

81 B 7 R-3
HERTZLER LORALEA BLYE & DANIEL L BLYE &
CURTIS L BLYE
2450 RESERVOIR ST
HARRISONBURG VA 22801

81 B 9 R-3
BAKER MARVIN J JR
2235 RESERVOIR ST
HARRISONBURG VA 22801

81 B 8 R-3
DOGWOOD COMMONS LLC
2403 MASSANETTA SPRING RD
HARRISONBURG VA 22801

81 A 17A R-3
COPPER BEECH TOWNHOME
COMMUNITIESTWENTY EIGHT SPE LLC
2590 PARK CENTER BLVD SUITE 200
STATE COLLEGE PA 16801

81 E 5(102) R-3
MIDDLETON LELIA G TROY F CO-TRUSTEES
322 DEATON DR
HAMPTON VA 23669

81 E 5(304) R-3
D'LUGOS ROBERT K
2455 CAMPUS VIEW CIR UNIT 304
HARRISONBURG VA 22801

81 E 5(201) R-3
LOCKE DAVID DIANE
12915 OAK LAWN PL
OAK HILL VA 20172

81 E 5(101) R-3
SAPPHIRE PROPERTIES LLC
21955 HYDE PARK DR
ASHBURN VA 20147

81 E 5(302) R-3
HUTCHINS LESLIE VICTOR
10132 MEREDITH DR
HUNTINGTON BEACH CA 92646

81 E 5(203) R-3
ANDRUS JIM REID KELLY LANE
6211 RIVER RD
FREDERICKSBURG VA 22407

81 E 5(103) R-3
SINGH ASHISH & LAVEENA MALIK
337 S GEORGES HILL RD
SOUTHBURY CT 6488

81 E 5(301) R-3
FOLSOM KENT R KAREN K & KATE ELISE
1515 CUMBERLAND DR
HARRISONBURG VA 22801

81 E 5(204) R-3
COILEY CHRISTOPHER J MICHELLE S
320 LAKEVIEW AVE
RINGWOOD NJ 7456

81 E 5(104) R-3
SCOTT ROGER M SUSAN SCOTT
3975 BOURNEMOUTH BEND
WILLIAMSBURG VA 23188

81 E 5(303) R-3
BRENNER RICHARD D STEPHANIE L
1405 W MAIN ST
WYTHEVILLE VA 24382

81 E 5(202) R-3
GODDARD MARK BENJAMIN JENNIFER LYNN
17765 CLARKE RD
TALL TIMBERS MD 206902020

81 E 4(303) R-3
CHEN JIAN LIN
26 SHORELINE RD
EGG HARBOR TWP NJ 8234

81 E 4(304) R-3
COOPERSMITH JOSHUA P PATRICIA A
4372 DECATUR DR
WOODBIDGE VA 22193

81 E 4(202) R-3
GENNELLO ANTHONY CHRISTINE
10884 PEACHWOOD DR
MANASSAS VA 20110

81 E 4(301) R-3
NGUYEN CHAU N
14175 DARKWOOD DR
CENTREVILLE VA 20121

81 E 4(103) R-3
HEATHERLY ROBERT D
2504 FOWLERS LA
RESTON VA 20191

81 E 4(102) R-3
SULMONA PROPERTIES LLC
PO BOX 195
IVY VA 22945

81 E 4(203) R-3
BISKADUROS JOHN L ELIZABETH M
10702 RIPPON LODGE DR
FAIRFAX VA 22032

81 E 4(302) R-3
SAVAGE DAWN MICHELLE & DAVID B & LAURA
SAVAGE
7098 OLD MILLSTONE DR
MECHANICSVILLE VA 23111

81 E 4(104) R-3
GOODRICH KRISTINA & WILLIAM C ROLLINS
CO-TRUSTEES
141 PEYTON RD
STERLING VA 20165

81 E 4(101) R-3
COMER RONALD L PAULA J
743 WOODS MILL RD
STEPHENSON VA 22656

81 E 7 R-5C
DAVIS MILL LLCC/O MATCHBOX
202 N LIBERTY ST SUITE 101
HARRISONBURG VA 22802

81 E 4(201) R-3
DAVIS HARRY P III BETH K
1711 LAKESIDE AVE
RICHMOND VA 23228

81 E 6(104) R-3
RAMSEY PHILIP L SOPHIA L
510 DAVIS MILLS DR 104
HARRISONBURG VA 22801

81 E 6(303) R-3
TURBEVILLE CHARLES T JOANNA & MADISON C
TURBEVILLE
510 DAVIS MILLS DR UNIT 303
HARRISONBURG VA 22801

Campus view Rezoning RB to R-5C

81 E 6(302) R-3
BURTON MATTHEW C & DOYLE M JR & DEBRA S
BURTON
1905 HEATHWAY TRL
CHESAPEAKE VA 233236500

81 E 6(203) R-3
ZAPATERO MARCELO A JOSEFA M
482 SAVANNAH CT
CROZET VA 22932

81 E 6(103) R-3
OPALA JOSEPH AATTN DONNA MCCORMICK
218 E MARKET ST
HARRISONBURG VA 22801

81 E 6(202) R-3
MMM HOLDINGS LLC
117 LEEDS
WILLIAMSBURG VA 23188

81 E 6(304) R-3
LAM HO Q & HOP N HOANG & TRUC THANH
LAM
640 IDAHO DR
VERONA PA 15147

81 E 6(301) R-3
PARKER JOEL & JONATHAN SHANLEY PARKER
510 DAVIS MILLS DR UNIT 301
HARRISONBURG VA 22801

81 E 6(204) R-3
DOYLE ROBERT L FLORENCE D & GREGORY J
DOYLE
6 ANTHONY AVE
MANCHESTER MA 1944

81 E 2(103) R-3
LEONARD MICHAEL L JULIE H CHAD MICHAEL
515 DAVIS MILLS DR UNIT 301
HARRISONBURG VA 22801

81 E 2(202) R-3
THOMPSON & MICHAEL LLC
4277 SCENIC HWY
MT SOLON VA 22843

81 E 2(304) R-3
RODRIGUEZ GLORIA E ROCHA
1841 MANOR DR
HARRISONBURG VA 22801

81 E 2(301) R-3
SARMIENTO PEDRO JR INOCENCIA R &
JACQUELINE J SARMIENTO
515 DAVIS MILLS DR UNIT 103
HARRISONBURG VA 22801

81 E 2(204) R-3
MANLEY JEAN-PIERRE
8115 SAXONY DR
ANNANDALE VA 22003

81 E 2(201) R-3
HAFNER DAVID P KIMBERLY D
3 MARY JO CREST
HIGH BRIDGE NJ 8829

81 E 2(104) R-3
BENDER STEPHEN MARK CAROLYN MARIE
12171 HOPPER LA
BRISTOW VA 20136

81 E 2(101) R-3
ZHAO XING
876 CAMELOT LA
HARRISONBURG VA 22801

81 E 2(303) R-3
KIEWE JEROME M SUZANNE D
2033 JOLLY RD
BALTIMORE MD 21209

81 E 2(302) R-3
LSB PROPERTIES LLC
1668 ELKTON FARM RD
FOREST VA 24551

81 E 2(203) R-3
YOUNG JAMES V VALARIE H
515 DAVIS MILLS DR UNIT 201
HARRISONBURG VA 22801

81 E 2(102) R-3
MAXOUTOPOULIS JEFFERY J TERRI
3531 CRESPI COURT
PLEASANTON CA 94566

81 E 6(201) R-3
MACILWAINE WILLIAM A & RICHARD KATHRYN
C MACILWAINE
2413 ODENDRON CT
RICHMOND VA 23233

81 E 6(101) R-3
GOEBERT MARIA R
726 WOODLAND DR
HARRISONBURG VA 22801

81 A 16 R-3
RETREAT AT HARRISONBURG LLCC/O
LANDMARK PROPERTIES INC
455 EPPS BRIDGE PARKWAY SUITE 201
ATHENS GA 30606

81 A 13 R-3
MINNICK VIRGINIA M
916 GREENDALE RD
HARRISONBURG VA 22801

81 A 11 R-3
MUMBERT BRENT L
2521 RESERVOIR ST
HARRISONBURG VA 22801

81 A 22 R-3
LAWSON SHEA D
PO BOX 365
GREENVILLE VA 24440

81 A 23 R-3
BODKIN GARY W VICKIE J
5819 BEARD WOODS LA
HARRISONBURG VA 22802

81 A 10 R-3
SHIFFLETT HARRY H JR MARY L
2511 RESERVOIR ST
HARRISONBURG VA 22801

81 A 6 R-3
KING ELEANOR F & MATTHEW WILCOX
1063 MEADOWLARK DR
HARRISONBURG VA 22802

*Campus
view rezoning
R3 to R-5C*

58

**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, May 9th, 2017, 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 – 1476 & 1486 South Main Street (R-3 to B-2C)

Public hearing to consider a request from Sunrise Church of the Brethren with representative Curtis Joiner to rezone four parcels zoned R-3, Medium Density Residential District to B-2C, General Business 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 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 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 0.52 +/- acre site is located at 1476 & 1486 South Main Street and is identified as tax map parcels 11-C-12 through 15.

Rezoning – 2465, 2485, 2511, 2521 Reservoir Street (Campus View) (R-3 to R-5C)

Public hearing to consider a request from Davis Mill, LLC, Mary L. Shifflett, and Brent Mumbert with representative Blackwell Engineering to rezone a 4.34 +/- acre area zoned 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 Medium Density Mixed Residential. This designation states that these largely undeveloped areas continue the existing medium density character of adjacent areas, but in a different form. They are planned for small-lot single family detached and single family attached neighborhoods where green spaces are integral design features. Apartments could also be permitted under special circumstances. They should be planned communities that exhibit the same innovative features as described for the low density version of mixed residential development. The gross density of development in these areas

should be in the range of 4 to 12 dwelling units per acre and commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way. The site is located at 2465, 2485, 2511, and 2521 Reservoir Street, and 2401, 2402, and 2408 Clubhouse Court, and is identified as tax map parcels 81-A-7, 9, 10, 11 and a portion of 81-E-7. Parcel 81-E-7 is split-zoned and if the request is approved, the entire lot would be zoned R-5C.

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 9th of May 2017 at 7:00 p.m.

Given under my hand this 14th day of April, 2017.

Donald Ulma

Subscribed and sworn to before me this 14th day of April, 2017, a Notary Public in and for the Commonwealth of Virginia.

Karen M. Clatterbuck

My commission expires 1-31-18.



City of Harrisonburg
City Manager's Office
409 S. Main Street
Harrisonburg, VA 22801

HARRISONBURG VA 22801
30 APR 2017 PM 12 L



81 A 11 R-3
MUMBERT BRENT L
2521 RESERVOIR ST
HARRISONBURG VA 22801

231 N7E 1 11610004/20/17
FORWARD TIME EXP RTN TO SEND
BRENT MUMBERT L
PO BOX 537
NEW MARKET VA 22844-0537

RETURN TO SENDER

~~22801-13331~~



Resent 4/24/15 to PO Box 537