

## 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, June 12, 2024 at 6:00 p.m., to consider the following:

### ***Rezoning – 448 Kelley Street (R-2 to R-8)***

Public hearing to consider a request from Yanahina Montoya Centeno to rezone a +/- 9,171 square foot parcel from R-2, Residential District to R-8, Small Lot Residential District. The parcel is addressed as 448 Kelley Street and is identified as tax map parcel 32-B-31.

### ***Zoning Ordinance Amendment – To Allow and Regulate Urban Honeybees***

Public hearing to consider amending the Zoning Ordinance by creating new definitions and adding regulations to allow keeping of honeybees as an accessory use on any property occupied by a single-family detached dwelling and any property determined to be a nonconforming agricultural use, subject to the regulations set forth in proposed Article FF, which includes, limits on the number of beehives, requirements for the location and maintenance of beehives, and requirement to apply for a permit that shall be renewed annually. Additionally, Article BB of the Zoning Ordinance, which regulates Business Gardens is proposed for amendment to allow keeping of honeybees.

### ***Zoning ordinance Amendment – To Modify Private Refuse Collection Regulations***

Public hearing to consider amending the Zoning Ordinance to modify regulations associated with private refuse collection in all zoning districts, specifically to modify location and screening requirements.

### ***Special Use Permit – 50 Baxter Drive (To Allow Multiple-Family Dwellings and/or Mixed Use Buildings in B-2)***

Public hearing to consider a request from Farhad Koyee and Bahar Mikeal 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 special use permit is requested for a +/- 0.65-acre portion of a +/- 1.14-acre parcel addressed as 50 Baxter Drive and identified as tax map parcel 1-C-10-A.

### ***Special Use Permit – 50 Baxter Drive (To Allow Manufacturing, Processing, and Assembly Operations in B-2)***

Public hearing to consider a request from Farhad Koyee and Bahar Mikeal for a special use permit per Section 10-3-91 (1) of the Zoning Ordinance to allow manufacturing, processing and assembly operations when not employing more than fifteen (15) persons on the premises in a single shift and provided that all storage and activities are conducted within a building in the B-2, General Business District. The special use permit is requested for a +/- 0.52-acre portion of a +/- 1.14-acre parcel addressed as 50 Baxter Drive and identified as tax map parcel 1-C-10-A.

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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