

STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, October 14, 2025 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Rezoning – 910 North Liberty Street (M-1 to B-2C)

A request from Anicira Veterinary Center to rezone a +/- 26,880-square foot property from M-1, General Industrial District to B-2C, General Business District Conditional. The property is addressed as 910 North Liberty Street and is identified as tax map parcel 40-B-2.

Rezoning – 1010 Garbers Church Road, 1645 Erickson Avenue, 1781 South High Street, and South Dogwood Drive (Bluestone Town Center) (Proffer Amendment, R-7)

Public hearing to consider a request from EP Harrisonburg Owner LLC and Cook Creek Church of the Brethren Cemetery to amend proffer No. 1(a)(ii) to change the language associated with for-purchase unit income restrictions. The proffer currently states “100% of the For-Purchase Units will be initially sold and restricted only to households with incomes between 80% and 120% of the Area Medium Income (AMI), as established and updated regularly by the U.S. Department of Housing and Urban Development (HUD).” The applicant is requesting to change “between 80% to and 120%” to “below 120%” or similar language. No changes to other proffers or to the master development plan are proposed. The site is zoned R-7, Medium Density Mixed Residential Planned Community District, is addressed as 1010 Garbers Church Road, 1645 and 1815 Erickson Avenue, 1781 South High Street, and South Dogwood Drive (although there is no property frontage along South High Street or South Dogwood Drive) and the properties are identified as tax map parcels 21-K-4 & 5; 115-B-1 & 4; and 117-C-3.

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. More information is available at www.harrisonburgva.gov/public-hearings. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 3 or 1084 and on the City’s website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Given under my hand this 19 day of September, 2025



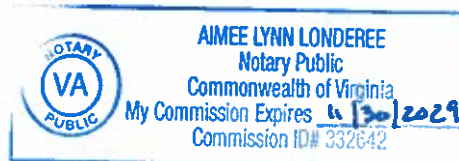
City Clerk

Subscribed and sworn to before me this 19th day of September, 2025 a Notary Public in and for the Commonwealth of Virginia.



Notary

My commission expires 11/30/2029



GABRIELA ZARATE CORTES &
SERGIO PEREZ PEDRAZA
1695 INDIAN TRAIL RD
KEEZLETOWN VA 22832

DAN C HALLING & ALLISON C
HALLING
8495 CONSERVANCY DR NE
ADA MI 49301

CARSON DARRYL M CONNIE H
1341 S DOGWOOD DR
HARRISONBURG VA 22801

LINETTE M WATKINS
1371 S DOGWOOD DR
HARRISONBURG VA 22801

HIDDEN CREEK DEVELOPMENT
343 WYNNWOOD LN
ROCKINGHAM VA 22801

POWELL ROY B AGNES G
513 HICKORY GROVE CIR
HARRISONBURG VA 22801

TRIANGLE INVESTMENTS LLC
1910 ERICKSON AVE SUITE 4
HARRISONBURG VA 22801

1737 ERICKSON LLC
235 NEWMAN AVE
HARRISONBURG VA 22801

LOWKEY PROPERTIES LLC
3518 EARTHSHINE WAY
ROCKINGHAM VA 22801

MARKET COMMONS LLC
3354 LAYER RD
MCGAHEYSVILLE VA 22840

DAVID BRUBAKER TR MARTHA W N
BRUBAKER TR & DAVID BRUBAKER
TRUST MARTHA W N BRUBAKER
TRUST
PO BOX 74
HBURG ROCK REG SEWER
AUTHORITY
345 S MAIN ST
HARRISONBURG VA 22801

WOLFE ROY V III TERRI S
1351 S DOGWOOD DR
HARRISONBURG VA 22801

JOHN K SWARTZENDRUBER &
EVONNE J SWARTZENDRUBER
1381 S DOGWOOD DR
HARRISONBURG VA 22801

EP HARRISONBURG OWNER LLC
1888 MAIN ST SUITE C163
MADISON MS 39110

CLARK E MARTIN & EDNA RHODES
MARTIN
5600 SWOPE RD
DAYTON VA 22821

RFP L L C
1751 ERICKSON AVE
HARRISONBURG VA 22801

CANLAW LLC
1741 ERICKSON AVE #A
HARRISONBURG VA 22801-8555

RFP LLC
1751 ERICKSON AVE
HARRISONBURG VA 22801

WAL-MART REAL ESTATE BUSINESS
TRUST
PO BOX 8050 MS 0555
BENTONVILLE AR 72716-0555

BENNETT JOHN S
1217 S DOGWOOD DR
HARRISONBURG VA 22801

INGRAM CAROL T
1331 S DOGWOOD DR
HARRISONBURG VA 22801

YODER EDWARD T LAURA A G
1361 S DOGWOOD DR
HARRISONBURG VA 22801

MACOMBER DAVID J BARBARA B
1391 S DOGWOOD DR
HARRISONBURG VA 22801

COOK CREEK CHURCH OF
BRETHREN CEMETERY
Unassigned
HARRISONBURG VA 22801

WHOLESALERS PROPERTY CO LLC
PO BOX 54786
LEXINGTON KY 40555

EMPLOYERS HEALTH RISK
CONSORTIUM LLC
205 S LIBERTY ST
HARRISONBURG VA 22801

CANTER JOHN W F
1490 BLUEWATER RD
HARRISONBURG VA 22801

1740 ERICKSON AVE LLC
3296 HILL GAP ROAD
BRIDGEWATER VA 22812

NRG ENTERPRISES LLC
1386 CUMBERLAND DR
HARRISONBURG VA 22801

FIRST ASSEMBLY OF GOD CHURCH
1310 GARBERS CHURCH RD
HARRISONBURG VA 22801

HOLDEN T CARTER JENNIFER M
920 GARBERS CHURCH RD
HARRISONBURG VA 22801

HARRISONBURG CITY SCHOOL
BOARD
317 S MAIN ST
HARRISONBURG VA 22801

COUNTY OF ROCKINGHAM
ATTN: COUNTY ADMINISTRATOR
PO BOX 1252
HARRISONBURG, VA 22803

JERLINSKI DAVID J ELIZABETH M
880 GARBERS CHURCH RD
HARRISONBURG VA 22801

MILLER TONY
900 N LIBERTY ST
HARRISONBURG VA 22801

ANICIRA VETERINARY CENTER
1992 MEDICAL AVE
HARRISONBURG VA 22801

LIND MYRON D JOYCE PEACHEY
2141 LAKE TERRACE DR
HARRISONBURG VA 22802

INTERGRITY REAL ESTATE CO
296 MONROE ST
HARRISONBURG VA 22802

HERNANDEZ, CINDY LIZETH
955 ROBERTS CT
HARRISONBURG VA 22802

NORMA FLORES RAMIREZ
PO BOX 4548
RICHMOND VA 22802

ROCKINGHAM PETROLEUM
COOPERATIVE INC
6606 WEST BROAD ST
RICHMOND VA 23230

ROCKINGHAM PETROLEUM
COOPERATIVE INC
6606 WEST BROAD ST
RICHMOND VA 23230