

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

I, Erica Kann, certify that the Harrisonburg City Council will hold a public hearing on Tuesday, July 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:

***Alley Closing – 1,814 +/- sq. ft. Undeveloped Public Alley Adjacent to 40-U-4 and 4-U-9 through 11***

Consider a request from H2 Investments, LLC with representative Balzer and Associates, Inc., to close 1,814 +/- square feet of an undeveloped public alley located between 634 Collicello Street and 113 & 123 Third Street. The undeveloped alley is 10 feet wide by 181 feet long and is located adjacent to tax map parcels 40-U-4 and 40-U-9, 10, & 11.

***Special Use Permit – Pleasant Valley Elementary School and Alternative Learning Center (Educational Use in M-1)***

Public hearing to consider a request from Rockingham County School Board, with representative John Hash of Timmons Group for a special use permit per Section 10-3-97 (9) to allow an educational use within the M-1, General Industrial District. The permit is to allow an additional educational use to be built on the subject site as well as to bring the existing non-conforming elementary school use into conformance with the Zoning Ordinance. The 16.8 +/- acre parcel is addressed as 215 and 311 Pleasant Valley Road and is identified as tax map parcel 102-B-1. Planning Commission must also review the school's proposed off-street parking plan per the requirements of Section 10-3-25 (12).

***Rezoning – 482 South Main Street (R-3 to B-2C)***

Public hearing to consider a request from Trustees BPO Elks 450 to rezone three parcels totaling approximately 2.31 +/- acres from R-3, Medium Density Residential District to B-2C, General Business District Conditional. Proffers were voluntarily submitted by the applicant that would limit the allowable uses on the site. The properties are addressed as 482 South Main Street and 50 Paul Street and are identified as tax map parcels 26-O-1, 20, & 21. The Comprehensive Plan designates this area as Professional and Neighborhood Residential. The Professional 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 Neighborhood Residential designation states that this type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the existing character of the neighborhood. These are older neighborhoods, which can be characterized by large housing units on small lots. 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.

**Rezoning – 2205 Evelyn Byrd Avenue (R-3 to B-2C)**

Public hearing to consider a request from Harrisonburg OB/GYN Associates, LLC to rezone a parcel totaling 1.27 acres from R-3, Medium Density Residential District to B-2C, General Business District Conditional. Proffers were voluntarily submitted by the applicant that would limit the allowable uses on the site. The property is addressed as 2205 Evelyn Byrd Avenue and is identified as tax map parcel 77-L-12A. 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 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.

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 July 2016 at 7:00 p.m.**

Given under my hand this 13th day of June, 2016.

  
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Subscribed and sworn to before me this 13th day of June, 2016, a Notary Public in and for the Commonwealth of Virginia.

My commission expires \_\_\_\_\_

  
\_\_\_\_\_

6/30/19

**Pamela Sue Ulmer**  
**NOTARY PUBLIC**  
Commonwealth of Virginia  
Reg. # 336202  
My Commission Expires June 30, 2019

40 U 11 R-2  
HELMICK GREGORY WAYNE JOANNE BARBARA  
113 THIRD ST  
HARRISONBURG VA 22802

40 U 8 R-2  
SITES MICHAEL S JEFFREY  
440 COYOTE RUN RD  
BROADWAY VA 22815

40 U 9 R-2  
MYERS GERALD E  
PO BOX 143  
HARRISONBURG VA 22803

40 V 5 R-2  
KINKADE JOSIE & EDMUND H DINGMAN  
416 E ROCK ST  
HARRISONBURG VA 22802

*Collicello Street  
3<sup>rd</sup> Street  
Alley Closing request*