

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

I, Erica Kann, certify that the Harrisonburg City Council will hold a Public Hearing on Tuesday, October 13, 2015, at 7:00 p.m., or as soon as the agenda permits, in City Council Chambers 409 South Main Street, to consider the following:

Special Use Permit – 206 South Avenue (Business and Professional Offices Section 10-3-97 (3))

Public hearing to consider a request from Molly Bou LLC with representative Glenn Loucks for a special use permit per Section 10-3-97 (3) of the Zoning Ordinance to allow business and professional offices within the M-1, General Industrial District. The 0.414 +/- acre parcel is located at 206 South Avenue and is identified as tax map 19-A-3.

Rezoning – 475 Lucy Drive/2065 Reservoir Street (R-3 to B-2)

Public hearing to consider a request from Eddie Warner to rezone a 37,643 +/- square feet parcel from R-3, Medium Density Residential District to B-2, General Business District. The property is addressed as 475 Lucy Drive and 2065 Reservoir Street and is identified as tax map 80-A-3. The Comprehensive Plan designates this area as Commercial. This designation states that these areas include uses 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 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.

Alley Closing – Between 33-C-4 & 5 (1,610 +/- sq. ft. Perpendicular to & off of East Johnson Street)

Consider a request from Miguel Hernandez Aguirre and Maria Perez Rebollar to close 1,610 +/- square feet of an undeveloped public alley located perpendicular to and off of East Johnson Street. The undeveloped alley is 10 feet wide by 161 feet long and is located between tax map parcels 33-C-4 & 5.

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.

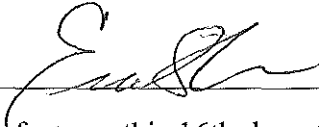
Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the City Manager at least five (5) days prior to the date of the meeting.

CITY OF HARRISONBURG
Kurt D. Hodgen
City Manager

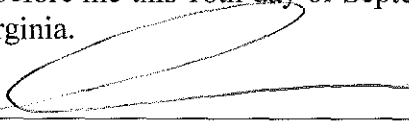
See attached list.

On the 13th of October 2015 at 7:00 p.m.

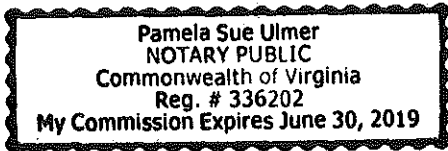
Given under my hand this 16th day of September, 2015.



Subscribed and sworn to before me this 16th day of September, 2015, a Notary Public in and for the Commonwealth of Virginia.



My commission expires 6/30/19, _____.



33 A 10 R-2
MEISER GENE E JANE M
148 E JOHNSON ST
HARRISONBURG VA 22802

33 C 4 R-2
AGUIRRE MIGUEL HERNANDEZ & MARIA PEREZ
REBOLLAR
135 E JOHNSON ST
HARRISONBURG VA 22802

33 C 5 R-2
WALKER CARLETTA E
831 GRANT ST
HARRISONBURG VA 22802

33 C 15 R-2
ROBINSON CHARLES W KAREN
352 E WOLFE ST
HARRISONBURG VA 22802

33 C 18 R-2
FRANKLIN HEIGHTS LLC
286 KELLEY ST
HARRISONBURG VA 22802
*Returned - Unable to forward -
for review **C013*

34 BB18 R-2
STUART DAVID WAYNE
165 KELLEY ST
HARRISONBURG VA 22802

