

**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 12, 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:

Streets and Alley Closing – JMU Street Closings (Portion of Chesapeake Avenue, East Grace Street, Portion of South Mason Street, and an Alley Located Between South Main Street and South Mason Street)

Consider a request from James Madison University to close a portion of Chesapeake Avenue (24,176 +/- sq. ft.), East Grace Street (50,429 +/- sq. ft.), a portion of South Mason Street (28,575 +/- sq. ft.), and a 10-foot alley located between South Main Street and South Mason Street (6,708 +/- sq. ft.). The section of Chesapeake Avenue is adjacent to tax map parcels 24-S-12, 13 & 15. The section of East Grace Street is adjacent to tax map parcels 17-B-1 and 25-P-1. The section of South Mason Street is adjacent to tax map parcels 17-C-0 through 4 and 25-P-1 & 11 through 14. The 10-foot alley located between South Main Street and South Mason Street is adjacent to tax map parcels 25-P-3, 4, 5, 10, 12, 13, and 13A.

Special Use Permit – 2477 Reservoir Street (Multi-Family Units – Campus View Apartments)

Public hearing to consider a request from Carmel Quinn Falls, Leon Nelson, and HGC, Inc. with representative Ed Blackwell of Blackwell Engineering for a special use permit per Section 10-3-48.4 (6) of the Zoning Ordinance to allow multiple family dwellings of up to 12 units per building within the R-3, Medium Density Residential District. The 2.039 +/- acre property is addressed as 2475 & 2477 Reservoir Street and identified as tax map parcel 81-A-8.

Special Use Permit – 206 Charles Street (Section 10-3-97 (9) Religious Use in M-1)

Public hearing to consider a request from Rawley Enterprises LC with representative Evaristo Antonio-Perez-Tomas for a special use permit per Section 10-3-97 (9) of the Zoning Ordinance to allow religious, educational, charitable, or benevolent institutional uses which do not provide housing facilities within the M-1, General Industrial District. The 8,673 +/- sq. ft. property is addressed as 206 Charles Street and is identified as tax map parcel 41-B-2.

Special Use Permit – 130 Mt. Clinton Pike (Section 10-3-97 (4) Financial Institutions and Offices)

Public hearing to consider a request from Lantz-Eby Enterprises with representative Ken Kline of Cottonwood Commercial for a special use permit per Section 10-3-97 (4) of the Zoning Ordinance to allow financial institutions and offices within the M-1, General Industrial District. The 3.0 +/- acre property is addressed as 130 Mt. Clinton Pike and 302 Acorn Drive and is identified as tax map parcel 44-C-1.

Zoning Ordinance Amendment – Junk Yards by SUP in M-1 (Sections 10-3-24, 25, 96, 97, & 99)

Public hearing to consider a request from Gerdau to amend the Zoning Ordinance to allow junk yards within the M-1, General Industrial District by special use permit. The Zoning Ordinance currently defines junk yards as any space or area or portion of lots used for the storage, sale, keeping or abandonment of junk or waste materials, including used building material, for the dismantling, demolition, sale or abandonment of automobiles and other vehicles, machinery or parts thereof. Currently, junk yards are prohibited in all zoning districts. To allow the specified use, the amendments would include: adding text within Sections 10-3-96 (8) and (20) explaining that vehicle salvage, storage of inoperable vehicles, or sale of junk continues to be prohibited in association with vehicle and other equipment sales or storage and for uses associated with taxicab, limousine, and bus uses, unless the property owner obtains a special use permit allowing a junk yard; adding junk yards as an available special use within Section 10-3-97; and adding text within Section 10-3-99 (c) that could allow materials that are otherwise permitted (i.e. at junk yard operations) to not have to be completely enclosed within structures. Furthermore, staff is proposing a minor modification to the existing definition of “junk yard” for clarification of its meaning, and to add off-street parking regulations within Section 10-3-25 specifically for junk yards.

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

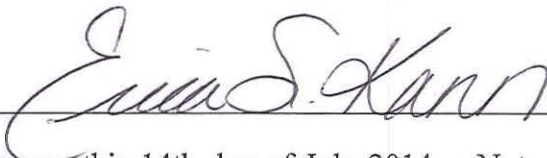
Kurt D. Hodgen

City Manager

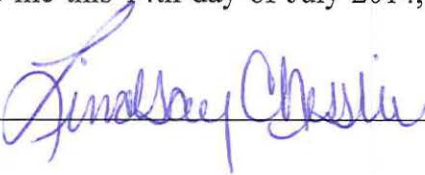
See attached list.

On the 12th of August 2014 at 7:00 p.m.

Given under my hand this 14th day of July, 2014.



Subscribed and sworn to before me this 14th day of July 2014, a Notary Public in and for the Commonwealth of Virginia.



My commission expires April 30, 2017.



25 L 1 R-3
DIOCESAN MISSIONARY SOCIETY OF VIRGINIA
110 W FRANKLIN ST
RICHMOND VA 23220

24 S 10 M-1
LBT HOLDINGS LLC
450 S MASON ST
HARRISONBURG VA 22801

16 D 12 R-P
WESLEY FOUND VA ANNUAL CO
690 S MASON ST
HARRISONBURG VA 22801

25 L 5 R-3
VA BAPTIST BOARD MISSIONS & EDUCATION
PO BOX 8568
RICHMOND VA 23226

25 L 4 R-3
A-SIDE L C
1531 HILLCREST DR
HARRISONBURG VA 22802

25 N 18 R-P
RAYNA PROPERTIES LLC
899 HILLSIDE AVE
HARRISONBURG VA 22802

JMU
Street/Alley Closing

