

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings in the City Council Chambers, 409 South Main Street, Harrisonburg, VA on Tuesday, September 8, 2026, at 7:00 p.m., to consider the following:

Special Use Permit – 387 Monticello Avenue (To allow short-term rental in R-1)

A request from Caitlin Denbigh for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow a short-term rental in the R-1 Single-Family Residential District. The +/- 10,154-square-foot property is addressed as 387 Monticello Avenue and is identified as tax map parcel 26-Q-13.

Special Use Permit – 291 West Wolfe Street and 336 West Market Street (To allow recreational and leisure time activities in M-1)

A request from VG Harrisonburg Storage LLC for a special use permit per Section 10-3-97(10) of the Zoning Ordinance to allow for recreational and leisure time activities, which may include non-transient dwelling units in the M-1 General Industrial District. The +/- 5.35-acre property is addressed as 291 West Wolfe Street and 336 West Market Street and is identified as tax map parcel 35-R-23.

Zoning Ordinance Amendment – To create a new term and definition for “poultry hatchery” and to add poultry hatcheries as a by right use in M-1

Consider amending Section 10-3-24, Definitions, to add a new term and definition for “poultry hatchery” and to amend and Section 10-3-96(22), Uses permitted by right, to add poultry hatcheries as a by-right use in the M-1, General Industrial District.

Comprehensive Plan Amendment – To incorporate the Northeast Neighborhood Small Area Plan

Consider amending the 2018 Comprehensive Plan, last updated on June 14, 2022, to incorporate the Northeast Neighborhood Small Area Plan as Appendix A. A copy of the small area plan is available at: <https://www.harrisonburgva.gov/community-connectors>.

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 1072, and the City’s website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Publication dates:

Wednesday, August 26, 2026

Wednesday, September 2, 2026