

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, September 12, 2023, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Special Use Permit – 315 South Dogwood Drive (To Allow Child Day Care Centers in R-1)***

Public hearing to consider a request from Trustees Harrisonburg First Church of the Brethren for a special use permit per Section 10-3-34 (1) of the Zoning Ordinance to allow child day care centers in the R-1, Single-Family Residential District. The +/- 5.5-acre property is addressed as 315 South Dogwood Drive and is identified as tax map parcel 24-A-28.

***Special Use Permit – 80 Ashby Avenue (To Allow Manufacturing, Processing, and Assembly Operations in B-2 and B-2C)***

Public hearing to consider a request from Fast Lane Auto Tech LLC for a special use permit per Section 10-3-91 (1) of the Zoning Ordinance to allow manufacturing, processing and assembly operations when not employing more than fifteen (15) persons on the premises in a single shift and provided that all storage and activities are conducted within a building in the B-2, General Business District and B-2C, General Business District Conditional District. The +/-21,800-square foot property is addressed as 80 Ashby Avenue and is identified as tax map parcel 41-C-44.

***Rezoning – 215 Pear Street (R-1 to R-8)***

Public hearing to consider a request from Karwan K. Saeed to rezone a +/- 27,000 square foot property from R-1, Single Family Residential to R-8, Small Lot Residential. The parcel is addressed as 215 Pear Street and is identified as tax map parcel 111-A-9.

***Rezoning – 1205 Hillcrest Drive (R-1 to R-8C)***

Public hearing to consider a request from Mark Daniel Williams and Andrea Jane Williams to rezone a +/- 8,600 square foot property from R-1, Single Family Residential to R-8C, Small Lot Residential Conditional. The parcel is addressed as 1205 Hillcrest Drive and is identified as tax map parcel 18-Q-1.

***Rezoning – 11, 21, 31 Elon Rhodes Lane, 241 Commerce Drive, and 298 East Washington Street (R-3 and B-2C to R-5C)***

Public hearing to consider a request from Harrisonburg Redevelopment and Housing Authority to rezone a +/- 2.5-acre property from R-3, Medium Density Residential and B-2C, General Business District Conditional to R-5C, High Density Residential Conditional. The property is addressed as 11, 21, 31 Elon Roads Lane, and 241 Commerce Drive, and 298 East Washington Street and is identified as tax map parcel numbers 41-Q-4, 4A, and 6.

***Special Use Permit – 11, 21, 31 Elon Rhodes Lane, 241 Commerce Drive, and 298 East Washington Street (To Allow Multiple-Family Dwellings of More Than 12 Units Per Building in R-5)***

Public hearing to consider a request from Harrisonburg Redevelopment and Housing Authority for a special use permit per Section 10-3-55.4 (1) to allow multiple-family dwellings of no more than twelve (12) units per building in the R-5, High Density Residential District. The property is addressed as 11, 21, 31 Elon Roads Lane, and 241 Commerce Drive, and 298 East Washington Street and is identified as tax map parcel numbers 41-Q-4, 4A, and 6.

***Rezoning – 210, 280, and 290 West Mosby Road (R-2, R-2C and B-2C to R-5C)***

Public hearing to consider a request from Daniel W. and Nancy R. Brubaker Trustees and Bluestone Land Company; D&N LLC to rezone a +/- 12-acre site from R-2, Residential District; R-2C, Residential District Conditional; and B-2C, General Business Conditional to R-5C, High

Density Residential District Conditional. The request includes portions of properties addressed as 210, 290, and 280 West Mosby Road, which are identified as tax map parcel numbers 7-C-2 and 3.

***Special Use Permit – 210, 280, and 290 West Mosby Road (To Allow Multiple-Family Dwellings of More Than 12 Units Per Building in R-5)***

Public hearing to consider a request from Daniel W. and Nancy R. Brubaker Trustees and Bluestone Land Company; D&N LLC for a special use permit per Section 10-3-55.4 (1) to allow multiple-family dwellings of no more than twelve (12) units per building in the R-5, High Density Residential District. The request includes portions of properties addressed as 210, 290, and 280 West Mosby Road, which are identified as tax map parcel numbers 7-C-2 and 3 and total 12-acres.


***Special Use Permit – 210, 280, and 290 West Mosby Road (To Allow Multiple-Family Buildings Greater Than 4 Stories and/or 52 Feet in Height in R-5)***

Public hearing to consider a request from Daniel W. and Nancy R. Brubaker Trustees and Bluestone Land Company; D&N LLC for a special use permit per Section 10-3-55.4 (2) to multiple-family buildings greater than four (4) stories in height and/or fifty-two (52) feet in height in the R-5, High Density Residential District. The request includes portions of properties addressed as 210, 290, and 280 West Mosby Road, which are identified as tax map parcel numbers 7-C-2 and 3 and total 12-acres.


Applications and other information are available for review by contacting the Department of Community Development, 409 South Main Street, Monday through Friday, 8:00 a.m. to 5:00 p.m. Please call (540) 432-7700 to obtain a copy by email or by appointment.

Pursuant to Harrisonburg City Code Section 2-2-6, the City of Harrisonburg City Council will hold a meeting on the above mentioned date in City Council Chambers, 409 South Main Street, Harrisonburg, VA. The agenda will be posted at <https://harrisonburg-va.legistar.com/Calendar.aspx>. Interested parties may watch the Council meeting, including the public hearing, on Public Education Government Channel 3 or on the City's website, <https://harrisonburg-va.legistar.com/Calendar.aspx>.

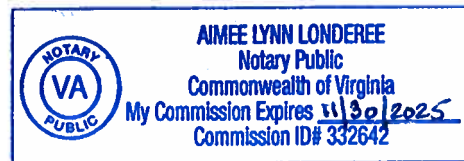
Given under my hand this 14 day of August, 2023

  
\_\_\_\_\_  
City Clerk

Subscribed and sworn to before me this 14<sup>th</sup> day of August, 2023 a Notary Public in and for the Commonwealth of Virginia.

  
\_\_\_\_\_  
Notary

My commission expires 11/30/2025



7 A 5

MILLWOOD CONDOMINIUM UNIT  
OWNERS ASSOCIATION  
PO BOX 2215  
HARRISONBURG VA22801

7 C 2

BRUBAKER DANIEL W NANCY R  
TRUSTEES  
210 VIRGINIA AVE APT 302  
BRIDGEWATER VA22812

Administration Center  
20 East Gay Street  
Harrisonburg, VA 22802

7 C 3

BLUESTONE LAND COMPANY INC; D  
& N LLC  
150 W MOSBY RD  
HARRISONBURG VA22801

*W Mosby*

7 C 2

BRUBAKER DANIEL W NANCY R  
TRUSTEES  
210 VIRGINIA AVE APT 302  
BRIDGEWATER VA22812

111 A 1

FAULS RANDALL A STORMY D  
80 CAPTAIN SHANDS RD  
WEYERS CAVE VA24486

111 A 1

FAULS RANDALL A STORMY D  
80 CAPTAIN SHANDS RD  
WEYERS CAVE VA24486

111 A 9

KARWAN K SAEED  
2431 MILLWOOD LOOP  
HARRISONBURG VA22801

8 H 14

CITY OF HARRISONBURG  
409 S MAIN ST  
HARRISONBURG VA22801

8 H 15

KAINOS LLC  
3875 MT CLINTON PIKE  
HARRISONBURG VA22802

7 C 2

BRUBAKER DANIEL W NANCY R  
TRUSTEES  
210 VIRGINIA AVE APT 302  
BRIDGEWATER VA22812

111 A 2-A

ESPARZA ROCHELLE WINKEY  
LAURENCIO  
255 PEAR ST  
HARRISONBURG VA22801

111 A 2

KENNETH W FAULS JR; RANDY A  
FAULS  
38 SHEN VALLEY DR  
WEYERS CAVE VA24486

111 A 4

HAROLD E SEWARD TR; HAROLD E  
SEWARD TRUST  
3777 OTTOBINE RD  
DAYTON VA22821-2824

111 A 8

PITSENBARGER GARLAND ROSE  
ANN  
2825 PIN OAK DR  
ROCKINGHAM VA22801

7 A 7

ALAINA ROSE PFEIFFER; PAUL J PFEIFFER  
127 DRY RIVER RD  
BRIDGEWATER VA22812

111 A 10

EYE JAMES E CAROLYN W  
211 PEAR ST  
HARRISONBURG VA22801

7 B 6

J & D GROUP LLC  
PO BOX 717  
DAYTON VA22821

7 C 7

BLUE STONE LAND COMPANY INC  
210 VIRGINIA AVE APT 302  
BRIDGEWATER VA22812

6 B 1

TOLSON FAMILY LIMITED PARTNERSHIP  
OF HARRISONBURG  
1198 WESTMORELAND DR  
HARRISONBURG VA22801

7 C 2

BRUBAKER DANIEL W NANCY R  
TRUSTEES  
210 VIRGINIA AVE APT 302  
BRIDGEWATER VA22812

7 E 6

MILLWOOD CONDO 2 UNIT OWNERS  
ASSOCIATION  
PO BOX 2215  
HARRISONBURG VA22802

7 E 0

MOSBY OPPORITUNITY FUND LLC  
PO BOX 71  
HARRISONBURG VA22803

7 C 1

RIADH S MAMUND  
140 W MOSBY RD  
HARRISONBURG VA22801

BRUBAKER DANIEL W NANCY R  
TRUSTEES  
210 VIRGINIA AVE APT 302  
BRIDGEWATER, VA 22812

EYE JAMES E CAROLYN W  
211 PEAR ST  
HARRISONBURG, VA 22801

SHICKEL GARY WINE & OTHERS  
32 SOUTH GATE CT SUITE 101  
HARRISONBURG , VA 22801

NICHOLS DEAN M & OTHERS  
TRUSTEES  
32 SOUTHGATE CT STE 101  
HARRISONBURG, VA 22801

KARWAN K SAEED  
2431 MILLWOOD LOOP  
HARRISONBURG, VA 22801

*Pear*

Administration Center  
20 East Gay Street  
Harrisonburg, VA 22802

18 N 3

SPIELMAN GUY & DOROTHEE  
POLANZ  
1155 HILLCREST DR  
HARRISONBURG VA22802

*Hillcrest*

18 Q 1

MARK DANIEL WILLIAMS; ANDREA  
JANE WILLIAMS  
1205 HILLCREST DR  
HARRISONBURG VA22801

18 N 2

GOELLER CRAIG J JR  
150 E FAIRVIEW AVE  
HARRISONBURG VA22801

18 S 1

DRIVER DAVID W  
1150 HILLCREST DR  
HARRISONBURG VA22801

18 S 3

DEATON MICHAEL L JOETTA H  
1210 HILLCREST DR  
HARRISONBURG VA22801

18 Q 2

WITMER ANDREW D MAUREEN E  
1215 HILLCREST DR  
HARRISONBURG VA22801

18 Q 1

MARK DANIEL WILLIAMS; ANDREA  
JANE WILLIAMS  
1205 HILLCREST DR  
HARRISONBURG VA22801

18 Q 15

JANET PRITCHARD SALLAH  
TRUSTEE; JANET PRITCHARD  
SALLAH TRUST  
1210 MOFFETT TERRACE  
HARRISONBURG VA22801

ROSENHOUSE JASON D  
570 ELMWOOD DR  
HARRISONBURG VA22801

24 A 27

TRUSTEES 1ST CHURCH BRETHREN  
315 S DOGWOOD DR  
HARRISONBURG VA22801

24 A 28

*dogwood*

PETERSON CONNIE L  
306 S DOGWOOD DR  
HARRISONBURG VA22801

24 D 2

MICHAEL H HARLOW  
334 S DOGWOOD DR  
HARRISONBURG VA22801

24 D 17

MARTZ WILLIAM R DONNA K  
3255 CLEMENT DR  
HARRISONBURG VA22801

24 D 16

MARTZ WILLIAM R DONNA K  
3255 CLEMENT DR  
HARRISONBURG VA22801

24 D 16

SHAMI R PIZARRO; ELPIDIO PIZARRO  
328 S DOGWOOD DR  
HARRISONBURG VA22801

24 D 15

PIZARRO ELPIDIO E SHAMI R  
328 S DOGWOOD ST  
HARRISONBURG VA22801

24 D 14

KIMSEY MARY BUSKEN  
326 S DOGWOOD DR  
HARRISONBURG VA22801

24 D 13

SMITH CLIFFORD E & PATRICIA ROSE  
SOKOL  
324 S DOGWOOD DR  
HARRISONBURG VA22801

24 D 12

DORSEY L FITZWATER  
322 S DOGWOOD DR  
HARRISONBURG VA22801

24 D 11

KEPNER BRENDA JEANNE  
320 S DOGWOOD DR  
HARRISONBURG VA22801

24 D 10

CARMEN NIDIA GONZALEZ  
318 S DOGWOOD DR  
HARRISONBURG VA22801

24 D 9

BURACKER ALLEN L VICTORIA L  
316 S DOGWOOD DR  
HARRISONBURG VA22801

24 D 8

VARNER GEORGE DAVID JR  
314 S DOGWOOD DR  
HARRISONBURG VA22801

24 D 7

NELSON ROY G & RITA LONGWORTH  
312 S DOGWOOD DR  
HARRISONBURG VA22801

24 D 6

READ JOHN D CAITLYN L  
310 S DOGWOOD DR  
HARRISONBURG VA22801

24 D 5

MUTREJA PIYUSHA  
501 S DOGWOOD DR  
HARRISONBURG VA22801

24 A 19

SKINNER MARY ELIZABETH  
506 S DOGWOOD DR  
HARRISONBURG VA22801

24 C 28

READ JOHN D CAITLYN L  
310 S DOGWOOD DR  
HARRISONBURG VA22801

24 D 4

LOVELESS DANIEL E  
308 S DOGWOOD DR  
HARRISONBURG VA22801

24 D 3

CITY OF HBURG WESTOVER PARK  
345 S MAIN ST  
HARRISONBURG VA22801

36 P 1



DEAN H GEORGE TR; DEAN H  
GEORGE TRUST  
1348 NORTHAMPTON CT  
HARRISONBURG VA22801

41 Q 3

COMMERCE VILLAGE LLC; C/O  
VIRGINIA HOUSING DEVELOP  
AUTHORITY  
PO BOX 5127  
RICHMOND VA23220-6500

41 Q 6

Administration Center  
20 East Gay Street  
Harrisonburg, VA 22802

*Com Village*

PLEASANT VIEW INC  
PO BOX 426  
BROADWAY VA22815

41 Q 1

CITY OF HBURG SCHOOL BOARD  
1 COURT SQ  
HARRISONBURG VA22801

33 E 10

PARK CREST TOWNHOMES  
PROPERTY OWNERS ASSOCIATION  
202 N LIBERTY ST STE 101  
HARRISONBURG VA22801

41 R 0

PARK CREST TOWNHOMES  
PROPERTY OWNERS ASSOCIATION  
202 N LIBERTY ST STE 101  
HARRISONBURG VA22801

41 R 0

SOWN LLC  
350 MONTE VISTA  
HARRISONBURG VA22802

41 R 7

PARK CREST TOWNHOMES  
PROPERTY OWNERS ASSOCIATION  
202 N LIBERTY ST STE 101  
HARRISONBURG VA22802

41 R 0B

41 L 11

LONEWOLF ACQUISITIONS LLC; C/O  
PRIORITY PROPERTY MANAGEMENT  
737 E MARKET ST  
HARRISONBURG VA22801

80 Ashby

41 C 41

FRIENDLY CITY DEVELOPMENT LLC  
PO BOX 245  
BRIDGEWATER VA22812

41 L 7

TONANCY LLC  
1910 RHIANON LA  
HARRISONBURG VA22802

41 C 42

SHOMO SONYA LORRAINE  
90 ASHBY AVE  
HARRISONBURG VA22802

41 C 41A

TWELVE21 LLC  
310 AMHERST ST  
WINCHESTER VA22601

41 C 41

FRIENDLY CITY DEVELOPMENT LLC  
PO BOX 245  
BRIDGEWATER VA22812

41 C 44

FAST LANE AUTO TECH LLC  
80 ASHBY AVE  
HARRISONBURG VA22802

41 C 41A

TWELVE21 LLC  
310 AMHERST ST  
WINCHESTER VA22601