

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, March 8, 2022, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Rezoning – 765 East Market Street, and Properties along East Market Street and Franklin Street (B-2 and R-2 to R-5C) (The Edge Apartments)

Public hearing to consider a request from Joyce A. Shultz and Joyce A. Shultz MD Living Trust with representatives Bluestone Land LLC to rezone 23 parcels from B-2, General Business District and R-2, Residential District to R-5C, High Density Residential District Conditional. The Zoning Ordinance states 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. The R-2, Residential District is intended for medium-density, single-family and duplex residential development. 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 the R-5 district are multifamily, 1,800 sq. ft. minimum/unit; multifamily quadrplex, 3,000 sq. ft. minimum/unit; and townhouse, 2,000 sq. ft. minimum/unit. The Comprehensive Plan designates this site as Mixed Use. Mixed Use areas are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The site totals +/- 6.48 acres, is addressed as 765 East Market Street, East Market Street, and Franklin Street, is identified as tax map parcels 28-K-1 through 4, 28-K-9 through 18, and 28-K-20 through 28.

Special Use Permit - 765 East Market Street, and Properties along East Market Street, and Franklin Street (Section 10-3-55.4 (1) to Allow Multi-Family Dwellings of More Than Twelve Units Per Building) (The Edge Apartments)

Public hearing to consider a request from Joyce A. Shultz and Joyce A. Shultz MD Living Trust with representatives Bluestone Land LLC 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 totals +/- 6.48 acres, is addressed as 765 East Market Street, East Market Street, and Franklin Street, is identified as tax map parcels 28-K-1 through 4, 28-K-9 through 18, and 28-K-20 through 28.

Rezoning – 1381 Little Sorrell Drive (R-3C to B-2C)

Public hearing to consider a request from Mountain View Apartments LLC with representatives Harrisonburg Community Health to rezone a parcel from R-3C, Medium Density Residential District Conditional to B-2C, General Business 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 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. The Comprehensive Plan designates this site as Limited Commercial. These areas are suitable for commercial and professional office development but in a less intensive approach than the Commercial designation. These areas need careful controls to ensure compatibility with adjacent land uses. The +/- 37,000 square foot property is addressed as 1381 Little Sorrell Drive and is identified as tax map parcel 88-H-8.

Zoning Ordinance Amendment – To Amend Off-Street Vehicle and Bicycle Parking Requirements for “Community Buildings” and “Community Centers”

Public hearing to consider amending off-street vehicle and bicycle parking requirements in Article G for community building and community center uses.

Please note that in accordance with an Emergency Continuity of Governance Resolution adopted by City Council on January 11, 2022, members of the public are not permitted in Council Chambers due to the COVID-19 pandemic, but are encouraged to participate and express their views electronically by emailing comments to <https://www.harrisonburgva.gov/agenda-comments> or by calling in during the public hearing at the telephone number to be listed on the agenda.

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>.

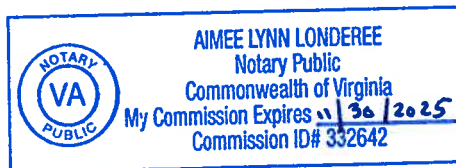
Given under my hand this 15 day of February, 2022



Subscribed and sworn to before me this 15th day of February, 2022, a Notary Public in and for the Commonwealth of Virginia.



My commission expires 11/30/2025



88 H 8 R-3C 88 I 7 B-2C
MOUNTAIN VIEW APARTMENTS LLC
PO Box 64
BRIDGEWATER, VA 22812

88 G 7 B-2C
HURG COMM HEALTH CENTER
PO Box 308
HARRISONBURG, VA 22803

88 G 6 R-1
KARWAN SAED SADIA SAED
1360 LITTLE SORREL DRIVE
HARRISONBURG, VA 22801

88 H 9 R-1
Gloria Benny Stout
1360 Wine Drive
Harrisonburg, VA 22801

88 I 6 R-1
TONY SUAREZ
1365 WINE DR
HARRISONBURG, VA 22801

88 I 8 B-2C
HURG COMM LLC
PO Box 807
HARRISONBURG, VA 22803

COUNTY OF ROCKINGHAM
ATTN: STEPHEN KING
PO Box 1252
HARRISONBURG, VA 22803

88-H-6
Darwish Khaleel
1361 Little Sorrell Dr
Harrisonburg, VA 22801

RZ 1381 Little
Sorrell Drive

Schultz Joyce A MD
 Living Trust
 425 Sherwood Forest Dr
 Hayesville, NC 28904

27-U 1 R-2
 Auckerman Prop. LLC
 222 West Bank St
 Bridgewater, VA 22812

27 U 4 R-2
 Luginbyhl Terri
 608 Franklin St
 Harrisonburg, VA 22801

27 U 7 R-2
 Watson Prop Holdings LLC
 3444 S Stroud Terrace
 Inverness, FL 34450

27 U 10 R-2
 Byrne Jonathan Bonnie
 1114 Floyd Ave
 Richmond, VA 23220

27 K 4 R-2
 Demochkin Sergey Natalya
 615 Franklin St
 Harrisonburg, VA 22801

27 K 2 r-2
 Mitchell Wilma
 183 Crescent Dr
 Harrisonburg, VA 22801

28 J 19A B-2
 Project 33 LLC
 745 E Market St
 Harrisonburg, VA 22801

28 L 11 B-2
 Benincasa Dominico Barone Perinda
 814 Honeysuckle Lan
 Harrisonburg, VA 22802

28 K 28 R-3
 Requeno Juan Maria
 1503 Gordon Walters Dr
 Charlotte, NC 28213

Bluestone Land, LLC
 1821 Avon St, Suite 200
 Charlottesville, VA 22902

27 U 2 R-2
 Velanzon Jessica L
 604 Franklin St
 Harrisonburg, VA 22801

27 U 5 R-2
 Lee Harriet C/O Harriet Welch
 2541 Autumn Lane
 Harrisonburg, VA 22801

27 U 8 R-2
 Dudley Robert L
 PO Box 268
 Harrisonburg, VA 22803

27 U 11 R-2
 Caracofe Christopher Almanda
 1390 Kentshire Dr
 Harrisonburg, VA 22801

27 K 5 R-2
 Baldwin Dale Lineweaver Kitty
 163 Crescent Dr
 Harrisonburg, VA 22801

28 J 12 B-2
 Rockingham Mutual Ins Co.
 633 E Market St
 Harrisonburg, VA 22801

28 J 6 7 18 19 B-2
 Gambit LLC Family Dollar St Inc
 500 Volvo Parkway
 Chesapeake, VA 23320

28 K 5-8 19-22 B-2
 RHam Exchange LLC
 779 E Market St
 Harrisonburg, VA 22801

27 L 11 R-3
 Nicol Carl Ofelia
 17750 Red Brush Rd
 Elkton, VA 22827

27 U 13, 14, 15 R-2
 Rolling Hills Townhouse
 612 Franklin St
 Harrisonburg, VA 22801

27 U 3 R-2
 Wenger Christopher Hurst Erin
 3456 Longbow Rd
 Keezletown, VA 22853

27 U 6 R-2
 Lobb Patricia
 612 Franklin St
 Harrisonburg, VA 22801

27 U 9 R-2
 Derek & Laurie Yoder
 618 Franklin St
 Harrisonburg, VA 22801

27 U 12 R-2
 Correa Isaias
 561 Franklin Street
 Harrisonburg, VA 22801

27 K 3 R-2
 Foltz Joyce Meyers Lisa
 173 Crescent Dr
 Harrisonburg, VA 22801

28 J 9 10 11 B-2
 Ridder Jackson Linda
 117 Wayside Dr
 Bridgewater, VA 22812

28 L 10 B-2
 Rollings Hills Hburg LLC
 PO Box 8
 Mt Jackson, VA 22842

28 K 23 B-2
 Elsy Maritza
 624 Hawkins St
 Harrisonburg, VA 22801

RZ ? SUP
 The Edge
 765 Market St

28 K 24 B-2
SABINO LLC
620 Hawkins St
Harrisonburg, VA 22801

28 K 25 26 B-2
Hawkins Street LLC
614 Hawkins St
Harrisonburg, VA 22801

28 K 27 R-3
BISMILLAH Investments LLC
608 Hawkins St
Harrisonburg, VA 22801