

**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 14, 2015, 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 – 961 Acorn Drive (Section 10-3-97 (3) Business Office in M-1)***

Public hearing to consider a request from PSJ4, LLC with representative Bill V. Neff, Sr. for a special use permit per Section 10-3-97 (3) of the Zoning Ordinance to allow for a business office within the M-1, General Industrial District. The 1.71 +/- acre property is located at 961 Acorn Drive and is identified as tax map parcel 56-C-4.

***Zoning Ordinance Amendment – Section 10-3-97 (10) (To Allow Non-Transient Dwellings with Recreational and Leisure Time Activities)***

Public hearing to consider a request from Jamison Black Marble Wildlife Preserve, LLC to amend the Zoning Ordinance to allow non-transient dwellings with recreational and leisure time activities uses. Recreational and leisure time activities are permitted in the M-1, General Industrial District only by special use permit per Section 10-3-97 (10). Currently, no dwellings are permitted in association with this use. The amendment would add text to Section 10-3-97 (10) allowing for non-transient dwellings.

***Special Use Permit – 1430 Red Oak Street (Recreational Use with Non-Transient Dwellings)***

Public hearing to consider a request from Jamison Black Marble Wildlife Preserve, LLC for a special use permit per Section 10-3-97 (10) of the Zoning Ordinance to allow for recreational and leisure time activities with non-transient dwellings within the M-1, General Industrial District. The 16.5 +/- acre property is addressed as 1430 Red Oak Street and is identified as tax map parcel 46-C-8.

***Zoning Ordinance Amendment – Wireless Telecommunications Facilities and Radio and Television Stations and Studios or Recording Studios in B-1***

Public hearing to consider a comprehensive Zoning Ordinance amendment associated with wireless telecommunications facilities. The amendments include modifying multiple existing sections and to add a new article to the Zoning Ordinance. Changes to the existing code include those needed in the Definitions section and then proceeding through code sections of the R-1, R-2, both R-3s, R-4, R-5, R-6, R-7, MX-U, B-1, B-2, M-1, and U-R zoning districts and specifying the different types of wireless telecommunications facilities that would be permitted and whether they would be allowed by-right or by special use permit. The new article includes the specifics of how wireless telecommunications facilities would be permitted within all residential districts and the MX-U district, the B-1 and B-2 districts, and the M-1 district. There are submittal and application requirements, rules for submitting annual reports for each facility, maintenance and enforcement regulations, stipulations regarding the removal of defective and abandoned facilities, and specifics regarding how property owners can take advantage of Section 6409 of the Spectrum Act. The Zoning Ordinance Sections to be modified include: 10-3-24, 10-3-34, 10-3-35, 10-3-40, 10-3-41, 10-3-46, 10-3-47, 10-348.4, 10-3-48.5, 10-3-52, 10-3-53, 10-3-55.4, 10-3-55.5, 10-3-56.4, 10-3-56.5, 10-3-57.4, 10-3-57.5, 10-3-58.4, 10-3-58.5, 10-3-84, 10-3-85, 10-3-86, 10-3-90, 10-3-91, 10-3-92, 10-3-96, 10-3-97, 10-3-98, 10-3-129, 10-3-180, and 10-3-181. The proposed new article is titled Article CC Wireless Telecommunication Facilities, which includes new Sections 10-3-195 through 10-3-203. In addition to the modifications associated with wireless telecommunications facilities, the Zoning Ordinance Section 10-3-84 Uses Permitted By Right within the B-1, Central Business District would also be modified by adding “radio and television stations and studios or

recording studios" as an additional set of uses permitted by right, where all antennas and satellites and associated equipment shall be screened.

To view copies of the case documents, 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.

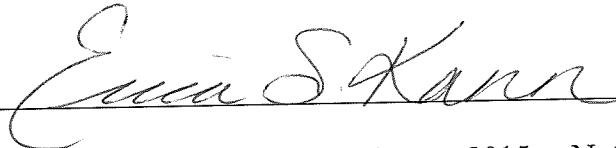
Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the City Manager at least five (5) days prior to the date of the meeting.

CITY OF HARRISONBURG  
Kurt D. Hodgen  
City Manager

See attached list.

**On the 14th of July 2015 at 7:00 p.m.**

Given under my hand this 18th day of June, 2015.

  
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Subscribed and sworn to before me this 18th day of June, 2015, a Notary Public in and for the Commonwealth of Virginia.

  
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My commission expires Sept. 30, 2016.



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5777 JESSE BENNETT WAY  
LINVILLE VA 22834

56 E 23 M-1  
QUARLES PETROLEUM INC  
1701 FALL HILL AVE STE 200  
FREDERICKSBURG VA 22401

46 C 4 M-1  
WAMPLER FOODS INCC/O JBS USA - CORP TAX  
DEPT  
1770 PROMONTORY CIRCLE  
GREELEY CO 80634

46 C 7 M-1  
SHIFFLETT WAYNE G  
PO BOX 1480  
HARRISONBURG VA 22803

46 C 8 M-1  
JAMISON BLACK MARBLE WILDLIFE PRESERVE  
LLC  
566 E MARKET ST  
HARRISONBURG VA 22801

46 D 2 M-1  
WINDSONG LLC  
1595 BLACKBERRY LA  
HARRISONBURG VA 22802

56 G 2-A M-1  
REON PROPERTIES LLC  
1555 RED OAK ST  
HARRISONBURG VA 22802

46 D 4-B M-1  
A & A PROPERTY MANAGEMENT GROUP LLC  
PO BOX 201  
HARRISONBURG VA 22801

46 D 3 M-1  
LANTZ INVESTMENTS LLC  
539 S MAIN ST  
BROADWAY VA 22815

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