

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

I, Pamela Ulmer, deputy city clerk, certify that the Harrisonburg City Council will hold a public hearing on Tuesday, October 9, 2018, at 7:00 p.m., or as soon as the agenda permits, in City Council Chambers 409 South Main Street, to consider the following:

Rezoning – Lucy Drive and 290, 294, and 298 Lucy Drive (R-3 to R-5C)

Public hearing to consider a request from Bluestone Land Company and Darrell R. Weaver with representatives Madison Lucy Realty, LLC and LeClairRyan, PLLC to rezone two parcels from R-3, Medium Density Residential District to R-5C, High Density Residential District Conditional. The Zoning Ordinance states that 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 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 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 R-5 district are multifamily, 1,800 sq. ft. minimum; multifamily quadraplex, 3,000 sq. ft./unit minimum; and townhouse, 2,000 sq. ft./unit minimum. The Comprehensive Plan designates this area as Planned Business. This designation states that these areas are suitable for commercial development but need careful controls to ensure compatibility with adjacent land uses. The first parcel containing 4.7 +/- acres is owned by Bluestone Land Company, is addressed as Lucy Drive, and is identified as tax map parcel 77-A-1. The second parcel containing 1.0 +/- acres and owned by Darrel R. Weaver, is addressed as 290, 294, and 298 Lucy Drive, and is identified as tax map parcel 77-A-2.

Special Use Permit - Lucy Drive and 290, 294, and 298 Lucy Drive (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 Bluestone Land Company and Darrell R. Weaver with representatives Madison Lucy Realty, LLC and LeClairRyan, PLLC 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 site consists of two parcels. The first parcel containing 4.7 +/- acres is owned by Bluestone Land Company, is addressed as Lucy Drive, and is identified as tax map parcel 77-A-1. The second parcel containing 1.0 +/- acres and owned by Darrel R. Weaver, is addressed as 290, 294, and 298 Lucy Drive, and is identified as tax map parcel 77-A-2.

Special Use Permit - Lucy Drive and 290, 294, and 298 Lucy Drive (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 Bluestone Land Company and Darrell R. Weaver with representatives Madison Lucy Realty, LLC and LeClairRyan, PLLC 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 site consists of two parcels. The first parcel containing 4.7 +/- acres is owned by Bluestone Land Company, is addressed as Lucy Drive, and is identified as tax map parcel 77-A-1. The second parcel containing 1.0 +/- acres and owned by Darrel R. Weaver, is addressed as 290, 294, and 298 Lucy Drive, and is identified as tax map parcel 77-A-2.

Maps and other information are available for review in the Department of Planning & Community Development, 409 South 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. Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the Planner at 540-432-7700 at least five days prior to the date of the meeting. More information is available at www.harrisonburgva.gov/public-hearings.

See attached list.

On the 9th day of October, 2018 at 7:00 p.m.

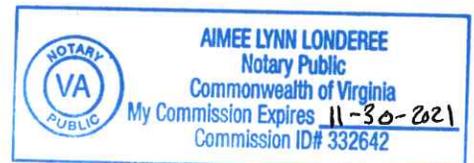
Given under my hand this 19th day of September 2018



Subscribed and sworn to before me this 19th day of September, 2018, a Notary Public in and for the Commonwealth of Virginia.



My commission expires 11/30/2021.



77-A-2
WEAVER DARRELL R
143 WOODLAND PL
LYNDHURST, VA 22952

77-A-1
BLUESTONE LAND COMPANY & OTHERS
PO Box 668
DAYTON, VA 22821

77-A-3
SWIFT LLC
240 LUCY DRIVE
HARRISONBURG, VA 22801

80-F-1
EMERIHRT HARRISONBURG LLC
2101 DEYERLE AVENUE
HARRISONBURG, VA 22801

80-B-8
Harman Professional Center Condo
1024 Pleasant Valley Road
Harrisonburg, VA 22801

80-C-5
LIEZEL LC
2040 DEYERLE AVENUE
SUITE 204
HARRISONBURG, VA 22801

77-L-4A
JDP PROPERTIES LLC
2707 MATTIE DRIVE
HARRISONBURG, VA 22801

77-K-5
PRO POINTE PROPERTY ASSOC
ATTN: DOUG GRANDLE
2060 PRO POINTE LANE
HARRISONBURG, VA 22801

77-K-6
BIOLIFE PLASMA SERVICES LP
ONE BAXTER PARKWAY DFW 2W
DEERFIELD IL 60015

77-K-1
ALLEGHANY PARTNERS LLC
PO Box 266
LYNCHBURG, VA 24504

77-N-1
Clancey Paul S Kathy J
261 Emerald Drive
Harrisonburg, VA 22801

77-N-2
WHITCOMB REATHA G
263 EMERALD DRIVE
HARRISONBURG, VA 22801

77-N-3
GALLARDO JUAN GRACIELA
271 EMERALD DRIVE
HARRISONBURG, VA 22801

77-N-4
BRANSON CHAD G
31 CANTERMILL LANE
MT CRAWFORD, VA 22841

77-N-5
LAMB TAMI
277 EMERALD DRIVE
HARRISONBURG, VA 22801

77-N-6
EAGLE RODNEY L SYLVIA L
1188 PORT REPUBLIC ROAD
HARRISONBURG, VA 22801

77-N-7
SHIELDS C GREGORY SHEILA A
281 EMERALD DRIVE
HARRISONBURG, VA 22801

77-N-8
AMMONS CHARLES H BEATRICE N
615 CLAREMONT AVENUE
HARRISONBURG, VA 22801

77-N-9, 21
EWA LLC
PO Box 1791
HARRISONBURG, VA 22803

77-N-10
BRADY JAMES CYNTHIA
20396 MIDDLEBURY STREET
ASHBURN, VA 20147

77-N-11
RIVERA HECTOR JR
289 EMERALD DRIVE
HARRISONBURG, VA 22801

77-N-12
BRANNER LEE K BRENDA A
291 EMERALD DRIVE
HARRISONBURG, VA 22801

77-N-13
CATHLEEN M MEYERHOEFFER
293 EMERALD DRIVE
HARRISONBURG, VA 22801

77-N-14 AND 28
LUCATORTO JEFFREY A MARGUERITE
10306 DAIRY ROAD
MCGAHEYSVILLE, VA 22840

77-N-15
SHEARER ABRAM J
297 EMERALD DRIVE
HARRISONBURG, VA 22801

77-N-16
HOMAN MORRIS M JR. SHERRY M
PO Box 663
MOOREFIELD WV 26836

77-N-17
POWELL CONNIE J
147 DIAMOND COURT
HARRISONBURG, VA 22801

77-N-18
HOLSINGER THOMAS W JR WENDY C
7011 DORAL DRIVE
RADFORD, VA 24141

77-N-19
GIULIANO ARTHUR S
305 EMERALD DRIVE
HARRISONBURG, VA 22801

77-N-20
HULVEY DOUGLAS A
307 EMERALD DRIVE
HARRISONBURG, VA 22801

77-N-22
SHRESTHA SHYAN P RAMESWARI P
810 HONEYSUCKLE LANE
HARRISONBURG, VA 22801

77-N-25
SMITH ANTRON L
317 EMERALD DRIVE
HARRISONBURG, VA 22801

77-N-30
WALES DENNIS M ST BARBARA S
14621 DRAVO PLACE
GLEN ALLEN, VA 23059

80-B-8E
MCLAREN PROPERTIES LLC
339 LUCY DRIVE
HARRISONBURG, VA 22801

80-B-8A
STERN & HEATWOLE LLC
305 LUCY DRIVE
HARRISONBURG, VA 22801

77-K-14
RYBRAL LLC
2042 PRO POINTE LANE
HARRISONBURG, VA 22801

77-K-11
HINER JOANN C
2570 MONTGOMERY RIDGE RD
CHARLOTTESVILLE, VA 22901

77-N-23
NEOPOTIS MARK N
313 EMERALD DRIVE
HARRISONBURG, VA 22801

77-N-226
DAUGHERTY CLAY WILLIAM
319 EMERALD DRIVE
HARRISONBURG, VA 22801

77-N-31
YANG DAVID
329 EMERALD DRIVE
HARRISONBURG, VA 22801

80-B-8D
DBHCRN LLC
333 LUCY DRIVE
HARRISONBURG, VA 22801

77-K-16
SALEM JOHN C
2030 PRO POINTE LANE
HARRISONBURG, VA 22801

77-K-13
THE HARRISONBURG ROCKINGHAM
ASSOCIATION OF REALTORS INC
2050 PRO POINTE LANE
HARRISONBURG, VA 22801

77-K-10
SAHARA III LC
PO Box 1364
HARRISONBURG, VA 22803

77-N-24
PENNINGTON RALPH T CYNTHIA A
315 EMERALD DRIVE
HARRISONBURG, VA 22801

77-N-27 AND 29
EMPROPS LLC
2341 ARBORDALE AVE
THE VILLAGES, FL 32126

77-N-32
ROHRER CAROLYN
331 EMERALD DRIVE
HARRISONBURG, VA 22801

80-B-8B
AMERICAN DREAM PROPERTIES LLC
5520 HALWIS STREET
ALEXANDRIA, VA 22303

77-K-15
GRANDLE DOUGLAS C
5233 RAWLEY PIKE
HARRISONBURG, VA 22801

77-K-9 AND 12
MAKARI ENTERPRISES LLC
799 CIRCLE DRIVE
HARRISONBURG, VA 22801

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