

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, July 14, 2026, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 453 West Water Street (To allow short-term rental in R-2)

A request from Sean Ryan and Lisa Lopez-Ryan for a special use permit per Section 10-3-40 (8) of the Zoning Ordinance to allow a short-term rental in the R-2, Residential District. The +/- 10,297-square foot property is addressed as 453 West Water Street and is identified as tax map parcel 36-S-12.

Special Use Permit – 256 Charles Street (To allow meat processing and storage facility in M-1)

A request from Honest Meats LLC for a special use permit per Section 10-3-97 (18) of the Zoning Ordinance to allow a meat processing and storage facility in the M-1, General Industrial District. The +/- 1.5-acre property is addressed as 256 Charles Street and is identified as tax map parcel 45-A-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 1072, and the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Given under my hand this 23 day of June, 2026



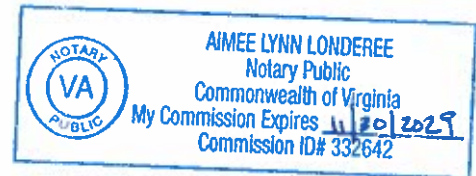
City Clerk

Subscribed and sworn to before me this 23rd day of June 2026 a Notary Public in and for the Commonwealth of Virginia.



Notary

My commission expires 11/30/2029



GCS OF VIRGINIA A LLC
162 CHARLES ST
HARRISONBURG VA 228024610

HONEST MEATS LLC
256 CHARLES ST
HARRISONBURG VA 22802

RAWLEY ENTERPRISES LC
4703 SPRING CREEK RD
BRIDGEWATER VA 22812

ROCKINGHAM CO SCHOOL BOARD
20 E GAY ST
HARRISONBURG VA 22801

SMALL VICTORIES LLC
631 WOODLAND DR
LURAY VA 22835

Charles st

Nicolas Lopez-Flores
760 Stone Springs Road
Harrisonburg, Va 22801

Nicolas Lopez-Flores
760 Stone Springs Road
Harrisonburg, VA 22801

L & L INVESTMENTS L L C
46 MARTIN LUTHER KING JR WAY
HARRISONBURG VA 22801

SNYDER KENNETH R DEBORAH
1895 PEAR ST
HARRISONBURG VA 22801

BAKER AMELIA L
412 W BRUCE ST
HARRISONBURG VA 22801

M & M RENTALS OF VA LLC
518 E MARKET ST
HARRISONBURG VA 22801

BERNARD S KARR
463 WEST WATER ST
HARRISONBURG VA 22801

SEAN RYAN & LISA LOPEZ-RYAN
453 W WATER ST
HARRISONBURG VA 22801

KATHLYN MILLER & JOEL MILLER
443 W WATER ST
HARRISONBURG VA 22801

Water St