STATE OF VIRGINIA CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Wednesday, November 12, 2025 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Rezoning – 2410 Reservoir Street (R-3 to R-5C)

Public hearing to consider a request from the City of Harrisonburg to rezone a +/- 20,478-square foot property from R-3, Medium Density Residential District to R-5C, High Density Residential District. The property is addressed as 2410 Reservoir Street and identified as tax map parcels 81-B-1-B.

Rezoning – 320 South Main Street (B-2 to B-1)

A request from Price & Price LLC to rezone a +/- 11,146-square foot property from B-2, General Business District to B-1, Central Business District. The property is addressed as 320 South Main Street and is identified as tax map parcel 26-K-5. Note: This request was presented to Planning Commission and City Council for public hearings on July 9 and August 12, 2025, respectively. There was an advertising error made and therefore the notice of public hearing is being readvertised and new public hearings will be held.

Zoning Ordinance Amendments - Inpatient Substance Abuse Treatment Facility, Hospitals, and Other Related Terms

A request from the City of Harrisonburg to amend the Zoning Ordinance (ZO) to add a new term and definition for "Inpatient Substance Abuse Treatment Facility." Currently, Inpatient Substance Abuse Treatment Facilities are allowed by right in the R-3, Medium Density Residential District per Section 10-3-48.3 (10). Amendments are proposed to only allow the Inpatient Substance Abuse Treatment Facilities use by special use permit in both the R-3 district and the B-2, General Business District. Currently, Hospitals are only allowed by right in the R-3 district. Amendments are proposed to only allow hospitals by right in the B-2 district and to add a definition for "Hospital." Modifications to the definitions for the following existing terms are proposed: "Assisted Living Facility," "Family," "Nursing Home," and "Professional Offices." The term "Clinic" is proposed to be changed to "Medical Clinic," modifications to the definition, and to continue allowing medical clinics as a by right use in the R-6, Low Density Mixed Residential Planned Community District; the R-7, Medium Density Mixed Residential Planned Community District; the MX-U, Mixed Use Planned Community District; the B-1A, Local Business District; the B-1, Central Business District; and the R-P, Residential-Professional District (Overlay), and to allow medical clinics by special use permit in the R-5, High Density Residential District and the M-1, General Industrial District. Also, proposed is a new term and definition for "Institutional Care Facility." No changes are proposed to other district regulations including the other R-3 district, which is known as R-3, Multiple Dwelling Residential 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.

Given under my hand this 10th day of October, 2025	
	City Clerk

Subscribed and sworn to before me this day of October, 2025 a Notary Public in and for the Commonwealth of Virginia.

Notary Public
Commonwealth of Virginia
My Commission Expires 1 2 2012 Notary
Commission ID# 332642

AIMEE LYNN LONDEREE

| stinedep\sp.grays single zallA

BARNARD EDGAR L JR 695 STONEWALL DR HARRISONBURG VA 22801

PALM LLC 2909 RYAN CT VIRGINIA BEACH VA 23456

CITY OF HARRISONBURG 409 S MAIN ST HARRISONBURG VA 22801

Efidnettes quadrosse Easy Peel

ZBINDEN MATHEW 697 STONEWALL DR HARRISONBURG VA 22801

CITY OF HARRISONBURG 409 S MAIN ST HARRISONBURG VA 22801

HILLMONT APARTMENTS LC 265 CHESAPEAKE AVE HARRISONBURG VA 22801 AVALON WOODS II OWNERS ASSOCIATION INC 218 EAST MARKET ST HARRISONBURG VA 22801

LALL MADHULIKA 5905 ESTATE COURT BALTIMORE MD 21225

Resivior





5160

EASTHAM LLC PO BOX 1068 HARRISONBURG VA 22803

KOHL HUGO A 260 ASHTREE LANE HARRISONBURG VA 22801 Easy Peer - Address Labels Bend along line to expose Pop-up Edge

328 SOUTHMAIN LLC 57 SOUTH MAIN ST SUITE 605 HARRISONBURG VA 22801

328 SOUTHMAIN LLC 57 SOUTH MAIN ST SUITE 605 HARRISONBURG VA 22801 Go to avery.com/ templates | Use Avery Template 5160 |

JAM TAN LLC 451 OTT HARRISONBURG VA 22801

SMain