

## **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, March 13, 2024 at 6:00 p.m., to consider the following:

### ***Special Use Permit – 206 & 210 Charles Street (To Allow Convenience Stores in M-1)***

Public hearing to consider a request from Christian Genaro Rios Ochoa and Yazmin Sanchez Lopez for a special use permit per Section 10-3-97 (2) of the Zoning Ordinance to allow convenience stores in the M-1, General Industrial District. The +/- 24,525-square foot property is addressed as 206 and 210 Charles Street and is identified as tax map parcels 41-B-0, 1, and 2.

### ***Special Use Permit – 1088 & 1094 College Avenue (To Allow Short-Term Rental in R-2)***

Public hearing to consider a request from Joshua K. Defnall, Sarah T. Defnall, Jimmy E. Defnall, and Lynne W. Defnall for a special use permit per Section 10-3-40 (8) of the Zoning Ordinance to short-term rentals in R-2, Residential District. The +/- 13,316-square foot property is addressed as 1088 and 1094 College Avenue and is identified as tax map parcel 48-D-2.

### ***Special Use Permit – 1048 and 1048A College Avenue (To Allow Short-Term Rental in R-2)***

Public hearing to consider a request from Matthew J. Swartzentruber & Maria A. Swartzentruber for a special use permit per Section 10-3-40 (8) of the Zoning Ordinance to short-term rentals in R-2, Residential District. The +/- 15,306-square foot property is addressed as 1048 and 1048A College Avenue and is identified as tax map parcel 48-D-6.

### ***Special Use Permit – 220 Reservoir Street (To Allow Personal Service Establishments in R-3)***

Public hearing to consider a request from Wampler Martin Properties for a special use permit per Section 10-3-48.4 (5) of the Zoning Ordinance to allow personal service establishments, including, but not limited to barber shops, day spas, beauty parlors, and tanning salons in the R-3, Medium Density Residential District. The +/- 22,377-square foot property is addressed as 220 Reservoir Street and is identified as tax map parcel 27-S-74.

### ***Special Use Permit – 1320 & 1326 South Main Street (To Allow Personal Service Establishments in R-3)***

Public hearing to consider a request from Marusstodd LLC for a special use permit per Section 10-3-48.4 (5) of the Zoning Ordinance to allow personal service establishments, including, but not limited to barber shops, day spas, beauty parlors, and tanning salons in the R-3, Medium Density Residential District. The +/- 14,428-square foot property is addressed as 1320 & 1326 South Main Street and is identified as tax map parcel 18-R-21.

### ***Rezoning – 325 & 335 North Liberty Street (B-1C and B-1C Proffer Amendment)***

Public hearing to consider a request from Bismark LLC to amend proffers on a +/- 11,979-square foot parcel zoned B-1C, Central Business District Conditional. The parcel is addressed as 325 and 335 North Liberty Street and is identified as tax map parcel 35-L-2.

### ***Zoning Ordinance Amendment – Section 10-3-96 To Allow Mercantile Establishments That Supply Parts and Equipment for Over the Road Tractors, Their Trailers, and Heavy Equipment***

Public hearing to consider a request from S&K Contracting to add a new subsection to Section 10-3-96 of the M-1, General Industrial District to allow mercantile establishments that supply parts and equipment for over the road tractors, their trailers, and heavy equipment.

### ***15.2-2232 Review – Proposed Fire Station #5 at 450 Mount Clinton Pike***

Public hearing to consider, per City Code Section 10-1-6, whether the proposed Fire Station #5 public facility site is in substantial accord with the Comprehensive Plan as provided by the Code of Virginia Section 15.2-2232. The Comprehensive Plan designates this site as General Industrial. The +/- 15.23-acre property is M-1, General Industrial District, is addressed as 450 Mount Clinton Pike, and is identified as tax map parcel 46-C-4A.

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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