

## **NOTICE OF PUBLIC HEARING**

The Harrisonburg City Council will hold public hearings on October 9, 2018 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia, to consider the following:

### ***Rezoning – Lucy Drive and 290, 294, and 298 Lucy Drive (R-3 to R-5C)***

Public hearing to consider a request from Bluestone Land Company and Darrell R. Weaver with representatives Madison Lucy Realty, LLC and LeClairRyan, PLLC to rezone two parcels from R-3, Medium Density Residential District to R-5C, High Density Residential District Conditional. 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 R-5, High Density Residential District is intended for medium to high density residential development, including townhouses and multiple family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. The residential density ranges for R-5 district are multifamily, 1,800 sq. ft. minimum; multifamily quadraplex, 3,000 sq. ft./unit minimum; and townhouse, 2,000 sq. ft./unit minimum. 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 first parcel containing 4.7 +/- acres is owned by Bluestone Land Company, is addressed as Lucy Drive, and is identified as tax map parcel 77-A-1. The second parcel containing 1.0 +/- acres and owned by Darrel R. Weaver, is addressed as 290, 294, and 298 Lucy Drive, and is identified as tax map parcel 77-A-2.

### ***Special Use Permit - Lucy Drive and 290, 294, and 298 Lucy Drive (Section 10-3-55.4 (1) to Allow Multi-Family Dwellings of More Than Twelve Units Per Building)***

Public hearing to consider a request from Bluestone Land Company and Darrell R. Weaver with representatives Madison Lucy Realty, LLC and LeClairRyan, PLLC for a special use permit per Section 10-3-55.4 (1) to allow multi-family dwellings of more than 12 units per building in the R-5, High Density Residential District. The site consists of two parcels. The first parcel containing 4.7 +/- acres is owned by Bluestone Land Company, is addressed as Lucy Drive, and is identified as tax map parcel 77-A-1. The second parcel containing 1.0 +/- acres and owned by Darrel R. Weaver, is addressed as 290, 294, and 298 Lucy Drive, and is identified as tax map parcel 77-A-2.

### ***Special Use Permit - Lucy Drive and 290, 294, and 298 Lucy Drive (Section 10-3-55.4 (4) to Allow Retail Stores, Convenience Shops, Personal Service Establishments, and Business and Professional Offices)***

Public hearing to consider a request from Bluestone Land Company and Darrell R. Weaver with representatives Madison Lucy Realty, LLC and LeClairRyan, PLLC for a special use permit per Section 10-3-55.4 (4) to allow retail stores, convenience shops, personal service establishments,

restaurants (excluding drive-through facilities), and business and professional offices in the R-5, High Density Residential District. The site consists of two parcels. The first parcel containing 4.7 +/- acres is owned by Bluestone Land Company, is addressed as Lucy Drive, and is identified as tax map parcel 77-A-1. The second parcel containing 1.0 +/- acres and owned by Darrel R. Weaver, is addressed as 290, 294, and 298 Lucy Drive, and is identified as tax map parcel 77-A-2.

Maps and other information are available for review in the Department of Planning & Community Development, 409 South Main Street, 2<sup>nd</sup> Floor, Monday through Friday, 8:00 a.m. to 5:00 p.m. All persons interested will have an opportunity to express their views at these public hearings. Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the Planner at 540-432-7700 at least five days prior to the date of the meeting. More information is available at [www.harrisonburgva.gov/public-hearings](http://www.harrisonburgva.gov/public-hearings).

Eric D. Campbell,  
City Manager

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**Publication dates:**

Monday, September 24, 2018

Monday, October 1, 2018