

STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, June 10, 2025 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 160 Carpenter Lane (To reduce required parking areas in M-1)

A request from Winchester Equipment Co for a special use permit per Section 10-3-97 (8) to reduce required parking areas to permit fewer than the required number of vehicle parking spaces provided that an amount of open space equal to the amount of space that would have been used for the required number of vehicle parking spaces is left available in the M-1, General Industrial District. The property is addressed as 160 Carpenter Lane and is identified as tax map parcel number 107-A-13.

Rezoning – 302 West Bruce Street (R-2 to R-8C)

Consider a request from Paul C. Riner to rezone a +/- 5,397-square foot property from R-2, Residential District to R-8C, Small Lot Residential District Conditional. The property is addressed as 302 West Bruce Street and is identified as tax map parcels 25-A-1.

Rezoning (Proffer Amendment) – 865 Port Republic Road (B-2C)

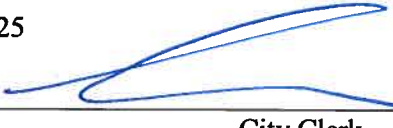
Consider a request from 865 East LLC to amend proffers for a +/- 5.45-acre property zoned B-2C, General Business District Conditional. The property is addressed as 865 Port Republic Road and is identified as tax map parcel 92-F-1.

Special Use Permit – 865 Port Republic Road (To Allow Reduction in Required Side and/or Rear Yard Setbacks in B-2)

Consider a request from 865 East LLC for a special use permit per Section 10-3-91 (9) to allow reduction in required side and/or rear yard setbacks in the B-2, General Business District. The +/- 5.45-acre property is addressed as 865 Port Republic Road and is identified as tax map parcel 92-F-1.

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 27 day of May, 2025



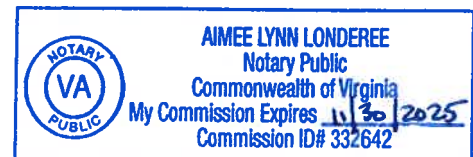
City Clerk

Subscribed and sworn to before me this 27th day of May, 2025 a Notary Public in and for the Commonwealth of Virginia.



Notary

My commission expires 11/30/2025



1191 DEVON LANE GROUP OWNER
LLC
7500 RIALTO BLVD BLDG II STE 290
AUSTIN TX 78735

1452 DEVON LANE LLC
39907 ASSAWOMAN ST
BETHANY BEACH DE 19930

AUTUMN PARK INVESTMENTS LLC
PO BOX 1584
HARRISONBURG VA 22801

D.KAY MILLER TRUSTEE
923 ROSEDALE DR
ROCKINGHAM VA 22801

DEVON LANE 131-133 LLC & C/O
COOPER REAL ESTATE GROUP
12633 CENTURION LN
FAIRFAX VA 22033

DEVONSHIRE VILLAGE
INVESTMENTS LLC
PO BOX 1584
HARRISONBURG VA 22803

GFI GLENSIDE LLC
15091 TAYLORS MILL PL
HAYMARKET VA 20169

GFI GLENSIDE LLC
15091 TAYLORS MILL PLACE
HAYMARKET VA 20169

JONES DOUGLAS A
1011 GREENDALE RD
HARRISONBURG VA 22801

MINGZHU WANG
3169 VERA VISTA PATH
ROCKINGHAM VA 22801

1317 DEVON LANE LLC
1011 GREENDALE RD
HARRISONBURG VA 22801

1468 DEVON LANE LLC
39907 ASSAWOMAN ST
BETHANY BEACH DE 19930

AUTUMN PARK INVESTMENTS LLC
PO BOX 1584
HARRISONBURG VA 22801

DCI PARTNERS LLC
1211 SULLY DR
HARRISONBURG VA 22801

DEVONSHIRE VILLAGE
INVESTMENTS LLC
PO BOX 1584
HARRISONBURG VA 22803

FEATHER BRANDON M
3602 LARCHMONT DR
ANNANDALE VA 22003

GFI GLENSIDE LLC
15091 TAYLORS MILL
HAYMARKET VA 20169

GFI GLENSIDE LLC
15091 TAYLORS MILL
HAYMARKET VA 20169

JONES DOUGLAS A
1011 GREENDALE RD
HARRISONBURG VA 22801

SEGANISH KENNETH D
10531 BIRNHAM RD
GREAT FALLS VA 22066

1450 DEVON LANE LLC
39907 ASSAWOMAN ST
BETHANY BEACH DE 19930

865 EAST LLC
PO BOX 2037
HARRISONBURG VA 22803

COILEY CHRISTOPHER J & MICHELLE
S & TROW SUZANNE L & BRIAN E
320 LAKEVIEW AVE
RINGWOOD NJ 07456

DEER RUN FW LLC
1985 CEDERBRIDGE AVE STE 1
LAKEWOOD NJ 08701

DEVONSHIRE VILLAGE
INVESTMENTS LLC
PO BOX 1584
HARRISONBURG VA 22803

GFI GLENSIDE LLC
15091 TAYLORS MILL PL
HAYMARKET VA 20169

GFI GLENSIDE LLC
15091 TAYLORS MILL PL
HAYMARKET VA 20169

HOH NORTHVIEW PROPERTY LLC
2 SCHOOL ST
RYE NY 10580

KIMBERLY BROWN
1305 DEVON LANE
HARRISONBURG VA 22801

SIMMONS TIMOTHY M REBECCA J
314 MOUNTAIN RUN RD
CHURCHVILLE VA 24421



TODD A HAYWARD & PRISCILLA D
HAYWARD
21851 INGLEWOOD CT
BROADLANDS VA 20148

WHITE CLIFFS PROPERTIES LLC
1043 SUNSET VIEW CT
FOREST VA 24551

TROW BRIAN E SUZANNE L
1233 MOSSY CREEK RD
BRIDGEWATER VA 22812

VOIGE WILLIAM HUNTLEY
1321 DEVON LANE
HARRISONBURG VA 22801

PAUL C RINER
1587 PORT REPUBLIC RD SUITE 3
HARRISONBURG VA 22801

WILKINSON MICHAEL COE KELLY J
4049 FLATROCK RD
QUICKSBURG VA 22847

HARRISON THOMAS S JONI M
305 W BRUCE ST
HARRISONBURG VA 22801

IVAN M SHIFFLETT & JAMIE L
SHIFFLETT
1135 LINCOLNSHIRE DR
HARRISONBURG VA 22802

MONGER JOHN H IV
1020 IMBODEN RD
MT CRAWFORD VA 22841

Bruce Street

MARTIN JONATHAN D
314 W BRUCE ST
HARRISONBURG VA 22801

COX LINDA M
287 W BRUCE ST
HARRISONBURG VA 22801



ELITE LAND LLC
60 CARPENTER LA
HARRISONBURG VA 22801

WINCHESTER EQUIPMENT CO
121 INDIAN HOLLOW RD
WINCHESTER VA 22603

SHENK WILLIAM R BRENDA C
121 CARPENTER LA
HARRISONBURG VA 22801

ENTERPRISE FOOD SERVICE INC
PO BOX 2085
HARRISONBURG VA 22801

DEYERLE HENRY P TRUSTEE
737 E MARKET ST
HARRISONBURG VA 22801

MULLIGAN'S GOLF CENTER
141 CARPENTER LN
HARRISONBURG, VA 22801

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

160 Carpenter

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SHENK WILLIAM R BRENDA C
121 CARPENTER LA
HARRISONBURG VA 22801

MULLIGAN'S GOLF CENTER
141 CARPENTER LN
HARRISONBURG, VA 22801

Easy Peel Address Labels
Bend along line to expose Pop-up Edge

WINCHESTER EQUIPMENT CO
121 INDIAN HOLLOW RD
WINCHESTER VA 22603

DEYERLE HENRY P TRUSTEE
737 E MARKET ST
HARRISONBURG VA 22801

5960 AVERY

ELITE LAND LLC
60 CARPENTER LA
HARRISONBURG VA 22801

ENTERPRISE FOOD SERVICE INC
PO BOX 2085
HARRISONBURG VA 22801

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