

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

I, Erica Kann, city clerk, certify that the Harrisonburg City Council will hold a public hearing on Tuesday, January 10, 2017, 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 – 831 Grant Street (Major Family Day Home)

Public hearing to consider a request from Carletta Walker with representative Karita Burrill for a special use permit per Section 10-3-34 (6) to allow a major family day home in the R-1, Single-Family Residential District. A major family day home can have five to 12 children under the age of 13, exclusive of any children who reside in the home. The 7,840 +/- square feet property is located at 831 Grant Street and is identified as tax map parcel 39-G-5.

Special Use Permit – 1332 Garbers Church Road (Sales of Heavy Equipment and Agricultural Equipment, etc.)

Public hearing to consider a request from Whitesel Brothers, Inc. for a special use permit per Section 10-3-91 (10) to allow facilities designed for the sales or convenience of over the road tractors, their trailers, and heavy equipment, manufactured homes, industrialized buildings, and agricultural equipment served by a permanent building facility unless already incidental to an existing building. No vehicle salvage, storage of inoperable vehicles, or sale of junk is allowed. The 3.6 +/- acre site consists of 3 parcels, is located at 1332 Garbers Church Road, and is identified as tax map parcels 114-B-1, 3, and 4.

Rezoning – 1375 Wine Drive (R-3C to B-2C)

Public hearing to consider a request from Robert Cook with representative Dick Blackwell to rezone a 0.69 +/- acre parcel zoned R-3C, Multiple Dwelling Residential District Conditional to B-2C, General Business District Conditional. The Zoning Ordinance states that the R-3, Multiple Dwelling Residential District is intended for medium- to high-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; multi-family, 3,000 sq. ft. minimum per unit; townhouses, 2,000 sq. ft. minimum per unit; and other uses, 6,000 sq. ft. minimum. 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 Comprehensive Plan designates this area as Professional. 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 and land uses. The property is located at 1375 Wine Drive and is identified as tax map parcel 88-I-7.

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 10th of January 2017 at 7:00 p.m.

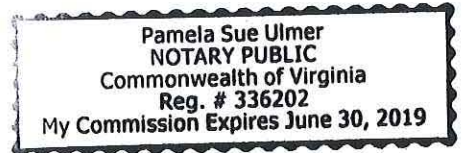
Given under my hand this 16th day of December, 2016.

Erica S. Karn

Subscribed and sworn to before me this 16th day of December, 2016, a Notary Public in and for the Commonwealth of Virginia.

[Signature]

My commission expires 6/30/19.



88 H 9 R-1
MOUNTAIN VIEW APARTMENTS LLC
PO BOX 64
BRIDGEWATER VA 22812

88 H 8 R-3C
MOUNTAIN VIEW APARTMENTS LLC
PO BOX 64
BRIDGEWATER VA 22812

88 I 6 R-1
MOUNTAIN VIEW APARTMENTS LLC
PO BOX 64
BRIDGEWATER VA 22812

88 G 7 B-2C
HARRISONBURG
COMMUNITYHEALTH CENTER INC
PO BOX 308
HARRISONBURG VA 22803

88 7 R-3C
MOUNTAIN VIEW APARTMENTS LLC
PO BOX 64
BRIDGEWATER VA 22812

88 I 8 R-3C
STOUGH RICK ALLEN
1934 PARK RD
HARRISONBURG VA 22802

COUNTY OF ROCKINGHAM
ATTN: STEPHEN G. KING
PO BOX 1252
HARRISONBURG, VA 22803

Breckenridge Group
Harrisonburg VA, LLC
BUILDING B, SUITE 201
AUSTIN, TX 78746
Returned Insufficient address; unable to forward.

*Rezoning R-3C to B-2C
1375 Wine Drive*