

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

I, Erica Kann, certify that the Harrisonburg City Council will hold a Public Hearing on Tuesday, December 9, 2014, 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 – Freeman Station Proffer Amendment (2014)

Public hearing to consider a request from Cosner Construction Inc.; H G M & S, LLC; W. Michael Heatwole III; Matthew Geary; J. Kenneth Kline; Roy L. & Wanda L. Hartman to rezone 15 parcels totaling 4.44 acres by amending proffers on R-3C, Multiple Dwelling Residential District Conditional zoned property. The properties are addressed as 1725, 1727, 1731, 1733, 1737, 1739, 1743, 1745, 1749, 1751, 1755, 1757, 1761, and 1767 Pear Street as well as 151, 160, 161, 162, 164, 171 and 173 Howard Lane. The properties are identified as tax map parcels 9-T-1 through 15. The proposed amendments do not change the layout or number of units previously approved for Freeman Station but rather clarify details regarding the number of parking spaces that shall be provided for particular duplex lots, indicating that the existing single family home may remain or be converted to a duplex rather than it being demolished for a new duplex structure, and other minor adjustments to particulars of the proffered plan of development. The Comprehensive Plan designates this area as Medium Density Residential. This designation states that these areas are designated in areas near major thoroughfares or commercial areas. Most of these areas have been developed or are approved for development of a variety of housing types such as single-family, duplex, and in special circumstances, apartments. Depending on the specific site characteristics, densities in these areas may range from 1 to 15 units per acre. 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 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.

Zoning Ordinance Amendment – Section 10-3-84 (4) To Add Recreational and Leisure Time Activities Uses in B-1

Public hearing to consider amending the Zoning Ordinance by adding the ability to operate recreational and leisure time activities uses within the B-1, Central Business District. The amendment includes modifying Section 10-3-84 (4), which currently allows theaters, community rooms, museums and galleries and other places of assembly for the purpose of entertainment or education. The amendment would add the following statement to the stated section: "In addition, customary recreational and leisure-time activities which are compatible with surrounding uses are permitted." If approved, Section 10-3-84 (4) would match the existing language and uses permitted within the B-2, General Business District Section 10-3-90 (4).

For any additional information, 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 9th of December 2014 at 7:00 p.m.

Given under my hand this 21st day of November, 2014.

Erica S. Kann

Subscribed and sworn to before me this 21st day of November 2014, a Notary Public in and for the Commonwealth of Virginia.

Lindsay Chesshir

My commission expires April 30, 2017.



9 R 7 R-2
MULLEN LAUREN K
145 SHARON ST
HARRISONBURG VA 22801

9 R 6 R-2
CHEN YA LIAN DE MING SHEN JIAN JING SHEN
12755 SILVIA LOOP
WOODBIDGE VA 22192

9 P 12 R-2
ZUDILIN DMITRIY NATALYA
1734 AMHERST CT
HARRISONBURG VA 22801

9 P 11 R-2
SEO JIN TAE OK NAN SEO
1738 AMHERST CT
HARRISONBURG VA 22801

9 P 10 R-2
SMITH BETTY MAE
1742 AMHERST CT
HARRISONBURG VA 22801

9 T 3 R-3C
COSNER CONSTRUCTION INC
PO BOX 609
BROADWAY VA 22815

COUNTY OF ROCKINGHAM
ATTN: JOE PAXTON
PO BOX 1252
HARRISONBURG, VA 22803

9 T 1 & 2 R-3C
H G M & S LLC
40 FORKSVILLE RD
LACROSSE VA 23950

8 A 8 R-3
SHANK JOANN LUCILLE WYSE TRUSTEE
136 COOKS CREEK RD
HARRISONBURG VA 22802

8 A 5 6 R-3
MERIWETHER HILLS LLC
151 COLONIAL DR
HARRISONBURG VA 22801

21 E 2 B-2
BEATTY GARY L ANNETTE P
450 S MASON ST
HARRISONBURG VA 22801

21 E 3 B-2
G S W INVESTORS
PO BOX 1234
HARRISONBURG VA 22803

20 A 1 M-1
ESAP LLC
1405 WEST MAIN ST
RICHMOND VA ~~23002~~ 23220

20 D 13 5 7 9A R-2
L & L INVESTMENTS L L C
46 MARTIN LUTHER KING JR WAY
HARRISONBURG VA 22801

8 A 1 M-1
HESS S L & SONS INC
1795 S HIGH ST
HARRISONBURG VA 22801

9 E 7 R-3
MERIWETHER HILLS LLC
151 COLONIAL DR
HARRISONBURG VA 22801

21 E 1 B-2
NOTEWORTHY PROPERTIES LLC
PO BOX 111
HARRISONBURG VA 22803