

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, Mach 26, 2024 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 1451 College Avenue (To Allow a Major Family Day Home)

Public hearing to consider a request from Flor Asuzena Bautista for a special use permit per Section 10-3-40 (6) of the Zoning Ordinance to allow a major family day home in the R-2, Residential District. The +/- 7,167-square foot property is addressed as 1451 College Avenue and is identified as tax map parcel 51-I-21.

Rezoning – 1211, 1225, 1245 & 1261 Port Republic Road (Weston Park) (R-1 to R-8C)

Public hearing to consider a request from PRR 1 LLC to rezone four parcels totaling a +/- 19.66-acres from R-1, Single Family Residential District to R-8C, Small Lot Residential District Conditional. The parcels are addressed as 1211, 1225, 1245 & 1261 Port Republic Road and are identified as tax map parcels 88-F-7, 8, 9 & 10.

Special Use Permit – 1211, 1225, 1245 & 1261 Port Republic Road (Weston Park) (To Allow Attached Townhomes of not More than 8 Units in the R-8)

Public hearing to consider a request from PRR 1 LLC for a special use permit per Section 10-3-59.4 (1) of the Zoning Ordinance to allow attached townhomes of not more than eight (8) units in the R-8, Small Lot Residential District. The +/- 19.66-acre property consists of four parcels addressed as 1211, 1225, 1245 & 1261 Port Republic Road and are identified as tax map parcels 88-F-7, 8, 9 & 10.

Rezoning – 705 & 707 North Main Street (M-1 to B-1C)

Public hearing to consider a request from Edwin E Joya to rezone a +/- 2,338-square foot portion of a +/- 20,300-square foot parcel from M-1, General Industrial District to B-1C, Central Business District Conditional. The parcel is addressed as 705 and 707 North Main Street and is identified as tax map parcel 40-T-8.

Rezoning – 2028 East Market Street (R-1 and B-2C to B-2C, Proffer Amendment)

Public hearing to consider a request from Aldi (N.C.) LLC to rezone a +/- 1.68-acre portion of a +/- 4.91-acre parcel from R-1, Single-Family Residential District and B-2C, General Business District Conditional to B-2C, General Business District Conditional. Existing proffers associated with the B-2C portion of the parcel would be amended. The parcel is addressed as 2028 East Market Street and is identified as tax map parcel 73-B-4.

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 on the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Given under my hand this 27th day of February, 2024

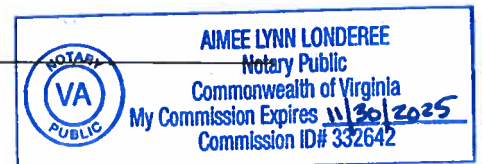


City Clerk

Subscribed and sworn to before me this 27th day of February, 2024 a Notary Public in and for the Commonwealth of Virginia.



Notary



My commission expires 11/30/2025

GIBSON KENNETH W
1317 PORT REPUBLIC RD
HARRISONBURG VA 22801

RODNEY & SYLVIA EAGLE TRUSTEES & RODNEY L
EAGLE & SYLVIA L EAGLE LIVING TRUST
1188 PORT REPUBLIC RD
HARRISONBURG VA 22801

TIMOTHY SCOTT BILLER & MICHELE P BILLER
210 GARBERS CHURCH RD
HARRISONBURG VA 22801

HIETT MATTHEW S
1510 APPLE RIDGE CT
HARRISONBURG VA 22801

POLEACOV ALEXANDR MARGARETA
1214 PORT REPUBLIC RD
HARRISONBURG VA 22801

JEREMY M ROSE & LESLEY H ROSE
1540 APPLE RIDGE CT
HARRISONBURG VA 22801

STEVEN K KOPP & JOANNE M KOPP
1530 APPLE RIDGE CT
HARRISONBURG VA 22801

JAMES C RUPE & HEATHER T RUPE
1520 APPLE RIDGE CT
HARRISONBURG VA 22801

SHICKEL JON F
1204 PORT REPUBLIC RD
HARRISONBURG VA 22801

LONG PAUL R DELORES W
1206 PORT REPUBLIC RD
HARRISONBURG VA 22801

JIMMY INTHAVONGXAY & BAYSY N
INTHAVONGXAY
1208 PORT REPUBLIC RD
HARRISONBURG VA 22801

JBD PROPERTIES LC
3909 CAVALRY LA
PENN LAIRD VA 22846

DANIELS STEVEN C
1212 PORT REPUBLIC RD
HARRISONBURG VA 22801

JOSHUA E HERRING & TAYLOR L JONES
1210 PORT REPUBLIC RD
HARRISONBURG VA 22801

PRR 1 LLC
20428 BOWFONDS ST
ASHBURN VA 20147

RADHEY LLC
121 BROADVIEW AVE
WARRENTON VA 20186

RAMIREZ ADOLFO MARIA
1310 PORT REPUBLIC RD
HARRISONBURG VA 22801

LE CHIEN D & PHUOC THI H TRAN
1170 PORT REPUBLIC RD
HARRISONBURG VA 22801

RIZVI REENA
1581 SKYLARK LA
HARRISONBURG VA 22801

QARADAGHI ALI OMER
1571 SKYLARK LA
HARRISONBURG VA 22801-7619

KUKOLJ PREDRAG GORDANA
1270 KING EDWARDS WAY
HARRISONBURG VA 22801

MILL RACE COURT LC
3909 CAVALRY LA
PENN LAIRD VA 22846

GANDHI HENNA T
1340 LITTLE SORREL DR
HARRISONBURG VA 22801

CHARLES S JARRELS & EMILY E RHODES
1350 LITTLE SORRELL DR
HARRISONBURG VA 22801

KARWAN SAED & SADIA M SAED
1360 LITTLE SORREL DR
HARRISONBURG VA 22801

JBD PROPERTIES LC
3909 CAVALRY LA
PENN LAIRD VA 22846

HARRISONBURG COMMUNITY HEALTH CENTER
INC
PO BOX 308
HARRISONBURG VA 22803

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INC
PO BOX 308
HARRISONBURG VA 22803

Administration Center
20 East Gay Street
Harrisonburg, VA 22802

Port

BYLER KEVIN R SANDRA J
1401 COLLEGE AVE
HARRISONBURG VA22802

51110

PAUL S COOK & GAY MARCILLE
FREDERICK
1481 N COLLEGE AVE
HARRISONBURG VA22801

51122

FLOR ASUZENA BAUTISTA
1451 COLLEGE AVE
HARRISONBURG VA22802

51121

HURST HOUSE LLC
575 SECOND ST
HARRISONBURG VA22802

51 B 7

EASTERN MENNONITE UNIVERSITY
1200 PARK RD
HARRISONBURG VA22802

51 B 1

BARRETT S HART JR
1219 PARKWAY DR
HARRISONBURG VA22802

5112

MILLER MARTIN R KAREN B
1218 WEST DOGWOOD DR
HARRISONBURG VA22802

5119

Administration Center
20 East Gay Street
Harrisonburg, VA 22802

College

73 C 3

CHRISTOPER WILLIAM S IRENE S CO-
TRUSTEES
PO BOX 182571
COLUMBUS OH43218

78 C 9

TAP INVESTMENTS LLC
PO BOX 6159
ROANOKE VA24017

73 B 1

SPOTSWOOD COUNTRY CLUB INC
1980 COUNTRY CLUB RD
HARRISONBURG VA22802

78 C 3

SM VALLEY MALL LLC
PO BOX 4085
SANTA MONICA CA90411

74 F 6

BI SKYLINE LLC
2050 M STREET NORTHWEST SUITE
800
WASHINGTON DC20036

73 B

ALDI (N.C.) LLC
2050 M STREET NORTHWEST SUITE
800
WASHINGTON DC20036

78 C 3C

SM VALLEY MALL LLC & ATT: EVAN
STAGGS/MACERICH RE TAX DEPT
PO BOX 4085
SANTA MONICA CA 90411

Market

41 N 2

COPPERPEN LC
716 N MAIN ST
HARRISONBURG VA22802

40 T 18

CENTER FOR HEALTH AND HUMAN
DEVELOPMENT
340 MARYLAND AVE
HARRISONBURG VA22801

40 T 7A

RIVERO-MARTINEZ JUAN ALFREDO
& MIRELLA RODRIGUEZ-SANCHEZ
16 W WASHINGTON ST
HARRISONBURG VA22802

40 T 10

HARRISONBURG REDEVELOPMENT &
HOUSING AUTHORITY
HARRISONBURG VA22803

40 T 7

JOYA EDWIN E
703 N MAIN ST
HARRISONBURG VA22802

40 T

PAVEL N KHOSHNAW NASRADEEN
AZIZ KHOSHNAW & MASSAUD M
RASHEED
1331 LITTLE SORREL DR
HARRISONBURG VA22801

N Main