

**STATE OF VIRGINIA
CITY OF HARRISONBURG, to wit:**

I, Erica Kann, certify that the Harrisonburg City Council will hold a Public Hearing on Tuesday, July 8, 2014, at 7:00 p.m., or as soon as the agenda permits, in City Council Chambers 409 South Main Street, to consider the following:

Special Use Permit – 1214 Windsor Road

Public hearing to consider a request from Erica Lynn Dorsey for a special use permit per Section 10-3-34 (6) of the Zoning Ordinance to allow a Major Family Day Home within the R-1, Single Family Residential District. Major family day homes are defined as a child day care program offered in the residence of the provider or the home of any of the children in care for six (6) through twelve (12) children under the age of thirteen (13), exclusive of any children who reside in the home, when at least one (1) child receives care for compensation. The 21,444 +/- sq. ft. property is located at 1214 Windsor Road and is identified as tax map parcel 84-E-4.

***Zoning Ordinance Amendment – Junk Yards by SUP in M-1
(Sections 10-3-24, 25, 96, 97, & 99)***

Public hearing to consider a request from Gerdau with representative Richard Gallegos to amend the Zoning Ordinance to allow junk yards within the M-1, General Industrial District by special use permit. The Zoning Ordinance currently defines junk yards as any space or area or portion of lots used for the storage, sale, keeping or abandonment of junk or waste materials, including used building material, for the dismantling, demolition, sale or abandonment of automobiles and other vehicles, machinery or parts thereof. Currently, junk yards are prohibited in all zoning districts. To allow the specified use, the amendments would include: adding text within Sections 10-3-96 (8) and (20) explaining that vehicle salvage, storage of inoperable vehicles, or sale of junk continues to be prohibited in association with vehicle and other equipment sales or storage and for uses associated with taxicab, limousine, and bus uses, unless the property owner obtains a special use permit allowing a junk yard; adding junk yards as an available special use within Section 10-3-97; and adding text within Section 10-3-99 (c) that could allow materials that are otherwise permitted (i.e. at junk yard operations) to not have to be completely enclosed within structures. Furthermore, staff is proposing a minor modification to the existing definition of “junk yard” for clarification of its meaning, and to add off-street parking regulations within Section 10-3-25 specifically for junk yards.

Rezoning – West of N. Main St. and South of Mt. Clinton Pike (R-2 to B-2C)

Public hearing to consider a request from Northside, LLC and Joseph and Linda Moore with representative Balzer & Associates, Inc. to rezone 6.69 +/- acres of property from R-2, Residential District to B-2C, General Business District Conditional. The subject property is made up from 7 parcels and portions of 6 parcels and portions of the existing public street right-of-way of Wilson Avenue and Boulevard Avenue. The applicants are in the process to close and purchase the necessary portions of Wilson and Boulevard Avenues. The properties are addressed as 1411 North Main Street, 36, 44, 75, & 81 Wilson Avenue, and 25, 35, 45, 55, & 65 Mt. Clinton Pike. The properties are identified as tax map parcels 42-B-8B, 8C, 32, 33, 34, 35, & 35A, portions of tax map parcels 42-B-8, 8A, 9, 9A, & 36 and 44-A-31, along

with portions of Wilson Avenue and Boulevard Avenue found on tax map sheets 42 and 44. The Comprehensive Plan designates this area as General Industrial and small portions as Commercial. The General Industrial designation states that these areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development and related activities. The Commercial designation states that these areas include uses for retail, office, wholesale, or service functions. These areas are generally found along the City's major travel corridors and in the Central Business District of the City. The Zoning Ordinance states that the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The residential density ranges for R-2 are single-family, 7,000 sq. ft. minimum and duplex, 5,500 sq. ft./unit. The B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. No minimum lot size restrictions exist in the B-2, General Business District.

Downtown Streetscape Plan

Public hearing to consider adopting the City of Harrisonburg Downtown Streetscape Plan. The plan's goal is to present an easily communicable, comprehensive vision for the public streetscape in Downtown Harrisonburg that can be utilized by public and private agencies to further develop and sustain a vibrant downtown. The objectives of the Plan are to: develop a comprehensive vision for the public right-of-way within the study area that defines public and private expectations for project elements during development and redevelopment of properties; provide a plan for safe and efficient pedestrian and bicycle accommodations that enhance the public streetscape and related public spaces; expand parking opportunities in coordination with streetscape enhancements to support future downtown business, residential housing, and visitor needs; enhance public transportation facilities to accommodate citizens and visitors in coordination with streetscape improvements; develop a place for public services in the downtown area that addresses the changing needs of businesses; plan for necessary improvements to public and private utility infrastructure so that it does not impede or encumber streetscape improvements; partner with property owners and community stakeholders to provide opportunities for development or redevelopment of public and private downtown properties that could enhance the public streetscape; consider expansion of recreational and green space opportunities downtown that coordinate with public streetscape improvements; and enhance the visual character of the downtown streetscape. The Plan addresses several issues that occur downtown by synthesizing and expanding upon existing documents to develop a long-term, achievable plan for enhancing the downtown streetscape. This includes providing a practical guide for public improvements on each downtown street and communicating these plans to the development community to share project costs amongst stakeholder groups.

For any additional information, contact the Community Development Department, 409 South Main Street, Monday through Friday, 8:00am to 5:00pm.

All persons interested will have an opportunity to express their views at this public hearing.

Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the City Manager at least five (5) days prior to the date of the meeting.

CITY OF HARRISONBURG

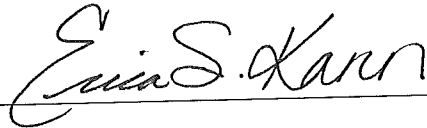
Kurt D. Hodgen

City Manager

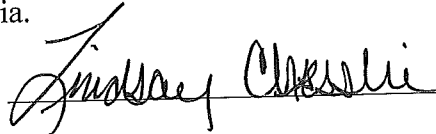
See attached list.

On the 8th of July 2014 at 7:00 p.m.

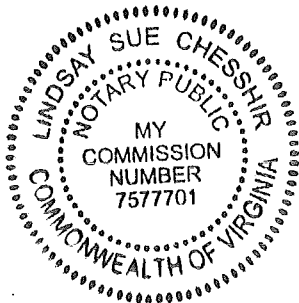
Given under my hand this 17th day of June, 2014.



Subscribed and sworn to before me this 17th day of June 2014, a Notary Public in and for the Commonwealth of Virginia.



My commission expires April 30, 2017.



NORTHSIDE L L C
75 WILSON AVE
HARRISONBURG VA 22802

42 B 8C R-2
NORTHSIDE LLC
PO BOX 249
HARRISONBURG VA 22803

42 B 8B R-2
MOORE JOSEPH H LINDA H
75 WILSON AVE
HARRISONBURG VA 22802

42 D 15 & 17 M-1
TRIPLE D INVESTMENTS
PO BOX 625
HARRISONBURG VA 22803

42 B 5 R-2
SAMPSON RICHARD L BETTY
1361 N MAIN ST
HARRISONBURG VA 22802

42 B 6 R-2
PINZON NANCY
1363 N MAIN ST
HARRISONBURG VA 22802

42 A 2 M-1
G S W INVESTORS
PO BOX 1234
HARRISONBURG VA 22803

44 A 3 M-1 TECHNOLOGY
TECHNOLOGY DRIVE LC
3902 TERRACE DR
ANNANDALE VA 22003

44 B 4 M-1 TECHNOLOGY
VISTASHARE HOLDINGS LLC
1400 TECHNOLOGY DR
HARRISONBURG VA 22802

44 B 5 & 6 M-1 TECHNOLOGY
VIRGINIA TECH INCUBATOR LLC
9472 SINGERS GLEN RD
SINGERS GLEN VA 22850

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