**NOTICE OF PUBLIC HEARING**

The Harrisonburg City Council will hold a public hearing on March 14, 2023 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Special Use Permit – Various Addresses at East Mosby Road and Beery Road (To Allow Public Uses Which Deviate from the Requirements from the Zoning Ordinance)***

Public hearing to consider a request from the City of Harrisonburg for a Special Use Permit per 10-3-97 (15) to allow public uses which deviate from the requirements of Title 10, Chapter 3 (Zoning Ordinance) within the M-1, General Industrial District. The +/- 17.53-acre property consists of two parcels is addressed as 300, 306, 312, 316, 320, 322, 324, 326, and 340 East Mosby Road and 2051 and 2045 and 2055 Beery Road and is identified as tax map parcels 5-F-3 and 6-D-11.

***Rezoning – 251 Garbers Church Road (R-1 to R-8C)***

Public hearing to consider a request from 251 Garbers Church Farm LLC to rezone +/- 3.77-acres from R-1, Single-Family Residential District to R-8C, Small Lot Residential District Conditional. The Zoning Ordinance states that the R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. 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 Low Density Residential. These areas consist of single-family detached dwellings in and around well-established neighborhoods with a target density of around 4 dwelling units per acre. The low density residential areas are designed to maintain the character of existing neighborhoods. It should be understood that established neighborhoods in this designation could already be above 4 dwelling units per acre. The site is addressed as 251 Garbers Church Road and is identified as tax map parcel 123-B-1.

Pursuant to Harrisonburg City Code Section 2-2-6, the City of Harrisonburg City Council will hold a meeting on the above mentioned date in City Council Chambers, 409 South Main Street, Harrisonburg, VA.  The agenda will be posted at <https://harrisonburg-va.legistar.com/Calendar.aspx>. Interested parties may watch the Council meeting, including the public hearing, on Public Education Government Channel 3 or on the City’s website, <https://harrisonburg-va.legistar.com/Calendar.aspx>.

**Publication dates:**

Monday, February 27, 2023

Monday, March 6, 2023