addressed as 1011, 1019, 1021, and 1023 West Market Street and is identified as tax map parcel 37-A-4.

### ***Special Use Permit – 1011, 1019, 1021, 1023, and 1031 West Market Street (To Allow Warehousing and Other Storage Facilities in B-2)***

Public hearing to consider a request from Hurstwenger Properties LLC for a special use permit per Section 10-3-91 (2) to allow warehousing and other storage facilities in the B-2, General Business District. The +/- 1.98-acre site is addressed as 1011, 1019, 1021, 1023, and 1031 West Market Street and is identified as tax map parcels 37-A-4 and 5.

### ***Special Use Permit – 1011, 1019, 1021, 1023, and 1031 West Market Street (To Allow Building and Material Sales and Storage Yards, Contractor Equipment Sales and Storage Yards and Other Similar Uses in B-2)***

Public hearing to consider a request from Hurstwenger Properties LLC for a special use permit per Section 10-3-91 (6) to allow building material sales and storage yards, contractors equipment sales and storage yards and other similar uses in the B-2, General Business District. The +/- 1.98-acre site is addressed as 1011, 1019, 1021, 1023, and 1031 West Market Street and is identified as tax map parcels 37-A-4 and 5.

***Special Use Permit – 1011, 1019, 1021, 1023, and 1031 West Market Street (To Allow Multiple-Family Dwellings and/or Mixed Use Buildings in B-2)***

Public hearing to consider a request from Hurstwenger Properties LLC for a special use permit per Section 10-3-91 (17) to allow multiple-family dwellings and/or mixed use buildings within the B-2, General Business District. The +/- 1.98-acre site is addressed as 1011, 1019, 1021, 1023, and 1031 West Market Street and is identified as tax map parcels 37-A-4 and 5.

***Rezoning – 290, 294, and 298 Lucy Drive (R-3 to R-8)***

Public hearing to consider a request from B & A Group LLC to rezone a +/- 1-acre parcel from R-3, Medium Density Residential District to R-8, Small Lot Residential District. The parcel is addressed as 290, 294, and 298 Lucy Drive and is identified as tax map parcel 77-A-2.

***Special Use Permit - 290, 294, and 298 Lucy Drive (To Allow Townhomes in R-8)***

Public hearing to consider a request from B & A Group LLC 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 (8) units in the R-8, Small Lot Residential District. The +/- 1-acre property consists of four parcels addressed as 290, 294, and 298 Lucy Drive and is identified as tax map parcel 77-A-2.

Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at [www.harrisonburgva.gov/public-hearings](http://www.harrisonburgva.gov/public-hearings). Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 3 or on the City's website at [www.harrisonburg-va.legistar.com/Calendar.aspx](http://www.harrisonburg-va.legistar.com/Calendar.aspx).

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