AGENDA ITEM #6

# AGENDA ITEM ACTION REQUEST

| | |
|---|---|
| | **Meeting Date**: July 12, 2011 **Meeting Type**: Regular _×_ Special ___ |
| **Requestor:**<br><br>___ Manager<br>___ City Attorney<br>___ Department<br>_×_ Other<br>*Planning Commission* | **Item**:<br>Public hearing to consider a request from Virginia Mennonite Home, Inc. to amend an approximate 6.39 +/- acre portion of the Virginia Mennonite Retirement Community master planned complex located at 1301 Virginia Avenue and 1301, 1304, 1305, 1307, 1308, 1309, 1311, & 1321 Woodland Drive. The property is zoned R-3, Medium Density Residential District along with an Institutional Overlay District. |
| **Reviewed**:<br><br>___ Manager<br>___ City Attorney<br>___ Department<br>_×_ Other<br>*Planning Commission* | **Review:**<br>Planning Commission recommended approval (6-0) of the request to make amendments for planned development on property known as the Woodland facility and the adjacent open space and single family homes for the R-3/I-1, property located on tax map 52-A-1. The last master plan was approved in December 2009; since then, building locations have shifted, a service entrance/fire lane is proposed from Parkwood Drive, and the applicant desires to take advantage of the setback relief allowed within the overlay district. |
| **Recommend**:<br><br>___ Yes<br>___ No<br>___ Manager<br>___ City Attorney<br>___ Department<br>_×_ Other<br>*Planning Commission* | |
| | **Attachments:**<br>1. Maps, application, staff report and other supporting documents. |

# City of Harrisonburg, Virginia

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**
**409 South Main Street**
**Harrisonburg, Virginia 22801**
**Website: http://www.harrisonburgcommdev.com/**
**Telephone: (540) 432-7700 Fax: (540) 432-7777**


July 1, 2011

TO THE MEMBERS OF CITY COUNCIL
CITY OF HARRISIONBURG, VIRGINIA

**SUBJECT:** Public hearing to consider a request from Virginia Mennonite Home, Inc. to amend an approximate 6.39 +/- acre portion of the Virginia Mennonite Retirement Community master planned complex. The request is to make amendments for planned development on property known as the Woodland facility and the adjacent open space and single family homes located at 1301 Virginia Avenue and 1301, 1304, 1305, 1307, 1308, 1309, 1311, & 1321 Woodland Drive. The property is zoned R-3, Medium Density Residential District along with an Institutional Overlay District and can be found on tax map 52-A-1.

**EXTRACT FROM MINUTES OF HARRISONBURG PLANNING COMMISSION MEETING HELD ON:** June 8, 2011.

Vice Chairman Fitzgerald read the request and asked staff to review.

Mrs. Banks said the Comprehensive Plan designates this area as Institutional. These lands are designated for development by certain nonprofit and public institutional uses such as colleges and universities, hospitals, offices of nonprofit organizations, community assembly uses and institutions which provide for the shelter and care of people.

The following land uses are located on and adjacent to the property:

| | |
|---|---|
| Site: | Woodland facility (under demolition) and single-family homes, zoned R-3/I-1 |
| North: | Crestwood assisted living facility and Oak Lea nursing facility, zoned R-3/I-1 |
| East: | Across Virginia Avenue, undeveloped parcel, non-conforming dwellings and commercial properties, zoned B-2 |
| South: | Across Parkwood Drive, VA Mennonite Conference Center and undeveloped parcel, zoned B-2 |
| West: | Single-family dwellings, zoned R-3 and Eastern Mennonite University, zoned R-3/I-1 |

The original master plan for Virginia Mennonite Retirement Community (VMRC) was approved in March 1997 and has been amended on several occasions. The most recent amendment was approved in December 2009, which allowed for the construction of ten Green House Homes in the Woodland area of the VMRC property. As described by VMRC, Green House Homes are residential homes for up to ten occupants requiring skilled nursing care. Each home has ten private rooms and bathrooms, a central kitchen, dining and living area, and around-the-clock nursing care. The December 2009 master plan illustrated the Green House Homes as a micro-community, clustered around gardens and a community park. Both Planning Commission and City Council voted unanimously in favor of the Green House Homes concept, which necessitates the demolition of the original Woodland facility building and the nearby single-family homes.

Following the 2009 approval, the applicants began working on the design and layout of the homes and the associated private street. As the project progressed, it became obvious that the placement of the stormwater detention area would require shifting some of the homes and redesigning the private loop road. This change made the community park smaller and created difficulty for all of the homes to meet building separation and setback requirements. After discussions with staff, it was determined the best option would be to request a master plan amendment with the redesigned Green House Home layout utilizing the relief mechanisms and flexibility allowed within the Institutional Overlay District.

VMRC is requesting a change to their December 2009 approved Institutional Overlay Master Plan. The I-1, Institutional Overlay District is a special overlay district, placed over a base district, and is intended to provide for orderly development of certain nonprofit institutional uses and institutions providing for the shelter and care of persons. It allows for flexibility with setbacks, building height, and parking requirements through the master plan process.

With the current request, VMRC would like to maintain their existing master plan, which includes the skilled nursing care provided in the ten Green House Homes. As mentioned above the major change in the master plan is to allow for flexibility in building separation and setback requirements. Thus, the master plan specifies that building separation between some of the homes could be as close as 20-feet, as opposed to the required 30-feet. In addition, setbacks are shown as 20-feet from both Parkwood Drive and Virginia Avenue, and 10-feet from interior property lines. The applicant has stated that it is not their intention to build each home to these setbacks; but, it would offer the flexibility should buildings need to be shifted. The setbacks as presented deviate from the required 30-feet from public streets and the ten and 25-foot setbacks for the interior lines.

The Public Works Department is requesting right-of-way along Parkwood Drive in order to bring the current right-of-way to a point 30-feet from the existing street centerline on their side of the road. As well, they are asking for an additional four feet of right-of-way along Virginia Avenue. This is indicated on the master plan site drawing. Both would be dedicated during the comprehensive site plan review. The requested relief for the front setbacks from 30-feet to 20-feet would allow the applicant to construct the ten homes after the right-of-way dedication and still have the ability to shift the buildings, should it be necessary.

The Green House Homes would front along an internal private loop road, which enters from Oak Drive, a separate, existing private road within the VMRC community. The existing Parkwood Drive entrance would be phased out, becoming a service entrance and fire lane. Each home would have a driveway to accommodate one vehicle and 22 additional spaces would be provided along the loop road. The applicant has noted that the total number of parking spaces for the VMRC campus is 644. This is a slight increase from the previously approved master plan and is more than sufficient for their needs.

As stated in 2009, this is an innovative and unique approach to nursing home living. The relief and flexibility in building setbacks and separation allows for the clustering of homes and the preservation of open space, concepts supported by the Comprehensive Plan. Staff supports the request to amend this portion of the VMRC Master Plan.

Vice Chairman Fitzgerald asked if there were any questions for staff.

Mr. Da'Mes asked what are the small buildings or structures along the emergency access route.

Mrs. Banks said they are structures for Harrisonburg Electric Commission; backup generators.

Mr. Da'Mes asked about dumpsters on the site.

Mr. Chenault replied that he believes VMRC has trash pick-up.

Mrs. Banks suggested that the applicant could better answer that question.

Mr. Way asked staff to review the changes from the 2009 approved master plan site design as compared to the current proposal.

Staff described how two of the buildings would be shifted south to make more area for the stormwater detention area. Also, the road through the complex would be less winding and more of a straight loop and there is an emergency access road proposed with the new site design.

Mr. Da'Mes asked if the applicants would be required to install sidewalk along Virginia Avenue.

Mrs. Banks replied that sidewalk already exists.

Vice Chairman Fitzgerald asked if there were any further questions. Hearing none, she opened the public hearing and asked if the applicant or applicant's representative would like to speak.

Mr. Richard Johnson of Blackwell Engineering said they are the engineers working on the site design for the VMRC project. I do not have anything more specific to add, but if you have questions regarding the design I would be happy to answer them.

Mr. Marvin Nicely, Vice President at VMRC, said thank you for considering our request. I just wanted to say a few words about this project and the Green House concept. We believe this is a very important concept for the future of VMRC; we want to change how nursing care is provided for people who need this type of assistance as they grow older. In simple terms we want to de-institutionalize nursing care and put our elders into a house that more closely resembles a house that they were more accustomed to living in. Again, thank you for your consideration on this and thank you to the staff for their assistance.

Vice Chairman Fitzgerald asked if there was anyone else wishing to speak in favor of or opposed to the request. Hearing none, she closed the public hearing and asked Planning Commission for discussion or a motion.

Mr. Chenault moved to recommend approval of the amendment to the VMRC Master Plan.

Dr. Dilts seconded the motion.

Vice Chairman Fitzgerald said there is a motion to recommend approval and a second. She then called for a voice vote.

All voted in favor (6-0) of the motion.

Vice Chairman Fitzgerald said the motion to recommend approval carries to City Council on July 12th.

Respectfully Submitted,

Alison Banks
Planner

# City of Harrisonburg, Virginia

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

**STAFF REPORT**
**June 8, 2011**

## VMRC MASTER PLAN AMENDMENT 2011 (WOODLAND GREEN HOUSE HOMES)

## GENERAL INFORMATION

**Applicant:** Virginia Mennonite Home, Inc. with representative Marvin Nisley

**Tax Map:** 52-A-1

**Acreage:** 6.9 +/- acres

**Location:** 1301 Virginia Avenue

**Request:** Public hearing to consider a request to amend an approximate 6.9 +/- acre portion of the Virginia Mennonite Retirement Community master planned complex. The property is zoned R-3, Multiple Dwelling Residential district with an I-1, Institutional Overlay.

## LAND USE, ZONING, AND SITE CHARACTERISTICS

The Comprehensive Plan designates this area as Institutional. These lands are designated for development by certain nonprofit and public institutional uses such as colleges and universities, hospitals, offices of nonprofit organizations, community assembly uses and institutions which provide for the shelter and care of people.

The following land uses are located on and adjacent to the property:

Site: Woodland facility (under demolition) and single-family homes, zoned R-3/I-1

North: Crestwood assisted living facility and Oak Lea nursing facility, zoned R-3/I-1

East: Across Virginia Avenue, undeveloped parcel, non-conforming dwellings and commercial properties, zoned B-2

South: Across Parkwood Drive, VA Mennonite Conference Center and undeveloped parcel, zoned B-2

West: Single-family dwellings, zoned R-3 and Eastern Mennonite University, zoned R-3/I-1

## HISTORY

The original master plan for Virginia Mennonite Retirement Community (VMRC) was approved in March 1997 and has been amended on several occasions. The most recent amendment was approved in December 2009, which allowed for the construction of ten Green House Homes in the Woodland area of the VMRC property. As described by VMRC, Green House Homes are residential homes for up to ten occupants requiring skilled nursing care. Each home has ten private rooms and bathrooms, a central kitchen, dining and living area, and around-the-clock nursing care. The December 2009 master plan illustrated the Green House Homes as a micro-community, clustered around gardens and a community park. Both Planning Commission and City Council voted unanimously in favor of the Green House Homes concept, which necessitates the demolition of the original Woodland facility building and the nearby single-family homes.

Following the 2009 approval, the applicants began working on the design and layout of the homes and the associated private street. As the project progressed, it became obvious that the placement of the stormwater detention area would require shifting some of the homes and redesigning the private loop road. This change made the community park smaller and created difficulty for all of the homes to meet building separation and setback requirements. After discussions with staff, it was determined the best option would be to request a master plan amendment with the redesigned Green House Home layout utilizing the relief mechanisms and flexibility allowed within the Institutional Overlay District.

**EVALUATION**

VMRC is requesting a change to their December 2009 approved Institutional Overlay Master Plan. The I-1, Institutional Overlay District is a special overlay district, placed over a base district, and is intended to provide for orderly development of certain nonprofit institutional uses and institutions providing for the shelter and care of persons. It allows for flexibility with setbacks, building height, and parking requirements through the master plan process.

With the current request, VMRC would like to maintain their existing master plan, which includes the skilled nursing care provided in the ten Green House Homes. As mentioned above the major change in the master plan is to allow for flexibility in building separation and setback requirements. Thus, the master plan specifies that building separation between some of the homes could be as close as 20-feet, as opposed to the required 30-feet. In addition, setbacks are shown as 20-feet from both Parkwood Drive and Virginia Avenue, and 10-feet from interior property lines. The applicant has stated that it is not their intention to build each home to these setbacks; but, it would offer the flexibility should buildings need to be shifted. The setbacks as presented deviate from the required 30-feet from public streets and the ten and 25-foot setbacks for the interior lines.

The Public Works Department is requesting right-of-way along Parkwood Drive in order to bring the current right-of-way to a point 30-feet from the existing street centerline on their side of the road. As well, they are asking for an additional four feet of right-of-way along Virginia Avenue. This is indicated on the master plan site drawing. Both would be dedicated during the comprehensive site plan review. The requested relief for the front setbacks from 30-feet to 20-feet would allow the applicant to construct the ten homes after the right-of-way dedication and still have the ability to shift the buildings, should it be necessary.

The Green House Homes would front along an internal private loop road, which enters from Oak Drive, a separate, existing private road within the VMRC community. The existing Parkwood Drive entrance would be phased out, becoming a service entrance and fire lane. Each home would have a driveway to accommodate one vehicle and 22 additional spaces would be provided along the loop road. The applicant has noted that the total number of parking spaces for the VMRC campus is 644. This is a slight increase from the previously approved master plan and is more than sufficient for their needs.

As stated in 2009, this is an innovative and unique approach to nursing home living. The relief and flexibility in building setbacks and separation allows for the clustering of homes and the preservation of open space, concepts supported by the Comprehensive Plan. Staff supports the request to amend this portion of the VMRC Master Plan.

***Virginia Mennonite Retirement Community***
Harrisonburg, Virginia

May 31, 2011

# Master Plan Narrative

The attached Master Plan of the Virginia Mennonite Retirement Community is being submitted for review and approval under Section 10-3-106, "Master Plan Requirements". This Narrative follows the guidelines of Section 10-3-106, items 1 - 4. Note:

**Item 1:**

The total property consists of 46.242 acres under the umbrella of Virginia Mennonite Retirement Community, Inc. (VMRC). Within this umbrella are three organizations that bear legal title to their respective properties:

| | |
|---|---|
| Park Village Inc. | 24.617 Acres |
| Heritage Haven Inc. | 7.560 |
| Virginia Mennonite Home, Inc. | 14.065 |
| TOTAL | 46.242 Acres |

The entire site is roughly bounded to the east by Virginia Avenue, to the south by Parkwood Drive, to the west by Park Road, and to the north by Harmony Heights. Within the property (Park Village Inc.), Shank Drive, Hawthorne Circle, Villa Drive, Pine Court, and Spruce Court are dedicated public streets. Refer to the attached "Master Plan" drawing.

The existing building, commonly referred to as Woodland, is included in the property that bears legal title under Virginia Mennonite Home, Inc. Until November, 1999, VMRC used Woodland as a home for adults. Since that time it has been partially used by Pleasant View for a day program, by Woodland Montessori School, as well as offices for several non profit organizations, and student housing.

VMRC would like to maintain the existing designation of the Master Plan that was approved in December, 2009 but are requesting an amendment to the Master Plan that would revise some of the terms in that Master Plan. These include relief from some dimensional area and setback requirements. In addition, doctors' offices/medical clinic and day care use may be relocated to the Oak Lea building. Long term nursing care is still planned to be provided on this site in group homes called Green House® Homes.

Construction of the first phase of the Green House® Homes could begin in the fourth quarter of 2011 or the first quarter of 2012.

**Item 2:**

The locations of the existing buildings are illustrated on the attached "Master Plan." Their respective uses and other data:

I. Within **Park Village Inc**., all of the buildings are existing, and house independent residents (minimum age is 60 years). In the Village, there are 88 units in duplexes, fourplexes, and sixplexes. These are mostly single story; some with a lower level walk out. Village Hall, a one story structure, serves this resident community as a place for meetings and social events.

- Park Place is a three story, 88 unit, independent residential building.
- Park Gables is a five story independent housing building with a partial basement. The main floor houses a collection of campus common functions, while the upper floors contain 88 apartments.
- The Maintenance Barn, a two story structure for campus maintenance functions.

II. Within **Heritage Haven, Inc**. all of the buildings are existing. Heritage Haven is a three story, 150 unit independent housing project. Attached to this structure is a two story facility that houses the VMRC Corporate offices and Detwiler Auditorium which is used for meetings and social events.

III. Within **Virginia Mennonite Home, Inc**. existing facilities include:

- Woodland, a two story building with a partial basement that is currently vacant. The building will be removed with the full implementation of this Master Plan.
- Woodland Cottages, seven one story independent housing units. Buildings will be removed with the full implementation of this Master Plan.
- Oak Lea, a 120 bed nursing facility in a two story configuration
- Wellness Center, a two story structure, housing a pool for water therapy, exercise rooms, therapy rooms, space for Wellness education, as well as support rooms (administrative offices, lockers, etc.)
- Crestwood, a three story assisted living building with 9 two room suites and 77 single rooms.

IV. Within **Virginia Mennonite Home, Inc**. proposed facilities include:

- No more than ten Green House® homes to be built in phases on 6.39 acres. Each home is a single story building (approximately 6462 SF each) designed to be a home for up to ten elders.

- Setback distances for this parcel are shown on the attached Green House® project drawing. In addition, a minimum distance between the structures is shown.

A recap of the total campus (proposed) is as follows:

| FACILITY | BEDS/UNITS | SERVICE |
|---|---|---|
| Oak Lea Nursing Home | 120 | Nursing Care |
| Woodland Green House® Homes | 100 | Nursing Care |
| Crestwood | 86 | Asst. Living |
| Heritage Haven | 150 | Ind. Living |
| Park Village | 88 | Ind. Living |
| Park Place | 88 | Ind. Living |
| Park Gables | 88 | Ind. Living |
| Wellness Center | - | Wellness Programs |
| TOTAL | 720 | |

**Item 3:**

Proposed parking is illustrated in the attached Master Site Plan. The existing location for the children's day care center (Woodland building) includes 25 parking spaces (one handicap) in front of the building with an additional 27 parking available to the north of the building on Woodland Drive; these 52 spaces would be eliminated. The proposed Woodland Green Houses® include 22 parking spaces; which would decrease the total campus parking from 674 to 644. 644 parking places are more than sufficient for the needs of the VMRC campus. The elders that these homes serve typically do not drive and transportation within the VMRC campus is provided via large vans or small buses (for elders and staff). Parking would be primarily for visitors and deliveries.

The existing vehicular access to the campus will be changed. There are currently five entry points from adjacent public streets; two from Park Road, two (including the campus 'Main Entry') from Virginia Avenue, and one from Parkwood Drive.

The vehicular access from Parkwood Drive would be eliminated with the full Master Plan implementation. However, a fire lane that meets the City Fire Chief's approval will be provided as shown on the accompanying plan. The Woodland Green Houses® would be accessed by a proposed new loop road with a single main entrance on Oak Drive that will provide safe pedestrian and vehicular circulation. It is not anticipated that the proposed change of the use of the site will add any burden to the adjacent vehicular system.

**Item 4:**

The general use of existing open space will be slightly modified with the proposed Green House® community. Proposed open spaces will be used for landscaping, a Community Park, gardens, pathways, and storm water detention.

**Virginia Mennonite Retirement Community Green House® Homes Description**

The Green House® project at VMRC will provide an innovational approach to skilled nursing. The Green House® homes vary greatly from traditional facilities, altering the design

and organization to create a social, friendly community that elders can call home. Its primary purpose is to de-institutionalize long-term care by eliminating large nursing homes and creating positive, social settings that thrive on relationships. Green House® homes serve as a place where elders can receive assistance and support with daily activities and clinical care, without the assistance and care becoming the focus of their existence. These homes are nurturing environments, and the elders are empowered, have choices, and can make their own decisions. They are assisted by those that honor and respect the elders in a place full of life.

This site will provide ten Green House® homes, each designed to be a home for up to ten elders. All of the sights and sounds of an institutional setting and institutional staff are removed and replaced with a more residential home environment. Each home is centered around a central Hearth and Kitchen where the elders and caregivers can gather and socialize; elders are often encouraged to assist with meal preparation. A dining area with a common table is near the kitchen for family-style meals where the caregivers will join the elders for meals. Surrounding the central living area are ten private rooms with bathrooms for the elders. The Green House® home will also contain areas for bathing, laundry and a den that can be used for visiting family members.

Adjacent to and visible from the Hearth is a natural outside environment filled with beauty and serenity – gardens filled with flowers and vegetables, birds, shade, walking paths, and comfortable seating, all to promote a flourishing life. By clustering the buildings, "micro-communities" can be formed around the gardens. These are great areas for residents to socialize and expand their opportunities for activities, fellowship, and fun. The driving design force in developing the site plan was functional use of space to provide a minimal impact to the surrounding environment. There are many beautiful mature trees on site that will be preserved, as much as possible. A large central green space is designed to utilize and protect some large oak trees, and give elders a place to congregate outdoors and enjoy nature together.

Providing pedestrian and vehicular circulation that is convenient, safe, and functional is vital to a well-designed site. There is a single main entrance to the site, and from that entrance a loop road is established for easy and safe vehicular circulation. Each Green House® home has a driveway that can hold at least one vehicle, and there are distributed parking sites along the loop drive that can be used for guest and additional parking.

Sustainable building techniques are also vital to the success of the site design. Some significant ones include: preservation of open space, orientation of buildings to maximize solar gain, views and topography, and minimizing irrigation by using native plantings, distributed storm water bio-retention landscaping features and rainwater harvesting.

Due to the architectural design of the Green Houses®, the associated site amenities, and the limitations of the site, the setbacks shown on the attached project drawing are needed for several of the houses. In addition, these same limitations may require the minimum distance between some houses to be twenty feet. All Virginia Construction Code requirements will be met.

The relocation of some of the Houses as shown on the submitted Green House® project Master Plan may be required to optimize the development of the site. These could include shifting their location several feet or changing the angle to which they face the new loop road. Those minor changes will be addressed during the Detailed Site Plan development process.

Date Application Received: 05-10-11 Total Paid: 500.00 AF

# Application for Change of Zoning District
## City of Harrisonburg, Virginia

### Section 1: Property Owner's Information

Name: Virginia Mennonite Home, Inc. (VMRC)

Street Address: 1501 Virginia Avenue Email:

City/State/Zip: Harrisonburg, VA 22802

Telephone (work): 540 564-3400 (home or cellular): (fax): 540 564-3700

### Section 2: Owner's Representative Information

Name: Marv Nisly

Street Address: 1501 Virginia Avenue Email: nislym@vmrc.org

City/State/Zip: Harrisonburg, VA 22802

Telephone (work): 540 564-3601 (home or cellular): 540 810-8272 (fax): 540 564-3700

### Section 3: Description of Property

Location (street address): 1301 Virginia Avenue

Tax Map Number: Sheet: 52 Block: A Lot: 1 Total Land Area (acres or square feet): 6.390 Acres

Existing Zoning District: R-3 Institutional Overlay Proposed Zoning District * :

Existing Comprehensive Plan Designation: Children's Day Care, Student Housing

*If applying for conditional rezoning, provide a letter stating proffers on separate sheet of paper

### Section 4: Application Fee

$325.00 plus $25.00 per acre, and if applicable, Fees for a Traffic Impact Analysis (TIA) Review (see below)

(a). Would the development from this rezoning require a Traffic Impact Analysis by VDOT?
Yes No X

If yes, then fees must be made payable to VDOT to cover costs associated with the TIA review.

PLEASE NOTE – If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

(b). Would the development from this rezoning require a Traffic Impact Analysis review by the City?
Yes No X

If yes, then an additional $1,000.00 must be made payable to the City to cover costs associated with the TIA review.

PLEASE NOTE – If a TIA is required, this application shall not be considered accepted until the TIA has been reviewed.

### Section 5: Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)

North: See attached.

East:

South:

West:

### Section 6: Certification

I certify that the information contained herein is true and accurate. Signature: Property Owner
Virginia Mennonite Home, Inc

See Back for Items Required for Submission

ITEMS REQUIRED FOR SUBMISSION

- [x] Completed Application
- [x] Survey of Property
- [x] Description of Proposed Use
- [x] Adjacent Property Owners
- [x] Fees Paid
- [ ] Source Deed
- [ ] Proffers (if applicable)
- [ ] _____

Adjacent Property Owners

| | | | | |
|---|---|---|---|---|
| Mary Elizabeth Ashe, Elizabeth A. Hollingsworth; Trustees | 76 Washington St. | Warrenton | VA | 20186 |
| David W. Lee | 950 Acorn Dr | Harrisonburg | VA | 22802 |
| Wampler Foods c/o Joe Nears | P.O. Box 93 | Pittsburg | TX | 75686 |
| Norman L. Bradburn Jr., Carolyn B. Arnette, Jetta Earhart | 17858 Spotswood Tr. | Elkton | VA | 22827 |
| Roland M. & Rhonda D. Schrock | 1420 Virginia Ave | Harrisonburg | VA | 22802 |
| Walter V. Marchuk | 401 Sugar Maple Ln | Harrisonburg | VA | 22801 |
| Ted K. & Susan A. Swartz | 650 Parkwood Dr | Harrisonburg | VA | 22802 |
| Virginia Mennonite Bd of Missions | 901 Parkwood Dr | Harrisonburg | VA | 22802 |
| Eastern Mennonite College, Inc. | 1200 Park Road | Harrisonburg | VA | 22802 |
| Boris R. & Nora C. Caballero | 1877 Park Road | Harrisonburg | VA | 22080 |
| Park Heritage Development | 1501 Virginia Ave | Harrisonburg | VA | 22802 |

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

I, Erica Kann, certify that the Harrisonburg City Council will hold a Public Hearing on Tuesday, July 12, 2011, at 7:00 p.m., or as soon as the agenda permits, in City Council Chambers 409 South Main Street, to consider the following:

***Rezoning/Master Plan Amendment – VMRC Woodland Greenhouses 2011 Amendment***
Public hearing to consider a request from Virginia Mennonite Home, Inc. to amend an approximate 6.39 +/- acre portion of the Virginia Mennonite Retirement Community master planned complex. The request is to make amendments for planned development on property known as the Woodland facility and the adjacent open space and single family homes located at 1301 Virginia Avenue and 1301, 1304, 1305, 1307, 1308, 1309, 1311, & 1321 Woodland Drive. The property is zoned R-3, Medium Density Residential District along with an Institutional Overlay District and can be found on tax map 52-A-1.

Maps and other information are available for review in the Community Development Department, 409 South Main Street, 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 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 12th of July 2011 at 7:00 p.m.**

Given under my hand this 10th day of June, 2011.

_____

Subscribed and sworn to before me this 10th day of June 2011, a Notary Public in and for the Commonwealth of Virginia.

_____

My commission expires _____, _____.

# Woman Arrested For Beaning Boyfriend

*Associated Press*

**METHUEN, Mass.** — A Massachusetts woman is facing assault charges after police said she threw a baseball and hit her boyfriend in the head during a heated argument.

Methuen police said Maritza Alvarado was arrested Thursday when she told officers that she got angry with her boyfriend and beaned him. The 26-year-old Methuen resident is facing a charge of assault and battery with a dangerous weapon.

The man, who police did not identify, was found with a fresh bruise on the left top of his forehead. When asked what happened, he told police Alvarado got mad and threw something at him then refused to speak further about the beaning. He refused to seek a restraining order against her and would not talk to police.

It was unclear if Alvarado had an attorney.

DN-R classifieds get results. Call 574-6210

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Bankruptcy
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Saturday and evening consultations available
540-434-7306
I am a debt relief agency and I assist people in filing bankruptcy

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Bingo Tonight
Doors Open 5:00 PM
Games Start 6:30 PM
(2) $500 Jackpots
All Reg. Games Pay $100 Including Early Birds
Food Available
434-3315

Firecracker Express
Fun and Fireworks Aboard the Potomac Eagle!
MONDAY, JULY 4, 2011
MOOREFIELD, WV
Boarding: 6:00 pm
Departure: 6:30 pm
Return: 9:45 pm
Table Dining Car: $60 per person, including dinner.
Coach Car: $30 per adult; $20 per child ages 3-12; children 2 and under ride free.
Please visit our website to review the menu and policies or to buy tickets.
www.heritageweekend.com

SUSIE'S TRAVELS, LLC
Motor Coach Tours
Harrisonburg, VA
867-5423 or Toll Free: 877-991-1310

Aug. 2 "Smoke on the Mountain" Dinner Theatre…..few seats left at Allenberry Playhouse in PA, buffet lunch
11 "Ring of Fire" Dinner Theatre…..Wohlfahrt Haus in Wytheville, VA……served lunch, story of Johnny Cash
15-19 Vermont, Kitzhof Inn…..tour horse breeding and training facility, cheese store, winery, granite quarry, Quechee Gorge, Calvin Coolidge Homestead, Hemming's Motor News, Covered Bridge Museum, Chocolatorium demonstrations,….this trip offers a lot of variety, something for everyone.
25-28 Renfro Valley/Berea/Horse Country…..8 shows, tours of Berea & Horse Farms….if you like music, you'll love this trip.
31 "The Buddy Holly Story" Dinner Theatre, Allenberry in PA, buffet lunch included

Sept. 14-18 Discover the Erie Canal…..2 seats left
22-10/3 Canyon Country/Albuquerque Balloon Fiesta few seats left, Morman Tabernacle Choir, Arches National Park, Canyonlands National Park, Moab, Navajo Nation, Glen Canyon Dam, Kanab, Grand Canyon National Park, Sedona, Bryce Canyon, Zion Canyon, Scottsdale, Tucson, White Sands National Monument, Space Center Museum, Albuquerque, Balloon Fiesta….again, this trips offers SO MUCH, SOMETHING FOR EVERYONE.

Oct. 6 "Hello Dolly" Dinner Theatre…..Wohlfahrt Haus in Wytheville, VA, served lunch
27 "I Do, I Do" Dinner Theatre…..Allenberry in PA… buffet lunch

Nov. 11-13 New York City….includes tour, Rockettes Christmas Show, free time
17-20 Nashville Christmas at Opryland Hotel……Rockettes, Louise Mandrell, General Jackson, Grand Ole Opry, free time….Atrium View & Standard rooms available
29-30 Oglebay Park, Wheeling, WV…..a holiday spectacular

If you have not received your 2011 travel booklet, please call and leave name and address or email: susiestrvls@netzero.net
www.susies-travels.com

Home Grown Unsprayed
BLUEBERRIES
From Hickory Hill Farm
Every Tues. & Sat. AM
At H'Burg Farmer's Mkt.

Statesman SUMMER SALE
Wood Pellets
PREMIUM GRADE PELLET FUEL
• Low Ash Content (less than 1%)
• Recycled Hardwood Sawdust
• Environmentally Friendly
$199 per Ton thru 7/31/11
Pick up or delivery available.
Rockingham PETROLEUM COOPERATIVE
(540) 434-4321
N. Liberty Street • Harrisonburg



Dr. Debra Horst (formerly Boese) is announcing her association with Dr. Douglas Wright. Dr. Horst is a graduate of Turner Ashby High school and Eastern Mennonite University. She completed her dental training at Virginia Commonwealth University in Richmond.

If it has been some time since you visited the dentist please call for an appointment. With the addition of Dr. Horst our office has hours as early as 7 am and as late as 6 pm for your convenience.

As always, your first visit for a consultation is free. Call today for your free consultation.

Dr. Debra Horst
540.432.6616
1451 Brookhaven Dr.
Harrisonburg, VA 22801

## Medical 726

**Now Hiring:** for 3-11 & 11-7 Full & Part-time **Aides & CNA's** ONLY. Must Apply in person & bring certificate at **First Choice Home Health**, 370 Neff Avenue, Suite C, Harrisonburg. EOE

**RN's and LPN's**
Immediate openings for Private Duty In YOUR area.
- Flexible schedules
- Sign on Bonus
- 401k
- Direct Deposit

Join a growing Home-care team!
All shifts available.
Call Mid-Atlantic Home Health, 800-989-0055 or fax resume to 877-368-7528. EOE

## Situations Wanted 728

**DIRECT** Care Aid looking for individual to care for. Provide personal care, housekeeping, errands & medical appointments. 540-746-4045.

## Automotive 801-813

## Automobiles For Sale 802

***CORVETTES WANTED***
Any Year/Condition/Cash Buyer. 1-800-369-6148

**1993** Volvo 960- automatic, 96,000 miles; excellent condition; paint & leather interior in great shape; sunroof; power windows / locks / seats / antenna; heated mirrors; tilt; cold air; fog lights; JVC CD player; recent timing belt, water pump, new tires & inspection. Good gas mileage. Great running car. $1850. Call 540-209-0236.

**1999** Ford Escort ZX2 Sport, 177,000 miles, inspected, new tires, clean! Good running car. $2,500. 896-4951

## Automobiles For Sale 802

**1999** Mazda Miata silver, 86,000 miles, 5 speed, full power, tan leather interior, air, new top, cruise control. Also have Carfax report. $7,400. 540-289-9483

**1999** Toyota Camry LE-132,000; excellent condition, $4950. **SOLD**

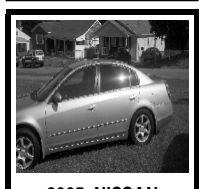
**2000** Camaro Z28- V8, 325 HP, Automatic, T-Top, Air, Custom Wheels & Exhaust, 114,000 miles, Good Condition, $4995. 540-209-3796.

**2001 RED HONDA ACCORD EX - $4000**
211,000 mile; 540-421-9062

**2002** Ford ZX2 83,430 miles, new tires, brakes, air. $4,800. 574-4088

**2002** Mazda Miata MX5 LS. 32,000 miles, like new, 5-speed, great mileage, loaded, summer fun! $9,990. Call 540-434-2298-leave message

**2003** Volkswagen Passat. 84,000, silver, automatic. $7,200. 540-830-2690



**2005 NISSAN ALTIMA 2.5 SL !!!**
I am selling a silver 2005 Nissan Altima 2.5 SL with 75,000 miles on vehicle. It is a 2 owner vehicle (I am second owner) vehicle in great shape. Great on gas!!!!! MUST SEE!!!!! Asking $11,000 willing to negotiate. If interested call James at 540-414-4615 anytime!!!!

***AUTO INSURANCE**
No one turned down. Monthly pay plans. Immediate SR-22s or FR44s. Call & Compare. Fast ~ Friendly service
**HIS INSURANCE**
Rolling Hills Shopping Center, 789-A East Market
**Hours**: Monday-Friday, 9-5; Saturday, 9-1.
**Call 540-434-3111**

## Automobiles For Sale 802

**2008 NISSAN ALTIMA SL**
Priced well below book value. Only 26,000 miles. Black, tan interior. $17,500. Call 298-1957.

**2010** Nissan Maxima. Navy blue/black interior, 4-door, automatic, heated seats & steering wheel, sunroof, loaded. Only 525 miles. $28,900 firm. 540-421-1963

**HONDA Civic** over $28,000 invested, too many extras to list. Asking $10,500. Call for more info. 540-246-5385

**WANTED TO BUY**
Keith's Auto Sales is in need of Clean, Low Mileage Vehicles. If you can't Trade it...Sell it to us!!! Call 289-9677 or 1-877-292-5798 Toll Free

## Auto Parts 803

***CASH** for **Cars, Trucks - Buses.** Any condition. **434-9853**

***WANTED:** All kinds of junk vehicles, farm equipment & scrap iron metal. 540-867-0031.

**CALL US BEFORE YOU SELL.** Buying any kind of junk (cars, buses, trucks, loose metal). Prompt removal. Paying top dollar. 540-435-2147, 578-3906

## Auto Parts 803

****A CASH DEAL FOR JUNK CARS!**
540-434-3227

**Grills • Fenders Lights** •Mirrors Door Handles. Call **Frankie's,** 434-1841

**WANTED:** Junk Vehicles. Paying cash up to $400. 540-435-5811.

## Recreational Vehicles 805

**2006** Keystone Outback Toy Hauler; 2 slide-outs, sleeps 6, extra outside stove, sink, excellent condition. Below book at $13,500. 540-820-7433.

**2007** Jayco Flight 5th wheel, slideout. 28'. Sleeps 6: Queen, Sofa, & dinette, many extras. Non-Smoking. Must see to appreciate. 540-896-9189 or 476-3341



**MONTANA BIG SKY 5TH WHEEL**
36' with 3 large slides, very spacious, dinette, 2 recliners, fireplace, garden tub, awnings, very good condition. $19,700. 540-434-3168.

## Recreational Vehicles 805

**2002** Monoco 38' Diplomat; Class A, 3 slides, sleeps 6, 330 hp Cummins diesel pusher, Onan 7.5 generator, Allison 6 speed transmission, Roadmaster chassis, air glide suspension, anti-lock air brakes, and exhaust brakes, power: steering, seats, awning, mirrors (heated), sunvisors, china toilet flush, leveling jacks, pedals, and step cover. Cold weather package, 4 door refrigerator with icemaker, 2 TVs, automatic satellite antenna, 2 AC – heat pumps, washer/dryer, light oak interior wood, corian counters, convection micro oven, 3 burner cook top, full awnings, great basement storage, rear vision system, home entertainment system, and solar panel. Non-smoking, excellent condition, no accidents. Coach 130003/ Vin#1RF22454522019150/ colors white, rose, gray, 1 owner. New at $190,000 plus, 16,500 miles, priced at $55,000 ($25,000 below retail). Home 540-249-0999, cell 471-2227.

**2006** Cruiser 5th Wheel camper- well maintained. Must see; Must sell. Excellent condition. $19,800/best offer. 540-896-5901 or 908-1168.

## Motorcycles & 4-Wheelers

**2004 FXDi Harley** Dyna Super Glide. Silver, Low mileage (2,300 miles)-(Like new), fuel injected. 1400Cc's. $7950. Call 540-209-0506.

**2006** Harley Sportster 883, 1375 miles, burgundy, extra chrome, serviced at dealer. $5,000. 292-6671.

**2006 HONDA SHADOW SPIRIT 750**
4400 miles, runs great, many extras, two helmets & cover. $4400. 540-746-0353.

**2008** Honda Goldwing-pearl white, 3300 miles, like new. $14,000. Call (540) 480-4128.

**2009** Yamaha XT250. On/Off Road. Only 380 actual miles. Mint condition. $3,495. **SOLD**

**2010** Yamaha Vmax. Cherry red. 289 miles, 4-months-old. Paid $18,000; Sacrifice: $14,800 firm. 540-421-1963

## Motorcycles & 4-Wheelers

**2005** Softail Deluxe, FLSTN; 6,000 miles, $13,000. 540-435-6394.

## Trucks 807

**1999** Dodge Ram 1500 Sport; black, 74,000 miles, 318, loaded, air, 5 speed, good condition, 1 owner. $9000 or best offer. 540-705-6236.

**1999** Dodge Ram 2500; 4x4, Laramie, quad cab, Cummings diesel, automatic, long bed with topper, 185,000 miles, $10,500. 540-820-0145.

**2003 Dodge,** camper shell, complete tow pack, computer chip change over, 4 settings, Cummings diesel, boiler plate tool box, bed liner, loaded. $16,500 or best offer. Call 304-358-3083.

## Sport Utility Vehicles 808

**1990** Jimmy 4x4, 2 door, 5 speed. $1200 or best offer. Call 867-0084.

**1991 LANDCRUISER**
Good Condition,163,000. 540-828-2741. $2,950.

## Sport Utility Vehicles 808

**2002** Lincoln Navigator-red, loaded, garage kept, excellent condition, 94,000 miles. $12,800. 540-705-5277.

**2004 ENVOY**
81,000 miles, excellent condition, towing package, roof rack, air; power brakes, windows, locks; AM/FM/CD, tinted windows, Call 540-442-1470.

**2004** Explorer Eddie Bauer- 3rd row seat, V8, 106,000 miles. $10,000 or best offer. 271-2991.

**2007** Toyota Highlander. White, heated leather, loaded. 34,000 miles. $21,000. 304-567-2165.

**2008** Saturn Outlook XR. Remaining Warranty. Leather, extra clean. Cocoa. $19,500 810-2310

## Vans 810

**2003** Honda Odyssey EX-L, tan, leather, loaded 75,000 miles. Excellent. $8,250. Call 896-6101.

## Antique Cars 811

**1942 RARE** Chevy Surburban show car. No rust. Can start up & drive away. Ony 490 was ever made. Asking $30,000. 540-298-8470

**1964** Ford Galaxie 500 convertiable. Kept inside. 83,000 miles. $20,000. 540-298-9146

## Classic Cars 812

**1997** Thunderbird-Rare Limited Edition. 4.6 V8, 27MPG. Maroon, grey leather. Average miles, Great condition. $3,495. 540-908-1184

## Special Meeting Notice

The Harrisonburg Redevelopment and Housing Authority's Board of Commissioner's will hold a special meeting on
**June 29th at 4:00 p.m.**
The meeting will be held at the Authority's administrative office located at 286 Kelley Street, Harrisonburg, VA.

6/ 25, 27

## Notice Of Public Hearing

The Harrisonburg City Council will hold a public hearing on **Tuesday, July 12, 2011 at 7:00 p.m.**, or as soon as the agenda permits, in the City Council Chambers, 409 South Main Street, Harrisonburg, Virginia, to consider the following:

***Rezoning/Master Plan Amendment – VMRC Woodland Greenhouses 2011 Amendment***

Public hearing to consider a request from Virginia Mennonite Home, Inc. to amend an approximate 6.39 +/- acre portion of the Virginia Mennonite Retirement Community master planned complex. The request is to make amendments for planned development on property known as the Woodland facility and the adjacent open space and single family homes located at 1301 Virginia Avenue and 1301, 1304, 1305, 1307, 1308, 1309, 1311, & 1321 Woodland Drive. The property is zoned R-3, Medium Density Residential District along with an Institutional Overlay District and can be found on tax map 52-A-1.

Maps and other information are available for review in the Community Development Department, 409 South Main Street, 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 City Manager at least five (5) days prior to the date of the meeting.

CITY OF HARRISONBURG
Kurt D. Hodgen
City Manager

6/27; 7/5

## TRUSTEE'S SALE OF
### 7431 LILLY SQUARE, Dayton, VA 22821

In execution of a Deed of Trust in the original principal amount of $121,400.00, with an annual interest rate of 4.7500% from CURTIS R. CONLEY AND ERICA R. CONLEY dated November 5, 2002, recorded among the land records of the Circuit Court for the COUNTY OF ROCKINGHAM as Deed Book/ Instrument # 2161 AT PAGE 721, the undersigned appointed Substitute Trustee will offer for sale at public auction on the side of the Circuit Court building for the County of Rockingham facing Bank of America located in Court Square, Harrisonburg, Virginia on August 15, 2011 at 12:30 PM, the property with improvements to wit:

LOT SEVEN (7), BLOCK B, UPON A PLAT ENTITLED LILLY GARDENS, SECTION II, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA, IN DEED BOOK 341, PAGE 674.

AND further described in the above Deed of Trust. (Tax Map No. 90B-2-B-B-L7)

THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

TERMS OF SALE: ALL CASH. A bidder's deposit of $12,100.00 or 10% of the sale price, whichever is lower, will be required in cash, certified or cashier's check. Settlement within fifteen (15) days of sale, otherwise Trustees may forfeit deposit. Additional terms to be announced at sale. Loan type: **FHA.** Trustee's File No. 11-217767V.
PROFESSIONAL FORECLOSURE CORPORATION OF VIRGINIA, Substitute Trustees, C/O Shapiro & Burson, LLP, 236 Clearfield Avenue, Suite 215, Virginia Beach, VA 23462 (757) 687-8777

## TRUSTEE'S SALE OF
### 10976 JOHN KLINE LANE, Broadway, VA 22815

In execution of a Deed of Trust in the original principal amount of $131,950.00, with an annual interest rate of 6.1200% from RONALD W. DELAWDER AND DAWN G. DELAWDER dated November 28, 2006, recorded among the land records of the Circuit Court for the COUNTY OF ROCKINGHAM as Deed Book/Instrument # 2992 PAGE 258, the undersigned appointed Substitute Trustee will offer for sale at public auction on the side of the Circuit Court building for the County of Rockingham facing Bank of America located in Court Square, Harrisonburg, Virginia on July 18, 2011 at 12:30 PM, the property with improvements to wit:

CONTAINING 1.2673 ACRES, MORE OR LESS, SITUATE AND FRONTING ON THE NORTHEASTERN SIDE OF STATE HIGHWAY NO. 880, ABOUT 1/2 MILE NORTH OF CHERRY GROVE CHURCH OF THE BRETHREN AND ABOUT 5 MILES WEST OF THE TOWN OF BROADWAY, LINVILLE DISTRICT, ROCKINGHAM COUNTY, VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED ON THAT CERTAIN DEED OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROCKINGHAM COUNTY, VIRGINIA, IN DEED BOOK 567, PAGE 696.

AND further described in the above Deed of Trust. (Tax Map No. 50-(A)-L55C)

THIS COMMUNICATION IS FROM A DEBT COLLECTOR.

TERMS OF SALE: ALL CASH. A bidder's deposit of $13,100.00 or 10% of the sale price, whichever is lower, will be required in cash, certified or cashier's check. Settlement within fifteen (15) days of sale, otherwise Trustees may forfeit deposit. Additional terms to be announced at sale. Loan type: **Conventional.** Trustee's File No. 10-194604D.

PROFESSIONAL FORECLOSURE CORPORATION OF VIRGINIA, Substitute Trustees, C/O Shapiro & Burson, LLP, 236 Clearfield Avenue, Suite 215, Virginia Beach, VA 23462 (757) 687-8777