

**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 11, 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 – 210 Charles Street (Section 10-3-97 (2) Convenience Store in M-1)***

Public hearing to consider a request from Rawley Enterprises, LC with representative Dennis W. Rawley for a special use permit per Section 10-3-97 (2) of the Zoning Ordinance to allow for a convenience store within the M-1, General Industrial District. The 8,750 +/- square foot property is located at 210 Charles Street and is identified as tax map parcel 41-B-1.

***Special Use Permit – 521 Blue Ridge Drive (Section 10-3-34 (6) Major Family Day Home in R-1)***

Public hearing to consider a request from Aneta and Christopher Smialek for a special use permit per Section 10-3-34 (6) of the Zoning Ordinance to allow for a major family day home in the R-1, Single Family Residential District. Major Family Day Homes are currently defined as: A child day care program offered in the residence of the provider or the home of any of the children in care for six (6) through twelve (12) children under the age of thirteen (13), exclusive of any children who reside in the home, when at least one (1) child receives care for compensation. The 15,452 +/- square foot property is located at 521 Blue Ridge Drive and is identified as tax map parcel 29-D-29.

***Rezoning – 412 South Main Street (B-2 Conditional to B-1)***

Public hearing to consider a request from Campbell and Main, LLC with representative Rodney L. Eagle to rezone a 18,901 +/- square foot parcel zoned B-2C, General Business District Conditional to B-1, Central Business District. The property is located at 412 South Main Street and is identified as tax map parcel 26-O-3. The Comprehensive Plan designates this area as Professional. This 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 Zoning Ordinance states that 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 B-1, Central Business District is intended as an urban and regional center for the conduct of commercial, financial, professional and governmental activities to which the public requires direct and frequent access. No minimum lot size or setback restrictions exist in the B-1, Central Business District.

***Rezoning – Chatham Square 2015 Amendment***

Public hearing to consider a request from Chatham Land Co.; 126 Belmont, LLC; Nancy Lantz; Delbert and Lela Snyder, Trustees; and Tonya Taylor Price to rezone 37 lots comprising of 7.6 +/- acres of property zoned R-6, Low Density Mixed Residential Planned Community District by amending the development's master plan originally approved in July 2006. The proposed amendment would reduce the total number of master planned lots from 38 to 26 single family home lots and make amendments to the allowable area and dimensional regulations of the community. The development is located along Betts Road and East Market Street and is served by Alston Circle and Payton Randolph Court—both private streets. The properties are addressed as 2302, 2310, 2313, 2314, 2318, 2319, 2322, 2326, 2330, 2334, 2337, 2338, 2341, 2342, 2346, 2347, 2350, 2354, 2358, 2362, 2366, 2370, 2371, 2374, 2375, 2382, 2386, 2390 Alston Circle and 40, 41, 50, 51, 60, 61, 70, 71, 80, and 90 Peyton Randolph Court. The properties are identified as tax map parcels 74-J-0 through 26, 28

through 30, and 32 through 38. The Comprehensive Plan designates this area as Low Density Residential. This designation states that these areas consist of single family detached dwellings with a maximum density of 1 to 4 units per acre. Low density sections are found mainly in and around well established neighborhoods and are designed to maintain the existing character of neighborhoods and to provide traditional areas for home ownership. The Zoning Ordinance states that the R-6, Low Density Mixed Residential Planned Community is intended to provide opportunities for the development of planned residential communities offering a mix of large and small-lot single family detached dwellings and open spaces, together with certain government, educational, religious, recreational and support uses. Innovative residential building types and creative subdivision design solutions are encouraged to promote neighborhood cohesiveness, walkability, connected transportation systems, community green spaces and protection of environment resources. Communities shall be developed and redeveloped in accordance with a master development plan. The minimum district size is two acres and the maximum density is six dwelling units per acre.

**Zoning Ordinance Amendment – Section 10-3-24 (To Align Definitions of Minor and Major family Day Homes with recent changes to the Code of Virginia.)**

Public hearing to consider amending the Zoning Ordinance by modifying the existing definitions of “minor family day home” and “major family day home.” Currently, a minor family day home is a child day care program offered in the home of the provider for one to five children while a major family day home is a program offering care for six to twelve children. In either case, the provider’s children do not count against the total number they are allowed to provide care for. The amendment would change the total number of children allowed in a minor family day home to one to four children while a major family day home would be allowed to have five to twelve children.

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 11th of August 2015 at 7:00 p.m.**

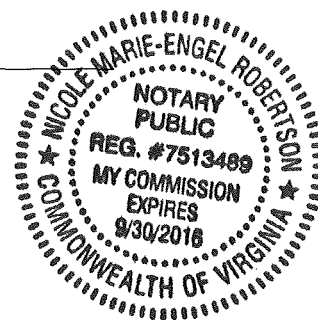
Given under my hand this 27th day of July, 2015.

*Eduard S. Kann*  
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Subscribed and sworn to before me this 27th day of July, 2015, a Notary Public in and for the Commonwealth of Virginia.

*Nicole M. Robertson*  
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My commission expires Sept. 30, 2016.



# 412 S Main Pe zoning

26 O 2 & 3A R-3  
CAMPBELL STREET PROPERTIES LC  
1531 HILLCREST DR  
HARRISONBURG VA 22802

26 K 14 15 B-2  
TRUSTEES ST STEPHENS UNIT  
PO BOX 109  
HARRISONBURG VA 22803

26 O 2A B-2C  
UNION FIRST MARKET BANKATTN G  
WILLIAM BEALE CHIEF EXECU  
1051 E CARY ST STE 1200  
RICHMOND VA 23219-4044

26 O 3 B-2C  
TRILLIUM PROPERTY GROUP LLC  
412 S MAIN ST  
HARRISONBURG VA 22801

25 J 7 R-3  
TRENTON INC  
1411 WOODHURST BLVD  
MCLEAN VA 22104

26 K 1 B-2  
TRUSTEES ST STEPHENS UNITED CHURCH  
OFCHRIST  
PO BOX 109  
HARRISONBURG VA 22803