

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, October 8, 2019, 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 Permits – Short-Term Rentals

Public hearings to consider requests for special use permits to allow short-term rentals. A short-term rental is defined in the Zoning Ordinance as “[t]he provision of a dwelling unit, a bedroom or accommodation space within the dwelling unit, or any accessory building that is suitable or intended for transient occupancy for dwelling, sleeping, or lodging purposes and is offered in exchange for a charge for the occupancy.” Short-term rentals are further regulated by Article DD of the Zoning Ordinance.

- ***551 Myers Avenue*** – Request from Thomas W. and Taricia L. Pippert Trustees for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within the R-1, Single-Family Residential District. The +/- 2.4-acre property is addressed as 551 Myers Avenue and is identified as tax map parcel 16-E-4.
- ***231 West Grace Street*** – Request from Christopher J. and Kirsten L. Moore for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within the R-1, Single-Family Residential District. The +/- 7,350 sq. ft. property is addressed as 231 West Grace Street and is identified as tax map parcel 24-L-9.
- ***511 Paul Street*** – Request from Rodney R. and Angela D. Williams for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within the R-1, Single-Family Residential District. The +/- 31,850 sq. ft. property is addressed as 511 Paul Street and is identified as tax map parcel 16-F-6 and 12.

Special Use Permit – 85 West Gay Street (Manufacturing and Processing in B-1)

Public hearing to consider a request from Bismarck LLC for a special use permit per Section 10-3-85(1) to allow manufacturing, processing and assembly operations within the B-1, Central Business District. The +/- 6,300 sq. ft. site is addressed as 85 West Gay Street and is identified as tax map parcels 85-H-15.

Rezoning – 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road (R-3 to R-5C)

Public hearing to consider a request from Kathy Hite with representatives Madison Lucy Realty, LLC to rezone two parcels from R-3, Medium Density Residential District to R-5C, High Density Residential District Conditional. The R-3, Medium Density Residential District is intended for medium density residential development and other uses intended to respect the residential character of the district. The R-5, High Density Residential District is intended for medium to high density residential development, including townhouses and multiple family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. The residential density ranges for the R-5 district are multifamily, 1,800 sq. ft. minimum/unit; multifamily quadraplex, 3,000 sq. ft. minimum/unit; and townhouse, 2,000 sq. ft. minimum/unit. The Comprehensive Plan designates +/- 1.3 acres of the site fronting along Reservoir Street as Mixed Use and the remaining +/- 5.3 acres as Medium Density Residential. Mixed Use areas are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted. Medium Density Residential areas have been developed or are planned for development of a variety of housing types, which in special circumstances may include multi-family dwellings (apartments). Densities in these areas should be around 15 dwelling units per acre. Non-residential uses may also be appropriate. The two parcels totaling +/- 6.6

acres are addressed as 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road and are identified as tax map parcels 84-A-3 & 13.

Special Use Permit - 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road (Section 10-3-55.4 (1) to Allow Multi-Family Dwellings of More Than Twelve Units Per Building)

Public hearing to consider a request from Kathy Hite with representatives Madison Lucy Realty, LLC for a special use permit per Section 10-3-55.4 (1) to allow multi-family dwellings of more than 12 units per building in the R-5, High Density Residential District. The two parcels totaling +/- 6.6 acres are addressed as 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road and are identified as tax map parcels 84-A-3 & 13.

Special Use Permit - 2150, 2152, 2156, 2158 Reservoir Street and 717 Foley Road (Section 10-3-55.4 (2) to Allow Multi-Family Buildings Greater Than Four Stories and/or Fifty-Two Feet in Height)

Public hearing to consider a request from Kathy Hite with representatives Madison Lucy Realty, LLC for a special use permit per Section 10-3-55.4 (2) to allow multi-family buildings greater than four stories and/or fifty-two (52) feet in height. The two parcels totaling +/- 6.6 acres are addressed as 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road and are identified as tax map parcels 84-A-3 & 13.

Special Use Permit - 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road (Section 10-3-55.4 (4) to Allow Retail Stores, Convenience Shops, Personal Service Establishments, and Business and Professional Offices)

Public hearing to consider a request from Kathy Hite with representatives Madison Lucy Realty, LLC for a special use permit per Section 10-3-55.4 (4) to allow retail stores, convenience shops, personal service establishments, restaurants (excluding drive-through facilities), and business and professional offices in the R-5, High Density Residential District. The two parcels totaling +/- 6.6 acres are addressed as 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road and are identified as tax map parcels 84-A-3 & 13.

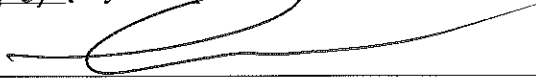
Rezoning – 709 & 711 Foley Road (R-3 to R-5C)

Public hearing to consider a request from Ashok Kunver to rezone a parcel from R-3, Medium Density Residential District to R-5C, High Density Residential District Conditional. The R-3, Medium Density Residential District is intended for medium density residential development and other uses intended to respect the residential character of the district. The R-5, High Density Residential District is intended for medium to high density residential development, including townhouses and multiple family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. The residential density ranges for the R-5 district are multifamily, 1,800 sq. ft. minimum/unit; multifamily quadraplex, 3,000 sq. ft. minimum/unit; and townhouse, 2,000 sq. ft. minimum/unit. The Comprehensive Plan designates this site as Mixed Use. Mixed Use areas are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted. The +/- 23,500 square foot parcel is addressed as 709 and 711 Foley Road and is identified as tax map parcel 84-A-2.

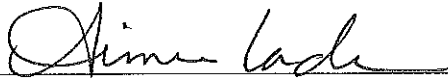
Applications and other information are available for review in the Department of Planning & Community Development, 409 S. Main Street, 2nd Floor, Monday through Friday, 8:00 a.m. to 5:00 p.m. All persons interested will have an opportunity to express their views at these public hearings. Special assistance is available for disabled persons addressing Planning Commission. Efforts will be made to provide adaptations or accommodations based on individual needs of qualified individuals with disabilities, provided that notification at least five (5) business days prior to the date of the meeting has been received by the City Clerk's Office, 409 S. Main Street, 3rd Floor at 540-432-7701.

On the 8th day of October, 2019 at 7:00 p.m.

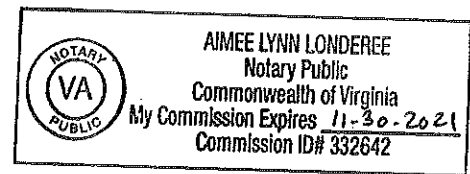
Given under my hand this 18th day of September, 2019



Subscribed and sworn to before me this 10th day of September, 2019, a Notary Public in and for the Commonwealth of Virginia.



My commission expires 11/30/2021



84 A 2 R-3
ASHOK KUNVER SITA KUNVER
125 STAPLE CHASE DRIVE
PENN LAIRD, VA 22846

84 A 3 & 13 R-3
HITE KATHY LYNN
PO Box 1552
GLOUCESTER, VA 23061

84 A 1 & 12 R-3
WHITMORE TIMOTHY B
2723 AIRPORT ROAD
BRIDGEWATER, VA 22812

84 B 13A R-3
WELSH DAVID M
204 FAIRWAY COURT
SOUTHERN PINES, NC 28387

84 B 14 R-3
Sites Jeffery D Judy P
1035 Blaze Court
Harrisonburg, VA 22801

84 B 15 R-3
DEVON LANE LLC
3354 LAWYER ROAD
MCGAHEYSVILLE, VA 22840

COUNTY OF ROCKINGHAM
ATTN: STEPHEN KING
PO Box 1252
HARRISONBURG, VA 22803

RZ 709 & 711
Foley Road

84 A 3 & 13 R-3
HITE KATHY LYNN
PO BOX 1552
GLOUCESTER, VA 23061

84 A 2 R-3
ASHOK KUNVER SITA KUNVER
125 STAPLECHASE DRIVE
PENN LAIRD, VA 22846

COUNTY OF ROCKINGHAM
ATTN: STEPHEN KING
PO BOX 1252
HARRISONBURG, VA 22803

84 A 6 R-3
FOLEY ROAD LLC
3354 LAWYER ROAD
MCGAHEYSVILLE, VA 22840

84 A 9 R-3
H2 INVESTMENTS LLC
1500 PLEASANTS DRIVE
HARRISONBURG, VA 22801

84 K 5 R-3
BLACKWELL EDMOND H AMY H
764 WOODLAND DRIVE
HARRISONBURG, VA 22801

84 F 15 R-3
ANDERSON JON E
2130 SCARLET OAK COURT
HARRISONBURG, VA

84 F 4 R-3
SEC RENTALS LLC
3406 TAYLOR SPRINGS LANE
HARRISONBURG, VA 22801

84 F 1 R-3
COLEMAN WARREN K JUDITH S
3801 REYNARD COURT
HENRICO, VA 23233

84 F 3 R-3
Funkhouser Joseph Kemper III
370 Par Lane
Harrisonburg, VA 22802

80 A 0 R-3
CHARLESTON TOWNES LLC
1463 BROOKHAVEN DRIVE
HARRISONBURG, VA 22801

84 B 14 R-3
Sites Jeffery D Judy P
1035 Blaze Court
Harrisonburg, VA 22801

84 B 4 R-3
RIDGEVILLE LLC
3354 LAWYER ROAD
MCGAHEYSVILLE, VA 22840

84 A 8 R-3
Rucker Forrest L Jr Mary Ann
708 Stuart Street
Harrisonburg, VA 22802

84 A 10 R-3
J&K ENTERPRISES LLC
1389 KENTSHIRE DRIVE
HARRISONBURG, VA 22801

84 F 17 R-3
Jackson Adria Frederick
2121 Scarlet Oak Court
Harrisonburg, VA 22801

84 F 6 R-3
FULK CATHY L
660 WHITE OAK CIRCLE
HARRISONBURG, VA 22801

84 A 12 R-3
WHITMORE TIMOTHY B
2723 AIRPORT ROAD
BRIDGEWATER, VA 22812

84 B 15 & 16 R-3
DEVON LANE LLC
3354 LAWYER ROAD
MCGAHEYSVILLE, VA 22840

84 A 5 R-3
LOCK ARTHUR M SARAH S
729 FOLEY ROAD
HARRISONBURG, VA 22801

84 A 7A & 7B R-3
STAGG LLC
c/o CAROLYN BRAGG
113 ARROWHEAD LANE
STUARTS DRIFT, VA 24477

84 A 11 R-3
FATBARDH VRELLA
765 FOLEY ROAD
HARRISONBURG, VA 22801

84 F 16 R-3
OTERO HERNANDEZ SHIRLEY M
MICHAEL MORALES B
2131 SCARLET OAK COURT
HARRISONBURG, VA 22801

84 F 5 R-3
FOSTER JEFFREY A
658 WHITE OAK CIRCLE
HARRISONBURG, VA 22801

84 F 2 R-3
HD AND CC LLC
76 STONEWALL DRIVE
WEYERS CAVE, VA 24486

2150, 2152, 2156,
2158 Reservoir of
717 Foley Rd RZ
and 3 SUPs

16 F 6 & 12 R-1
WILLIAMS RODNEY R ANGELA D
511 PAUL STREET
HARRISONBURG, VA 22801

16 F 5 R-1
GILKERSON CECIL F GAY W
507 PAUL STREET
HARRISONBURG, VA 22801

16 F 7 R-1
HALL WILLIAM O JR MARGARET ANNE
515 PAUL STREET
HARRISONBURG, VA 22801

16 E 8 R-1
AFRIDI SOHAIL G
580 MYERS AVENUE
HARRISONBURG, VA 22801

16 E 9 R-1
ANDERSON SHAWN D ALEXIS E
1574 CEDAR TOP ROAD
READING, PA 19607

16 E 11 R-1
LOWN CAROL S TRUSTEE
520 MYERS AVENUE
HARRISONBURG, VA 22801

15 P 1 R-1
BUCCI KENNETH P TRUSTEE
510 PAUL STREET
HARRISONBURG, VA 22801

15 P 9 R-1
RIKKERS SCOTT D LAURA MICHELL COLE
485 ANDERGREEN DRIVE
HARRISONBURG, VA 22801

511 Paul Street

16 E 4 R-1
PIPPERT THOMAS W TARICIA L
551 MYERS AVENUE
HARRISONBURG, VA 22801

16 A 9B R-1
PENROD DAVID A HELEN L
312 E GRATTAN ST
HARRISONBURG, VA 22801

16 E 5 R-1
PIPPERT DONALD M
561 MYERS AVENUE
HARRISONBURG, VA 22801

16 B 2
VISITORS JAMES MADISON UNIV
MEDICAL ARTS, SUITE 1
HARRISONBURG, VA 22807

16 E 3 R-1
Baker Robert B Ann T
541 Myers Avenue
Harrisonburg, VA 22801

SUP
551 Myers Ave

16 A 9 R-1
FRISS EVAN AMANDA
315 E GRATTAN ST
HARRISONBURG, VA 22801

16 E 10 R-1
Warren Thomas K Sandra M
540 Myers Avenue
Harrisonburg, VA 22802

24 L 9 R-1
MOORE CHRISTOPHER J KIRSTEN L
231 W GRACE STREET
HARRISONBURG, VA 22801

24 L 7 R-1
CRITTENDEN ROBERT H DANA G
221 W GRACE STREET
HARRISONBURG, VA 22801

24 L 6 R-1
COLLINS ANDREW F CHRISTY P
220 DIXIE AVENUE
HARRISONBURG, VA 22801

24 L 8 R-1
SMITH LEEANNE B
230 DIXIE AVENUE
HARRISONBURG, VA 22801

24 I 6 R-1
Bontrager Duane E Anne Martin
300 Dixie Avenue
Harrisonburg, VA 22801

24 I 1 R-1
ATKINSON ANTHONY B KATHRYN L
301 W GRACE STREET
HARRISONBURG, VA 22801

24 M 1
VISITORS OF JAMES MADISON UNIV
61 B COURT SQUARE
HARRISONBURG, VA 22807

SUP
231 W. Grace St



5960®

BISMARCK LLC
420 NEFF AVENUE
SUITE 215
HARRISONBURG, VA 22801

34-H-14 M-1
SNYDER KENNETH R DEBORAH
6119 N VALLEY PIKE
HARRISONBURG, VA 22802

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®

34-C-1 & 2 M-1
LOUCKS C GLENN
206 SOUTH AVENUE
HARRISONBURG, VA 22801

SUP
85 W Gay Street

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34-D-9 & 9A B-1
City Exchange LLC
1531 Hillcrest Drive
Harrisonburg, VA 22802