

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

I, Erica Kann, certify that the Harrisonburg City Council will hold a Public Hearing on Tuesday, August 11, 2015, 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 Permit – 210 Charles Street (Section 10-3-97 (2) Convenience Store in M-1)***

Public hearing to consider a request from Rawley Enterprises, LC with representative Dennis W. Rawley for a special use permit per Section 10-3-97 (2) of the Zoning Ordinance to allow for a convenience store within the M-1, General Industrial District. The 8,750 +/- square foot property is located at 210 Charles Street and is identified as tax map parcel 41-B-1.

***Special Use Permit – 521 Blue Ridge Drive (Section 10-3-34 (6) Major Family Day Home in R-1)***

Public hearing to consider a request from Aneta and Christopher Smialek for a special use permit per Section 10-3-34 (6) of the Zoning Ordinance to allow for a major family day home in the R-1, Single Family Residential District. Major Family Day Homes are currently defined as: A child day care program offered in the residence of the provider or the home of any of the children in care for six (6) through twelve (12) children under the age of thirteen (13), exclusive of any children who reside in the home, when at least one (1) child receives care for compensation. The 15,452 +/- square foot property is located at 521 Blue Ridge Drive and is identified as tax map parcel 29-D-29.

***Rezoning – 412 South Main Street (B-2 Conditional to B-1)***

Public hearing to consider a request from Campbell and Main, LLC with representative Rodney L. Eagle to rezone a 18,901 +/- square foot parcel zoned B-2C, General Business District Conditional to B-1, Central Business District. The property is located at 412 South Main Street and is identified as tax map parcel 26-O-3. The Comprehensive Plan designates this area as Professional. This designation 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 in the same manner as described for Planned Business areas. The Zoning Ordinance states that 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 B-1, Central Business District is intended as an urban and regional center for the conduct of commercial, financial, professional and governmental activities to which the public requires direct and frequent access. No minimum lot size or setback restrictions exist in the B-1, Central Business District.

***Rezoning – Chatham Square 2015 Amendment***

Public hearing to consider a request from Chatham Land Co.; 126 Belmont, LLC; Nancy Lantz; Delbert and Lela Snyder, Trustees; and Tonya Taylor Price to rezone 37 lots comprising of 7.6 +/- acres of property zoned R-6, Low Density Mixed Residential Planned Community District by amending the development's master plan originally approved in July 2006. The proposed amendment would reduce the total number of master planned lots from 38 to 26 single family home lots and make amendments to the allowable area and dimensional regulations of the community. The development is located along Betts Road and East Market Street and is served by Alston Circle and Payton Randolph Court—both private streets. The properties are addressed as 2302, 2310, 2313, 2314, 2318, 2319, 2322, 2326, 2330, 2334, 2337, 2338, 2341, 2342, 2346, 2347, 2350, 2354, 2358, 2362, 2366, 2370, 2371, 2374, 2375, 2382, 2386, 2390 Alston Circle and 40, 41, 50, 51, 60, 61, 70, 71, 80, and 90 Peyton Randolph Court. The properties are identified as tax map parcels 74-J-0 through 26, 28

through 30, and 32 through 38. The Comprehensive Plan designates this area as Low Density Residential. This designation states that these areas consist of single family detached dwellings with a maximum density of 1 to 4 units per acre. Low density sections are found mainly in and around well established neighborhoods and are designed to maintain the existing character of neighborhoods and to provide traditional areas for home ownership. The Zoning Ordinance states that the R-6, Low Density Mixed Residential Planned Community is intended to provide opportunities for the development of planned residential communities offering a mix of large and small-lot single family detached dwellings and open spaces, together with certain government, educational, religious, recreational and support uses. Innovative residential building types and creative subdivision design solutions are encouraged to promote neighborhood cohesiveness, walkability, connected transportation systems, community green spaces and protection of environment resources. Communities shall be developed and redeveloped in accordance with a master development plan. The minimum district size is two acres and the maximum density is six dwelling units per acre.

**Zoning Ordinance Amendment – Section 10-3-24 (To Align Definitions of Minor and Major family Day Homes with recent changes to the Code of Virginia.)**

Public hearing to consider amending the Zoning Ordinance by modifying the existing definitions of “minor family day home” and “major family day home.” Currently, a minor family day home is a child day care program offered in the home of the provider for one to five children while a major family day home is a program offering care for six to twelve children. In either case, the provider’s children do not count against the total number they are allowed to provide care for. The amendment would change the total number of children allowed in a minor family day home to one to four children while a major family day home would be allowed to have five to twelve children.

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 11th of August 2015 at 7:00 p.m.**

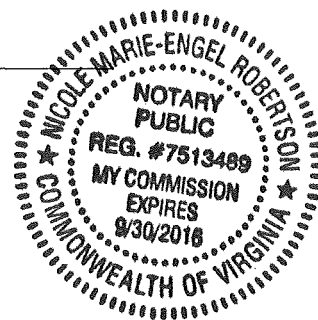
Given under my hand this 27th day of July, 2015.

*Elias S. Karr*  
\_\_\_\_\_

Subscribed and sworn to before me this 27th day of July, 2015, a Notary Public in and for the Commonwealth of Virginia.

*Nicole M. Robertson*  
\_\_\_\_\_

My commission expires Sept. 30, 2016.



R-6  
126 BELMONT LLC  
1323 JAMESTOWN RD SUITE 101  
WILLIAMSBURG VA 23185

74 A 2 R-1  
TAYLOR GEORGE A FLORINE J  
35 BETTS RD  
HARRISONBURG VA 22802

74 A 1 R-1  
WFS HANSON LLC  
6 HARRINGTON CT  
LANDENBURG PA 19350

74 B 8 & 9 R-1  
MUTERSPAUGH MICHAEL E  
122 BETTS RD  
HARRISONBURG VA 22802

74 D 31 R-1  
YODER DUANE A BARBARA J  
105 FAIRWAY DR  
HARRISONBURG VA 22802

R-6  
CHATHAM LAND COMPANY  
1323 JAMESTOWN RD SUITE 101  
WILLIAMSBURG VA 23185

74 J 11 R-6  
LANTZ NANCY  
2382 ALSTON CIR  
HARRISONBURG VA 22802

74 B 7 R-1  
TYLER WILLIAM M LINDA LOU  
116 BETTS RD  
HARRISONBURG VA 22802

69 I 81 R-1  
ROONEY JASON M KELLY L  
115 BETTS RD  
HARRISONBURG VA 22802

74 C 5 B-2  
BT HOLDINGS I LLC/O VALLEY CORRAL LLC  
5104 W VILLAGE GREEN DR #104  
MIDLOTHIAN VA 23112

69 I 82 R-1  
GARDNER FAMILY LLC THE  
255 BETTS RD  
HARRISONBURG VA 22802

74 C 2 B-2  
M & L PROPERTIES LLC/O PMB 325  
1866-C E MARKET ST  
HARRISONBURG VA 228015111

74 C 8 B-2  
EJB/VIRGINIA LIMITED PARTNERSHIP  
17556 LAKE ESTATES DR  
BOCA RATON FL 33496

69 B 5 74 B 1 10 R-1  
AICHUS LLC  
PO BOX 588  
HARRISONBURG VA 22803

74 J 21 R-6  
CHATHAM LAND COMPANY  
1323 JAMESTOWN RD SUITE 101  
WILLIAMSBURG VA 23185

74 J 31 R-6  
JONES GLENDA L  
175 CUB LA 2378 Alston Cir  
MCGAHEYSVILLE VA 22840  
Harrisonburg, VA 22802

74 J 29 R-6  
PRICE TONYA TAYLOR  
2386 ALSTON CIR  
HARRISONBURG VA 22802

74 J 27 R-6  
SPURGEON LELAND KAREN LYNNE  
2394 ALSTON CIR  
HARRISONBURG VA 22802

74 J 28 R-6  
SNYDER DELBERT W LELA F TRUSTEES  
411 PARK WEST DR  
GOSHEN IN 46526

