NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings on Tuesday, April 8, 2025, at 7:00 p.m., to consider the following:

Special Use Permit – Tax Map Parcel 108-B-3 (Unaddressed Parcel) (To Allow Multiple-Family Dwellings of More than 12 Units Per Building) (Boulder Ridge)

Consider a request from Bluestone of Harrisonburg LLC for a special use permit per Section 10-3-55.4 (1) of the Zoning Ordinance to allow multiple-family dwellings of more than 12 units per building in the R-5, High Density Residential District. The +/- 5.46-acre property unaddressed, has no public street frontage, and is identified as tax map parcel 108-B-2. The property is adjacent to and west of a parcel addressed as 3611 South Main Street.

Rezoning – 1680 Country Club Road (M-1 to B-2)

Consider a request from Divine Unity Community Church to rezone a +/- 7.35-acre property from M-1, General Industrial District to B-2C, General Business District. The property is addressed as 1680 Country Club Road and is identified as tax map parcel 72-A-8.

Rezoning – 532 Hawkins Street (R-3 to R-5)

Consider a request from James A. Herr to rezone a +/- 9,178-square foot property from R-3, Medium Density Residential District to R-5, High Density Residential District. The property is addressed as 532 Hawkins Street and is identified as tax map parcel 27-L-22.

Rezoning – 1211 and 1231 Smithland Road (R-1 to R-8C)

Consider a request from Janis Brown Enterprises LLC to rezone two parcels totaling +/- 10.14-acres from R-1, Single Family Residential District to R-8C, Small Lot Residential District Conditional. The parcels are addressed as 1211 and 1231 Smithland Road and identified as tax map parcel numbers 71-A-3 and 4.

Zoning Ordinance Amendment – To Allow Pet Adoptions in B-1

Consider a request from Cat's Cradle of the Shenandoah Valley, Inc. to amend the Zoning Ordinance to define pet adoptions, to clarify that pet adoptions are allowed in the B-2, General Business District, and to add pet adoptions as a by right use in the B-1, Central Business District.

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. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 3 or 1084 and on the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Publication dates:
Wednesday, March 26, 2025
Wednesday, April 2, 2025