

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

I, Erica Kann, City Clerk, certify that the Harrisonburg City Council will hold a public hearing on Tuesday, December 13, 2016, at 7:00 p.m., or as soon as the agenda permits, in City Council Chambers 409 South Main Street, to consider the following:

***Alley Closing – Between North Liberty Street and northern property line of Georges Food, LLC***

Consider a request from George's Food, LLC to close a 2,924 +/- square feet portion of a developed public alley located between North Liberty Street and the northern property line of George's Food, LLC. The alley is 15-feet wide and is located adjacent to tax map parcels 34-A-12 and 40-V-1.

***Alley Closing – Adjacent to 211 East Washington Street***

Consider a request from Luis O. Rodriguez to close a total of 3,420 +/- square feet of two portions of undeveloped public alleys, which are located on the eastern and southern perimeters of 211 East Washington Street. The approximately 10-foot in width alleys connect to East Washington Street and Myrtle Street and are located adjacent to tax map parcels 33-B-1, 2, 5, 23, 24 & 25.

***Street Closing – Villa Drive, Pine Court, Spruce Court, Hawthorne Court, and Shank Drive (east of Park Road)***

Consider a request from Virginia Mennonite Retirement Community, Inc. to close 124,700 +/- square feet of developed public street right of way. Villa Drive, Pine Court, Spruce Court, Hawthorne Circle, and Shank Drive (east of Park Road) are contained within the Park Village area of the Virginia Mennonite Retirement Community complex and are adjacent to tax map parcels 52-D-4, 7-10 & 13.

***Special Use Permit – Virginia Mennonite Retirement Community Master Plan Amendment (Park Village) (Multiple-Family Dwellings up to 12 units per building)***

Public hearing to consider a request from Virginia Mennonite Retirement Community, Inc. for a special use permit per Section 10-3-48.4 (6) of the Zoning Ordinance to allow multiple-family dwellings of up to 12 units per building under the conditions set forth under 10-3-48.6 (e). The 3.3 +/- acre parcel is within the Virginia Mennonite Retirement Community master planned complex known as Park Village. The property, zoned R-3, Medium Density Residential District with the I-1, Institutional Overlay, is identified as tax map parcels 52-D-9, and addressed as 1610, 1612, 1614, and 1616 Park Road; 1605, 1609, 1606, 1607, 1608, 1610, 1615, 1617, and 1619 Spruce Court; and 1536, 1540, 1544, 1548, 1552, 1556, 1560, 1564, 1568, 1572, 1578, 1582, and 1586 Hawthorne Circle.

***Rezoning– 1820 Heritage Center Way (B-2C Proffer Amendment)***

Public hearing to consider a request from Tidewater Communications, LLC with representative David C. Nahm to rezone a 2.14 +/- acre site zoned B-2C, General Business District Conditional by amending existing proffers to allow for a taller radio tower in a new location. The 2.14 +/- acre site is part of a larger 66.2 +/- acre parcel that is located in the City of Harrisonburg and Rockingham County. In the City, the parcel is split zoned with portions zoned R-1, Single-

Family Residential District, B-2C, General Business District Conditional, and M-1C, General Industrial District Conditional. The Zoning Ordinance states that the R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The residential density ranges from 1 to 4 units per acre, with a minimum lot size of 10,000 sq. ft. 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. The M-1, General Industrial District is intended primarily for manufacturing, processing, storage, and distribution activities, which are not properly associated with, nor compatible with, residential and institutional development. No minimum lot size restrictions exist in the M-1, General Industrial District. The Comprehensive Plan designates this area as Low Density Mixed Residential. This designation states that these large undeveloped areas located at the edge of the City are planned for residential development containing a mix of large and small-lot single family detached dwellings and attractive green spaces. Planned "open space" (also known as "cluster") developments are encouraged. The intent is to allow innovative residential building types and permit creative subdivision design solutions that promote neighborhood cohesiveness, walkability, connected street grids, community green spaces, and protection of environmental resources. Such innovative residential building types as zero lot-line development and patio homes will be considered as well as other new single family residential forms. The gross density of development in these areas should be in the range of 1 to 6 dwelling units per acre. The site is located at 1820 Heritage Center Way and is identified as tax map parcel 122-B-2.

***Special Use Permit – 1820 Heritage Center Way (Section 10-3-91 (12) to Allow Structures in Excess of Seventy-Five (75) Feet in Height)***

Public hearing to consider a request from Tidewater Communications, LLC with representative David C. Nahm for a special use permit per Section 10-3-91 (12) of the Zoning Ordinance to allow structures, except wireless telecommunications facilities, in excess of seventy-five (75) feet in height. Tidewater Communications, LLC proposes to replace an existing 40-ft radio tower with a new tower that exceeds seventy-five (75) feet in height. The 2.14 +/- acre site is zoned B-2C, General Business District Conditional, but is part of a larger parcel that is also zoned R-1, Single-Family Residential District, and M-1C, General Industrial District Conditional. The entire parcel's tax map identification number is 122-B-2.

***Rezoning – Property located at northwestern corner of intersection of Wine Drive and Little Sorrell Drive (R-3C Proffer Amendment)***

Public hearing to consider a request from Robert Cook with representative Dick Blackwell to rezone a 0.85 +/- acre parcel zoned R-3C, Multiple Dwelling Residential District Conditional to R-3C, Medium Density Residential District Conditional with amendments to existing proffers that were approved when the property was rezoned in 2007. The Zoning Ordinance states that the R-3, Multiple Dwelling Residential District is intended for medium- to high-density residential development and other uses intended to respect the residential character, which are aesthetically compatible within the district by means of architectural expression, landscaping, and restrained traffic flow. The residential density ranges for R-3, Multiple Dwelling Residential District are single-family, 6,000 sq. ft. minimum; duplex, 4,000 sq. ft./unit; multi-family, 3,000 sq. ft. minimum per unit; townhouses, 2,000 sq. ft. minimum per unit; and other uses, 6,000 sq. ft.

minimum. The R-3, Medium Density Residential District is intended for medium density residential development and other uses intended to respect the residential character, which are aesthetically compatible within the district by means of architectural expression, landscaping, and restrained traffic flow. The residential density ranges for R-3, Medium Density Residential District are single-family, 6,000 sq. ft. minimum; duplex, 4,000 sq. ft./unit; townhouses, 2,000 sq. ft. minimum per unit; other uses, 6,000 sq. ft. minimum and by special use permit multi-family, 3,000 sq. ft. minimum per unit. The Comprehensive Plan designates this area as Professional. This designations states that these areas are for professional service oriented uses with consideration to the character of the area. These uses are found in the residential areas along major thoroughfares and adjacent to the Central Business District. Conversion of houses in these areas to office and professional service uses is permitted with appropriate attention to maintaining compatibility with adjacent residential areas and land uses. The property is located on the northwestern corner of the intersection of Wine Drive and Little Sorrell Drive and is identified by tax map parcel 88-H-8.

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 13th of December 2016 at 7:00 p.m.**

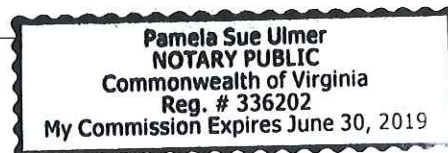
Given under my hand this 14th day of November, 2016.

  
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Subscribed and sworn to before me this 14th day of November, 2016, a Notary Public in and for the Commonwealth of Virginia.

  
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My commission expires 6/30/19



R-3 052 E 27  
VINE PROPERTY LLC  
279 COMFORT CT  
HARRISONBURG VA 22802

R-3 052 H 57  
ELK-AYR FARM INCC/O CYNTHIA SMITH  
21255 DUBOIS CT  
ASHBURN VA 20147

R-3 052 H 56-A  
FIX ARIEL H  
1631 S BURKWOOD CT APT B  
HARRISONBURG VA 22802

R-3 052 H 56  
NISSLEY TANYA S  
1631-A S BURKWOOD CT  
HARRISONBURG VA 22802

R-2 051 D 12 & 52 G 4  
GARRISON EDWARD W DIANE R  
1531 PARK RD  
HARRISONBURG VA 22802

R-3 052 B 11  
PARK HERITAGE DEVELOPMENT LLC  
1501 VIRGINIA AVE  
HARRISONBURG VA 22802

R-3 052 J 73,74  
METZLER INTERIORS INC  
1865 COLLEGE AVE  
HARRISONBURG VA 22802

R-3 052 D 5  
FOX JAMES A NANCY ELIZABETH  
1615 VIRGINIA AVE  
HARRISONBURG VA 22802

R-3 052 H 58  
LEEPER MARY SUZANNE DEVON  
1601 HILLCREST DR  
HARRISONBURG VA 22802

R-2 052 G 2  
SHENK JOHN M EVELYN L  
1560 COLLEGE AVE  
HARRISONBURG VA 22802

R-2 052 G 3  
LEHMAN WILMER R MARY LOUISE  
1570 COLLEGE AVE  
HARRISONBURG VA 22802

R-2 051 D 11  
CORDOVA ANAID & MIGUEL A MUNIZ  
1535 PARK RD  
HARRISONBURG VA 22802

R-2 051 D 10  
MAST SUSAN M  
1539 PARK RD  
HARRISONBURG VA 22802

R-2 051 D 9  
SAUDER LAURENCE H EVELYN S  
1543 PARK RD  
HARRISONBURG VA 22802

R-3 052 D 11  
PLEASANT VIEW INC  
PO BOX 426  
BROADWAY VA 22815

B-2 052 C 1  
TRUSTEES VALLEY CHURCH CHURCH OF CHRIST  
1570 VIRGINIA AVE  
HARRISONBURG VA 22802

R-2 052 G 5  
PARK VIEW MENNONITE CHURCH  
1600 COLLEGE AVE  
HARRISONBURG VA 22802

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

R-2 052 G 1  
WEAVER SAMUEL O  
1550 COLLEGE AVE  
HARRISONBURG VA 22802

VMRC  
Special Use Permit