

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

I, Erica Kann, certify that the Harrisonburg City Council will hold a Public Hearing on Tuesday, January 12, 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:

Comprehensive Plan Amendment – Spotswood Country Club 8 Acres (Land Use Guide Change: Conservation, Recreation, and Open Space to Commercial)

Public hearing to consider a request from Spotswood Country Club Inc. with club representatives Aki Heydarian and Ben Amoss and application representative Dick Blackwell to amend the Comprehensive Plan by modifying the Land Use Guide map within Chapter 5 Land Use & Development Quality. The proposal is to amend the Land Use Guide designation for 8 acres of land along Country Club Road and East Market Street from the Conservation, Recreation, and Open Space designation to the Commercial designation. The Comprehensive Plan describes the Conservation, Recreation and Open Space designation as including the City's parks and golf course, as well as private open space recreation uses, such as country clubs. The Commercial designation is described as areas included for retail, office, wholesale, or service functions. These areas are generally found along the City's major travel corridors and in the Central Business District of the City. The subject site includes a 7.25 +/- acre portion of tax map parcel 73-B-1 and the entirety of tax map parcel 73-B-3 (0.75 +/- acres). The property is addressed at 1980 Country Club Road, where the two identified parcels together contain 78.93 +/- acres.

Rezoning – Spotswood Country Club 8 Acres (R-1 to B-2C)

Public hearing to consider a request from Spotswood Country Club Inc. with club representatives Aki Heydarian and Ben Amoss and application representative Dick Blackwell to rezone a total of 8 acres from R-1, Single Family Residential District to B-2C, General Business District Conditional. The subject site includes a 7.25 +/- acre portion of tax map parcel 73-B-1 and the entirety of tax map parcel 73-B-3 (0.75 +/- acres). The property is addressed at 1980 Country Club Road, where the two identified parcels together contain 78.93 +/- acres. The Comprehensive Plan designates this area as Conservation, Recreation and Open Space. This designation includes the City's parks and golf course, as well as private open space recreation uses, such as country clubs. 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.

Zoning Ordinance Amendment – Section 10-3-57.5 (b) Maximum Density in R-7

Public hearing to consider a request from Dean Weaver to amend the Zoning Ordinance Section 10-3-57.5 Area, density and dimensional regulations of the R-7, Medium Density Mixed Residential Planned Community District. The amendment would modify subsection (b) by increasing the maximum density allowed in the R-7 district from 12 dwelling units per acre to 15 dwelling units per acre. The Zoning Ordinance states that the R-7, Medium Density Mixed Residential Planned Community District is intended to permit the development of planned residential communities offering a mix of single family detached and attached dwellings and open spaces. 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 environmental resources. Communities shall be developed, redeveloped, and

amended in accordance with a master development plan. The minimum district size is two acres and the current maximum density is 12 dwelling units per acre.

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 12th of January 2016 at 7:00 p.m.

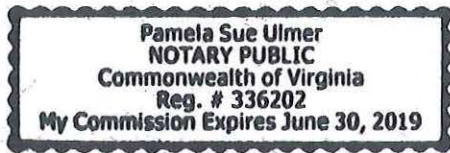
Given under my hand this 17th day of December, 2015.



Subscribed and sworn to before me this 17th day of December, 2015, a Notary Public in and for the Commonwealth of Virginia.



My commission expires 6/30/19.



B-2 074 F 3
ARCP RL PORTFOLIO IV LLC/O AMERICAN
REALTY CAPITAL PROPERTY
2325 EAST CAMELBACK RD
PHOENIX AZ 85016

R-1 074 CC20
BOURNE JEFFREY T MARY LOU G
207 FAIRWAY DR
HARRISONBURG VA 22802

B-2 073 C 3
CHRISTOPHER WILLIAM S IRENE S CO-
TRUSTEESC/O MCDONALDS CORP
530 NEFF AVE
HARRISONBURG VA 22801

R-3C 072 B 5
FAIRWAY VIEW LLC
1880 COUNTRY CLUB RD
HARRISONBURG VA 22802

B-2 073 C 6
HBJL L L CC/O CJ & S LLC
724 WARRENTON RD SUITE 201
FALMOUTH VA 224061039

R-1 073 A 1 2
MCCORMICK JAMES C JR
4181 BROWN ROAN LA
HARRISONBURG VA 22801

R-1 074 CC18
RUCK JOAN B TRUSTEE
221 FAIRWAY DR
HARRISONBURG VA 22802

B-2 074 F 6
SKYLINE KROP LLC/O KIMCO REALTY
CORPORATION
3333 NEW HYDEPARK RD #100
NEW HYDEPARK NY 11042

R-1 072 B 9
STANA LOGAN J
620 KEEZLETOWN RD
HARRISONBURG VA 22802

B-2 078 C 9
TAP INVESTMENTS LLC/O GOODWILL
PO BOX 6159
ROANOKE VA 24017

R-1 074 CC21
ASHWORTH SAMUEL T BRENDA H
163 FAIRWAY DR
HARRISONBURG VA 22802

R-1 073 A 7A 8
BOWERS ELENE A
1919 SPOTSWOOD TERR
HARRISONBURG VA 22802

B-2 073 C 5
COMMONWEALTH ONE FEDERAL CREDIT
UNION4875 EISENHOWER AVE
PO BOX 9997
ALEXANDRIA VA 223040794

R-1 074 D 24
GARDNER PATRICIA A
145 FAIRWAY DR
HARRISONBURG VA 22802

R-1 074 CC16
HOLSINGER RONALD E
239 ACE CT
HARRISONBURG VA 22802

R-1 074 CC19
MORRIS JERRY F REBECCA W
215 FAIRWAY DR
HARRISONBURG VA 22802

R-1 074 CC22
RUSSELL JAMES M JR SUZANNE L
157 FAIRWAY DR
HARRISONBURG VA 22802

B-2 078 C 3
SM VALLEY MALL LLC/O THOMSON REUTERS
PO BOX 847
CARLSBAD CA 92018

R-1 074 CC23
STORY WILLIAM H GLORIA TRUSTEE
1714 PINE HARRIER CIR
SARASOTA FL 34231

R-1 074 A 4
TERRI L C
PO BOX 632
HARRISONBURG VA 22803

R-1 074 D 25
BILL TIMOTHY J CAROLINE SHEN
139 THE TEE
HARRISONBURG VA 22802

B-2 073 D 1
BSV SPOTSWOOD LLC
7250 WOODMONT AVE SUITE 350
BETHESDA MD 20814

R-1 073 A 6 7
DRIVER JACQUELINE D
1909 SPOTSWOOD TERRACE
HARRISONBURG VA 22802

R-1 072 B 3
HAMILTON CLARK B ELIZABETH D
630 KEEZLETOWN RD
HARRISONBURG VA 22802

B-2 073 C 2
MARKET PLACE SHOPS LLC & CATHERINE
STREET ASSOCIATES LLC
PO BOX 70324
RICHMOND VA 23255

R-1 073 A 9 10
PLECKER VIRGINIA FRANCES TRUSTEE
PO BOX 2055
HARRISONBURG VA 228019503

B-2 074 F 2
SKYLINE KROP LLCATTN MONICA
3333 NEW HYDE PARK RD SUITE 100
NEW HYDE PARK NY 11042

R-1 073 B 3
SPOTSWOOD COUNTRY CLUB INC
1980 COUNTRY CLUB RD
HARRISONBURG VA 22802

R-1 072 B 6
SUTER LARRY ROLSTON
31525 BISHOPS GATE CIR
WESTLAKE OH 44145

B-2 074 F 4-A
THOMPSON & MICHAEL LLC
2075 E MARKET ST
HARRISONBURG VA 22801

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