

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, November 10, 2020, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Rezoning – 690 Pear Street (R-2C to R-8C)

Public hearing to consider a request from Rock Homes LLC to rezone a +/- 17,900 sq. ft. parcel zoned R-2C, Residential District Conditional to R-8C, Small Lot Residential District Conditional. The Zoning Ordinance states the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The R-8, Small Lot Residential District is intended for medium- to high-density residential development that includes single-family detached, duplex, and in special circumstances townhouse development. The residential density ranges for R-8 are single-family, 2,800 sq. ft. minimum; duplex, 1,800 sq. ft. minimum/unit; townhouses, 1,800 sq. ft. minimum/unit; and other uses, 6,000 sq. ft. minimum. The Comprehensive Plan designates this site as Medium Density Mixed Residential. These areas have been developed or are planned for small-lot single-family detached and single-family attached (duplexes and townhomes) neighborhoods, where commercial and service uses might be finely mixed within residential uses or located nearby along collector and arterial streets. Mixed-use buildings containing residential and non-residential uses and multi-family dwellings could be appropriate under special circumstances. The gross density of development in these areas could be around 20 dwelling units per acre. The property is located at the corner of Pear Street, Russell Drive, and Bartlett Court, is addressed as 690 Pear Street and is identified as tax map parcel 8-D-11.

Special Use Permit – 690 Pear Street (To Allow Townhomes in R-8)

Public hearing to consider a request from Rock Homes LLC for a special use permit per Section 10-3-59.4(1) of the Zoning Ordinance to allow attached townhomes of not more than eight units within the R-8, Small Lot Residential District. The +/- 17,900 sq. ft. property is located at the corner of Pear Street, Russell Drive, and Bartlett Court, is addressed as 690 Pear Street and is identified as tax map parcel 8-D-11.

Please note that in accordance with an Emergency Continuity of Governance Ordinance adopted by City Council on April 6, 2020, members of the public are not permitted in Council Chambers due to the COVID-19 pandemic, but are encouraged to participate and express their views electronically by emailing comments to <https://www.harrisonburgva.gov/agenda-comments>, or by calling in during the public hearing at the telephone number to be listed on the agenda. The agenda will be posted at <https://harrisonburg-va.legistar.com/Calendar.aspx>. Interested parties may watch the Council meeting, including the public hearing, on Public Education Government Channel 3 or on the City's website, <https://harrisonburg-va.legistar.com/Calendar.aspx>.

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

On the 10 day of November, 2020 at 7:00 p.m.

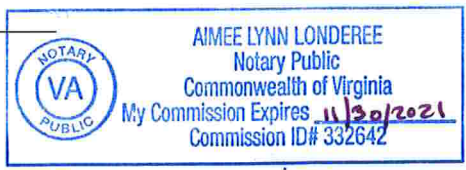
Given under my hand this 23rd day of October, 2020



Subscribed and sworn to before me this 23rd day of ~~September~~ ^{October}, 2020, a Notary Public in and for the Commonwealth of Virginia.



My commission expires 11/30/2021



8 D 10
RITCHIE ALAN B
606 PEAR ST
HARRISONBURG VA22801

112 B 3
MILLER MERVYL L WINFRED
1906 S HIGH ST
HARRISONBURG VA22801

112 D 2
RODRIGUEZ RAFAEL A
685 BARTLETT CT
HARRISONBURG VA22801

8 D 11
ROCK HOMES LLC
4997 PLEASANT VALLEY RD
HARRISONBURG, VA 22801

112 D 3
MERAWLY NAWZAD G & ZHAN O
1930 RUSSELL DR
HARRISONBURG VA22801

County of Rockingham
Attn: Stephen G. King
PO Box 1252
Harrisonburg, VA 22803

RZ : SUP
690 Pear St.

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PROPERTY TAX DEPT
PO BOX 167
WINSTON-SALEM NC27102-0167

112 D 40
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