

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, January 9, 2024 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Special Use Permit – 660 Walnut Lane (To Allow Boarding and Rooming Houses in R-3)***

Public hearing to consider a request from Craig D. Smith and Sue W. Smith for a special use permit per Section 10-3-48.4 (1) of the Zoning Ordinance to allow boarding and rooming houses, complying with conditions as defined and limited in occupancy by one person per designated bedroom unless otherwise specified within the special use permit. The +/- 16,486 square foot property is addressed as 660 Walnut Lane, is identified as tax map parcel 25-L-8A, and located in the R-3, Medium Density Residential District.

***Rezoning – 1182 Nelson Drive (R-1 to R-8C)***

Public hearing to consider a request from Richard Germroth and Alexandra Vilela to rezone a +/- 36,900-square foot portion of a +/- 37,962-square foot property from R-1, Single Family Residential District to R-8C, Small Lot Residential District Conditional. The property includes two parcels addressed as 1182 Nelson Drive and are identified as tax map parcels 83-B-6 & 16.

***Comprehensive Plan Map Amendment – 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road (Low Density Mixed Residential to Medium Density Mixed Residential)***

Public hearing to consider a request from Daniel R. and Naomi R. Shenk, Harrisonburg Cohousing LLC, and Brenda G. Castello & Ted A. Morris to amend the Comprehensive Plan's Land Use Guide map within Chapter 6 Land Use & Development Quality. The proposal is to amend +/- 9.3-acres of land from the Low Density Mixed Residential designation to Medium Density Mixed Residential. The first parcel is addressed as 640, 650, 660, 670, 680, 690, 700, & 710 Keezletown Road and is identified as 72-B-6. The second parcel is addressed as 730 Keezletown Road is identified as tax map parcels 72-B-7.

***Rezoning – 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road (R-1/R-3C/R-7 to R-5C/R-8C)***

Public hearing to consider a request from Daniel R. and Naomi R. Shenk, Harrisonburg Cohousing LLC, and Brenda G. Castello & Ted A. Morris to rezone a +/- 12.63-acre site consisting of three parcels from R-1, Single Family Residential District; R-3, Medium Density Residential District Conditional; and R-7, Medium Density Mixed Residential Planned Community District to R-5C, High Density Residential District Conditional and R-8C, Small Lot Residential District Conditional. The first parcel is addressed as 1816, 1820 Country Club Road and is identified as tax map parcel 72-B-4, and of which a +/- 0.85-acre portion is requested to be rezoned. The second parcel is addressed as 640, 650, 660, 670, 680, 690, 700, & 710 Keezletown Road and is identified as 72-B-6. The third parcel is addressed as 730 Keezletown Road is identified as tax map parcels 72-B-7.

***Special Use Permit – Portions of 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road (To Allow Multiple-Family of More than 12 Units Per Building in R-5)***

Public hearing to consider a request from Daniel R. and Naomi R. Shenk, Harrisonburg Cohousing LLC, and Brenda G. Castello & Ted A. Morris for a special use permit per Section 10-3-55 (1) of the Zoning Ordinance to allow multiple-family dwellings of more than twelve (12) units per building in the R-5, High Density Residential District. The +/-4.69-acre site includes portions of properties addressed as 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road and identified as tax map parcels 72-B-4, 6, and 7.

***Special Use Permit – Portions of 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road (To Allow Attached Townhomes of not More than 8 Units in the R-8)***

Public hearing to consider a request from Daniel R. and Naomi R. Shenk, Harrisonburg Cohousing LLC, and Brenda G. Castello & Ted A. Morris 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 two areas totaling +/-7.94-acres include portions of properties addressed as 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road and identified as tax map parcels 72-B-4, 6, and 7.

**Zoning Ordinance Amendment – Section 10-3-91 (9), Reduction in Required Side or Rear Yard Setbacks in B-2**

Public hearing to consider a request from 865 East LLC to amend Section 10-3-91 (9) of the B-2, General Business District. The proposed amendments would change the current language, which states “Reduction in required side yard setback to zero feet along the lot line of an adjoining lot or parcel zoned B-2 or M-1.” to state the following, or substantially similar language “Reduction in required side and/or rear yard setback to zero feet.”

**Rezoning – 865 Port Republic Road (R-5C to B-2C)**

Public hearing to consider a request from 865 East LLC to rezone a +/- 5.45-acre property from R-5C, High Density Residential District Conditional to 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 Multiple-Family and/or Mixed Use Buildings in B-2)**

Public hearing to consider a request from 865 East LLC for a special use permit per Section 10-3-91 (17) of the Zoning Ordinance to allow multiple-family and/or mixed use buildings 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.

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

Public hearing to consider a request from 865 East LLC for a special use permit per Section 10-3-91 (9) of the Zoning Ordinance to allow the reduction in required side and/or rear yard setback to zero (0) feet in the B-2, General Business District. Note that this special use permit is requested simultaneously with a Zoning Ordinance amendment request that, if approved, would amend the language of Section 10-3-91 (9). The +/- 5.45-acre property is addressed as 865 Port Republic Road and is identified as tax map parcel 92-F-1.

**Rezoning – 716, 720 & 722 Foley Road (R-3 to R-5C)**

Public hearing to consider a request from Devon Lane LLC to rezone a +/- 26,000-square foot portion of a +/- 1.06-acre property from R-3, Medium Density Residential District to R-5C, High Density Residential District Conditional. The property is addressed as 716, 720, and 722 Foley Road and is identified as tax map parcels 84-B-15 & 16.

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 21 day of December 2023



City Clerk

Subscribed and sworn to before me this 21<sup>st</sup> day of December, 2023 a Notary Public in and for the Commonwealth of Virginia



Notary

My commission expires

25 K 27

MONGER APARTMENTS INC; C/O R S  
MONGER & SONS INC  
265 CHESAPEAKE AVE  
HARRISONBURG VA22801

25 K 14

J M APARTMENTS L C  
265 CHESAPEAKE AVE  
HARRISONBURG VA22801

25 L 8A

SMITH D CRAIG SUE W  
594 S MAIN ST  
HARRISONBURG VA22801

25 L 12

HIGH POINT PROPERTIES LLC  
2403 MASSANETTA SPRINGS RD  
HARRISONBURG VA22801

25 L 5

VA BAPTIST BOARD MISSIONS &  
EDUCATION; C/O BGAV  
2828 EMERY WOOD PKWY  
RICHMOND VA23294

*Walnut*

25 K 1

VISITORS OF JAMES MADISON UNIV  
91 Alumnae Drive  
HARRISONBURG VA22807

SHAPIRO MARK

1181 NELSON DR

HARRISONBURG VA 22801

ISSAC W DRIVER & KRISTIE DRIVER

1180 NELSON DR

HARRISONBURG VA 22801

SETH MICHAEL J SOO-OK

1169 PORTLAND DR

HARRISONBURG VA 22801

RICHARD GERMROTH & ALEXANDRA VILELA

1182 NELSON DR

HARRISONBURG VA 22801

HORST ROBERT L SONIA J

1186 NELSON DR

HARRISONBURG VA 22801

GEARY PROPERTIES LLC

1138 NELSON DR

HARRISONBURG VA 22801

WRIGHT ZETHAN N & JOSIE L

1184 NELSON DR

HARRISONBURG VA 22801

SULLIVAN BRIAN A MALIA E

1171 PORTLAND DR

HARRISONBURG VA 22801

DAVID L DUNCAN & CLAUDETTE F DUNCAN

1175 PORTLAND DR

HARRISONBURG VA 22801

AKINTUNDE AKINYEMI & TAIWO AKINYEMI

1180-B NELSON DR

HARRISONBURG VA 22801

DAVID L DUNCAN & CLAUDETTE F DUNCAN

1175 PORTLAND DR

HARRISONBURG VA 22801

HORST ROBERT L SONIA J

1186 NELSON DR

HARRISONBURG VA 22801

THOMAS E BEPLER & ALJSON A LANIER

1173 PORTLAND DR

HARRISONBURG VA 22801

Administration Center

20 East Gay Street

Harrisonburg, VA 22802

Nelson

CH LLC  
1909 FINANCIAL DR  
HARRISONBURG VA 22801

MICHAEL G WILLI & BETHANY L WILLI  
1150 SMITHLAND RD  
ROCKINGHAM VA 22802

STANA LOGAN J  
620 KEEZLETOWN RD  
HARRISONBURG VA 22802

FAIRWAY VIEW LLC  
1880 COUNTRY CLUB RD  
HARRISONBURG VA 22802

HARRISONBURG COHOUSING LLC  
1315 HARMONY DR  
HARRISONBURG VA 22802

SPOTSWOOD COUNTRY CLUB INC  
1980 COUNTRY CLUB RD  
HARRISONBURG VA 22802

BZA SPOTSWOOD LLC & ATTN DEBORAH HALL  
604 BANYAN TRAIL  
BOCA RATON FL 33481

GREGORY M BOWMAN & ELLEN L BOWMAN  
735 KEEZLETOWN RD  
HARRISONBURG VA 22802

AUTUMN MARIE OREBAUGH  
750 KEEZLETOWN RD  
HARRISONBURG VA 22801

CHRISTOPHER A NEIL & RUTHANNE D NEIL  
655 KEEZLETOWN RD  
HARRISONBURG VA 22802

CHAD E WILCHER  
1740 COUNTRY CLUB RD  
HARRISONBURG VA 22802

Administration Center  
20 East Gay Street  
Harrisonburg, VA 22802

CHRISTOPHER A NEIL & RUTHANNE D NEIL  
655 KEEZLETOWN RD  
HARRISONBURG VA 22802

OWAH ANDREW E HENRIETTA Y  
1901 SPOTSWOOD TERRACE  
HARRISONBURG VA 22802

BARRON FRANK JOHN & CARMEN SUE  
630 KEEZLETOWN RD  
HARRISONBURG VA 22802

BRENDA G CASTELLO & TED A MORRIS  
114 TWIN HILLS LA  
FISHERSVILLE VA 22939

SHENK DANIEL R NAOMI R  
351 MONTICELLO AVE  
HARRISONBURG VA 22801

*Tuscan Village*

1428 DEVON LANE LLC  
39907 ASSAWOMAN ST  
BETHANY BEACH DE 19930

JAMES WALICEK  
1442 DEVON LA  
HARRISONBURG VA 22801

JONES DOUGLAS A  
1011 GREENDALE RD  
HARRISONBURG VA 22801

JONES DOUGLAS A  
1011 GREENDALE RD  
HARRISONBURG VA 22801

KIMBERLY BROWN  
1305 DEVON LANE  
HARRISONBURG VA 22801

1341 DEVON LANE LLC  
1341 DEVON LA  
HARRISONBURG VA 22801

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

MDH HOLDINGS  
1011 GREENDALE RD  
HARRISONBURG VA 22801

1191 DEVON LANE GROUP OWNER LLC  
NEW YORK NY 10036

1426 DEVON LANE LLC  
39907 ASSAWOMAN ST  
BETHANY BEACH DE 19930

1420 DEVON LANE LLC  
39907 ASSAWOMAN ST  
BETHANY BEACH DE 19930

Administration Center  
20 East Gay Street  
Harrisonburg, VA 22802

D.KAY MILLER TRUSTEE  
923 ROSEDALE DR  
ROCKINGHAM VA 22801

THOMPSON DEAN E S GEORGIE  
6019 WATCH HARBOUR DR  
MIDLOTHIAN VA 23112

JONES DOUGLAS A  
1011 GREENDALE RD  
HARRISONBURG VA 22801

FEATHER BRANDON M  
3602 LARCHMONT DR  
ANNANDALE VA 22003

GFI GLENSIDE LLC  
15091 TAYLORS MILL PL  
HAYMARKET VA 20169

REALTY DEVELOPMENT LLC  
4206 KNOX ROAD #B-3  
COLLEGE PARK MD 20740

COBLY A TROW BRIAN E TROW  
341 DIXIE AVE  
HARRISONBURG VA 22801

VOIGE WILLIAM HUNTLEY  
1321 DEVON LANE  
HARRISONBURG VA 22801

TURNKEY LLC  
2115 FRANK FIELD LN  
ROCKINGHAM, VA 22802

OGISCH ROBERT W & OTHERS  
169 LAKEVIEW AVE  
RINGWOOD NJ 07456

CARMMONS LLC  
314 MOUNTAIN RUN RD  
CHURCHVILLE VA 24421

DOUGLAS A JONES  
1011 GREENDALE RD  
HARRISONBURG VA 22801

DEVONSHIRE HOME OWNERS ASSOC INC  
PO BOX 2182  
HARRISONBURG VA 22801

DCI PARTNERS LLC  
1211 SULLY DR  
HARRISONBURG VA 22801

1566 DEVON LANE LLC  
39907 ASSAWOMAN ST  
BETHANY BEACH DE 19930

865 East

1428 DEVON LANE LLC  
39907 ASSAWOMAN ST  
BETHANY BEACH DE 19930

JAMES WALICEK  
1442 DEVON LA  
HARRISONBURG VA 22801

JONES DOUGLAS A  
1011 GREENDALE RD  
HARRISONBURG VA 22801

TROW THOMAS HARPER CHARLOTTE M  
1055 FREDERICK RD  
ROCKINGHAM VA 22801

D.KAY MILLER TRUSTEE  
923 ROSEDALE DR  
ROCKINGHAM VA 22801

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39907 ASSAWOMAN ST  
BETHANY BEACH DE 19930

1420 DEVON LANE LLC  
39907 ASSAWOMAN ST  
BETHANY BEACH DE 19930

HOH NORTHVIEW PROPERTY LLC  
2 SCHOOL ST  
RYE NY 10580

1317 DEVON LANE LLC  
1011 GREENDALE RD  
HARRISONBURG VA 22801

KIMBERLY BROWN  
1305 DEVON LANE  
HARRISONBURG VA 22801

1341 DEVON LANE LLC  
1341 DEVON LA  
HARRISONBURG VA 22801

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

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EAGLESJMU LLC  
PO BOX 2648  
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865 EAST LLC  
PO BOX-2037  
HARRISONBURG VA 22803

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6019 WATCH HARBOUR RD  
MIDLOTHIAN VA 23112

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FEATHER BRANDON M  
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ANNANDALE VA 22003

GFI GLENSIDE LLC  
15091 TAYLORS MILL PL  
HAYMARKET VA 20169

REALTY DEVELOPMENT LLC  
4206 KNOX ROAD #B-3  
COLLEGE PARK MD 20740

CHRISTOPHER COILEY MICHELLE COILEY &  
BRIAN TROW SUZANNE TROW  
5745 BURKE CENTER PARKWAY  
BURKE VA 22015

1556 DEVON LANE LLC  
39907 ASSAWOMAN ST  
BETHANY BEACH DE 19930

1558 DEVON LANE LLC  
39907 ASSAWOMAN ST  
BETHANY BEACH DE 19930

1560 DEVON LANE LLC  
39907 ASSAWOMAN ST  
BETHANY BEACH DE 19930

1562 DEVON LANE LLC  
39907 ASSAWOMAN ST  
BETHANY BEACH DE 19930

DD FOXHILL LLC  
4447 COX ROAD  
GLEN ALLEN VA 23060

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

EAGLESJMU LLC  
PO BOX 2648  
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CHRISTOPHER COILEY MICHELLE COILEY &  
BRIAN TROW SUZANNE TROW  
5745 BURKE CENTER PARKWAY  
BURKE VA 22015

1556 DEVON LANE LLC  
39907 ASSAWOMAN ST  
BETHANY BEACH DE 19930

DAVISON KEITH M JEANETTE C  
165 LAKEVIEW AVE  
RINGWOOD NJ 07456

1430 DEVON LN LLC & ELMQUIST  
PROPERTIES LLC  
43 CHESTER ST  
FRONT ROYAL VA 22630

1428 DEVON LANE LLC  
39907 ASSAWOMAN ST  
BETHANY BEACH DE 19930