

STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Wednesday, November 12, 2025 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Rezoning – 2410 Reservoir Street (R-3 to R-5C)

Public hearing to consider a request from the City of Harrisonburg to rezone a +/- 20,478-square foot property from R-3, Medium Density Residential District to R-5C, High Density Residential District. The property is addressed as 2410 Reservoir Street and identified as tax map parcels 81-B-1-B.

Rezoning – 320 South Main Street (B-2 to B-1)

A request from Price & Price LLC to rezone a +/- 11,146-square foot property from B-2, General Business District to B-1, Central Business District. The property is addressed as 320 South Main Street and is identified as tax map parcel 26-K-5. Note: This request was presented to Planning Commission and City Council for public hearings on July 9 and August 12, 2025, respectively. There was an advertising error made and therefore the notice of public hearing is being readvertised and new public hearings will be held.

Zoning Ordinance Amendments – Inpatient Substance Abuse Treatment Facility, Hospitals, and Other Related Terms

A request from the City of Harrisonburg to amend the Zoning Ordinance (ZO) to add a new term and definition for "Inpatient Substance Abuse Treatment Facility." Currently, Inpatient Substance Abuse Treatment Facilities are allowed by right in the R-3, Medium Density Residential District per Section 10-3-48.3 (10). Amendments are proposed to only allow the Inpatient Substance Abuse Treatment Facilities use by special use permit in both the R-3 district and the B-2, General Business District. Currently, Hospitals are only allowed by right in the R-3 district. Amendments are proposed to only allow hospitals by right in the B-2 district and to add a definition for "Hospital." Modifications to the definitions for the following existing terms are proposed: "Assisted Living Facility," "Family," "Nursing Home," and "Professional Offices." The term "Clinic" is proposed to be changed to "Medical Clinic," modifications to the definition, and to continue allowing medical clinics as a by right use in the R-6, Low Density Mixed Residential Planned Community District; the R-7, Medium Density Mixed Residential Planned Community District; the MX-U, Mixed Use Planned Community District; the B-1A, Local Business District; the B-1, Central Business District; and the R-P, Residential-Professional District (Overlay), and to allow medical clinics by special use permit in the R-5, High Density Residential District and the M-1, General Industrial District. Also, proposed is a new term and definition for "Institutional Care Facility." No changes are proposed to other district regulations including the other R-3 district, which is known as R-3, Multiple Dwelling Residential District.

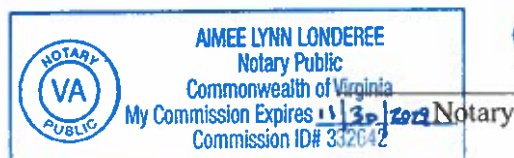
Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment. More information is available at www.harrisonburgva.gov/public-hearings. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 3 or 1084 and on the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Given under my hand this 10th day of October, 2025



City Clerk

Subscribed and sworn to before me this 10th day of October, 2025 a Notary Public in and for the Commonwealth of Virginia.



My commission expires 11/30/2029

BARNARD EDGAR L JR
695 STONEWALL DR
HARRISONBURG VA 22801

PALM LLC
2909 RYAN CT
VIRGINIA BEACH VA 23456

CITY OF HARRISONBURG
409 S MAIN ST
HARRISONBURG VA 22801

ZBINDEN MATHEW
697 STONEWALL DR
HARRISONBURG VA 22801

CITY OF HARRISONBURG
409 S MAIN ST
HARRISONBURG VA 22801

HILLMONT APARTMENTS LC
265 CHESAPEAKE AVE
HARRISONBURG VA 22801

AVALON WOODS II OWNERS
ASSOCIATION INC
218 EAST MARKET ST
HARRISONBURG VA 22801

LALL MADHULIKA
5905 ESTATE COURT
BALTIMORE MD 21225

Resistor

EASTHAM LLC
PO BOX 1068
HARRISONBURG VA 22803

328 SOUTHMAIN LLC
57 SOUTH MAIN ST SUITE 605
HARRISONBURG VA 22801

JAM TAN LLC
451 OTT
HARRISONBURG VA 22801

KOHL HUGO A
260 ASHTREE LANE
HARRISONBURG VA 22801

328 SOUTHMAIN LLC
57 SOUTH MAIN ST SUITE 605
HARRISONBURG VA 22801

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