

## **Bridgewater Subdivision Seeks Duplex Zoning OK**

### **Three Seek Election**

Joint Public Hearing Tuesday On Mill View Estates' Request

**By NOLAN STOUT**

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**HARRISONBURG** — There's only one way for Mill View Estates to build duplexes: a rezoning and a permit.

Bridgewater Town Council will hold a joint public hearing with the Planning Commission at its meeting Tuesday — Election Day — at the Bridgewater Community Center, 201 Greene St. Good news for voters: Tuesday's meeting and hearing starts at 7 p.m., just as polls close. And Bridgewater's voting precinct is at the community center so residents can cast a ballot and head to council chambers. Mill View, near the northeastern town limits, is seeking to rezone less than an acre — 0.73 to be exact — from residential R-2 to R-3, which has different permitted uses, according to Zoning Administrator Patrick Wilcox.

The subdivision wants to put duplexes on

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— **PATRICK WILCOX**

BRIDGEWATER ZONING ADMINISTRATOR

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three lots near Dry River Road, Wilcox said. The lots are 25 feet short of the 125-foot depth required on a parcel for duplexes in town code.

“Even though duplexes are allowed, and in every other way the lots are big enough, they do not have the lot depth,” Wilcox said.

The special-use permit request, which is contingent on the rezoning being approved, would allow “village homes” on the lot, Wilcox said. Village homes are essentially duplexes on smaller lots, he said, but only are allowed in the R-3 zoning designation and with a special-use permit.

“That's the only way,” Wilcox said.

Both hearings are being held at the same meeting for convenience, he said.

“We’re not going to make them come to a public hearing to rezone it this month and then come to a public hearing next month for the special-use permit,” he said.

Tuesday also will be the penultimate meeting for two longtime council members.

Both Mayor Hallie Dinkel and Councilwoman Rosetta Harris are not seeking re-election. Harris has served on council for 28 years while Dinkel has been mayor for 19 years following a seven-year council stint.

Two councilmen — Bill Miracle and Steve Schofield — are seeking re-election Tuesday, but Schofield’s race will be more conventional than Miracle’s.

Miracle, executive assistant to the president at Bridgewater College, is running a write-in campaign because his paperwork to get on the ballot was notarized before he obtained and submitted the state-mandated 125 signatures from registered voters to the Rockingham County Voter Registrar’s Office. The mistake rendered some of his signatures invalid.

Travis Bowman, 37, an agent with Old Dominion Realty in Harrisonburg, is the only other candidate running in Tuesday’s election. He will replace Harris on council.

Councilman Ted Flory also is running unopposed for mayor to replace Dinkel.

Flory’s term runs through 2018 and council would have to appoint someone to fill his seat. Virginia code requires the seat be filled 45 days after it is vacated. The appointee would have to run in a special election to fill the remainder of the term.

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