

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, May 14, 2024 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Special Use Permit – 1846 Evelyn Byrd Avenue (NERD Apartments) (To Allow Multiple-Family Dwellings and/or Mixed Use Buildings in B-2)***

Public hearing to consider a request from Sahara III LC for a special use permit per Section 10-3-91 (17) to allow multiple-family dwellings and/or mixed use buildings within the B-2, General Business District. The +/- 23,352 square foot property is addressed as 1846 Evelyn Byrd Avenue and identified as tax map parcel 79-A-4.

***Rezoning – 35 Monroe Street (R-2 to R-8)***

Public hearing to consider a request from Elba A. Herrer De Dildy and Jose Martir Guterrez Hernandez to rezone a +/- 6,780-square-foot property from R-2, Residential District to R-8, Small Lot Residential District. The parcel is addressed as 35 Monroe Street, 35 Monroe Street Apt. A, and 35 Monroe St Apt. B and is identified as tax map parcel 41-M-8.

***Rezoning – Portions of 1011, 1019, 1021, and 1023 West Market Street (B-2 to R-8 and R-1 to B-2)***

Public hearing to consider a request from Hurstwenger Properties LLC to rezone a +/- 7,305-square foot portion of a +/- 1.8-acre parcel from B-2, General Business District to R-8, Small Lot Residential District and to rezone a +/- 900-square foot portion of the same +/- 1.8-acre parcel from R-1, Single-Family Residential District to B-2, General Business District. The parcel is addressed as 1011, 1019, 1021, and 1023 West Market Street and is identified as tax map parcel 37-A-4.

***Special Use Permit – 1011, 1019, 1021, 1023, and 1031 West Market Street (To Allow Warehousing and Other Storage Facilities in B-2)***

Public hearing to consider a request from Hurstwenger Properties LLC for a special use permit per Section 10-3-91 (2) to allow warehousing and other storage facilities in the B-2, General Business District. The +/- 1.98-acre site is addressed as 1011, 1019, 1021, 1023, and 1031 West Market Street and is identified as tax map parcels 37-A-4 and 5.

***Special Use Permit – 1011, 1019, 1021, 1023, and 1031 West Market Street (To Allow Building and Material Sales and Storage Yards, Contractor Equipment Sales and Storage Yards and Other Similar Uses in B-2)***

Public hearing to consider a request from Hurstwenger Properties LLC for a special use permit per Section 10-3-91 (6) to allow building material sales and storage yards, contractors equipment sales and storage yards and other similar uses in the B-2, General Business District. The +/- 1.98-acre site is addressed as 1011, 1019, 1021, 1023, and 1031 West Market Street and is identified as tax map parcels 37-A-4 and 5.

***Special Use Permit – 1011, 1019, 1021, 1023, and 1031 West Market Street (To Allow Multiple-Family Dwellings and/or Mixed Use Buildings in B-2)***

Public hearing to consider a request from Hurstwenger Properties LLC for a special use permit per Section 10-3-91 (17) to allow multiple-family dwellings and/or mixed use buildings within the B-2, General Business District. The +/- 1.98-acre site is addressed as 1011, 1019, 1021, 1023, and 1031 West Market Street and is identified as tax map parcels 37-A-4 and 5.

***Rezoning – 290, 294, and 298 Lucy Drive (R-3 to R-8)***

Public hearing to consider a request from B & A Group LLC to rezone a +/- 1-acre parcel from R-3, Medium Density Residential District to R-8, Small Lot Residential District. The parcel is addressed as 290, 294, and 298 Lucy Drive and is identified as tax map parcel 77-A-2.

***Special Use Permit - 290, 294, and 298 Lucy Drive (To Allow Townhomes in R-8)***

Public hearing to consider a request from B & A Group 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 +/- 1-acre property consists of four parcels addressed as 290, 294, and 298 Lucy Drive and is identified as tax map parcel 77-A-2.

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](http://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](http://www.harrisonburg-va.legistar.com/Calendar.aspx).

Given under my hand this 22 day of April, 2024



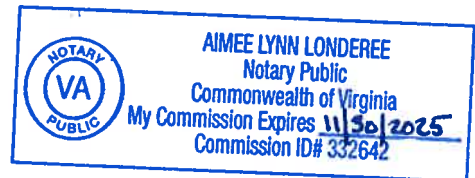
City Clerk

Subscribed and sworn to before me this 22<sup>nd</sup> day of April, 2024 a Notary Public in and for the Commonwealth of Virginia.



Notary

My commission expires 11/30/2025



CITY OF HARRISONBURG  
409 S MAIN ST  
HARRISONBURG VA 22801

THE RANCH LLC  
PO BOX 711  
DALLAS TX 75221-0711

SUPERIOR PLUS ENERGY SERVICES  
INC  
1870 S WINTON RD STE 200  
ROCHESTER NY 14618

IGLESIA DEL DIOS VIVO CALUMNA  
1030 W MARKET ST  
HARRISONBURG VA 22801

WATERMAN SQUARE LLC  
10 TERRY COURT  
STAUNTON VA 24401

SIMMONS ROGER D PATRICIA  
221 LOEWNER LA  
HINTON VA 22831

HURSTWENGER PROPERTIES LLC  
3456 LONGBOW RD  
KEEZLETOWN VA 22832

HARRISONBURG CARWASH  
PROPERTIES LLC  
1702 RIVER SANDSTONE TIER SE  
LEESBURG VA 20175

Administration Center  
20 East Gay Street  
Harrisonburg, VA 22802

*wmarket Street  
(all Request)*

KARA B DURREN & BENJAMIN D  
DURREN  
45 MONROE ST  
HARRISONBURG VA 22802

JAMES VIOLET L  
776 MADISON ST  
HARRISONBURG VA 22802

RANDALL S JOHNSON  
879 HILLSIDE AVE  
HARRISONBURG VA 22802

ELBA A HERRER DE DILDY & JOSE  
MARTIR GUTIERREZ HERNANDEZ  
105 LARUEL ST  
HARRISONBURG VA 22801

RANDALL S JOHNSON  
879 HILLSIDE AVE  
HARRISONBURG VA 22802

*35 Monroe*  
*35 Monroe St*

WHITMER ROBERT L  
6453 SPOTSWOOD TRAIL  
PENN LAIRD VA 22846

HEWA MOHAMMED  
1201 CLAY ST  
HARRISONBURG VA 22802

ROANOKE VALLEY INVESTMENTS II  
LLC  
5211 S CONOURSE DR  
ROANOKE VA 24019

WILBUR JERRY DUNCAN  
331 EMERALD DR  
HARRISONBURG VA 22801

EMPROPS LLC  
2341 ARBORDALE AVE  
THE VILLAGES FL 32162

CITY OF HARRISONBURG  
409 S MAIN ST  
HARRISONBURG VA 22801

SASHA F GRIFFITH & JOHANNA B  
GRIFFITH  
329 EMERALD DR  
HARRISONBURG VA 22801

B & A GROUP LLC  
1206 TULIP TERR  
ROCKINGHAM VA 22801

EMPROPS LLC  
2341 ARBORDALE AVE  
THE VILLAGES FL 32162

HARMAN PROFESSIONAL CENTER  
CONDOMINIUM  
1024 PLEASANT VALLEY RD  
ROCKINGHAM VA 22801

EMERIHRT HARRISONBURG LLC  
3131 ELLIOTT AVE SUITE 500  
SEATTLE WA 98121

*Lucy Drive*

DAWN MILLER  
319 EMERALD DR  
HARRISONBURG VA 22801

LUCATORTO JEFFREY A  
MARQUERITE L  
10306 DAIRY ROAD  
MCGAHEYSVILLE VA 22840

LIEZEL LC  
410 NEFF AVE  
HARRISONBURG VA 22801

WALES DENNIS M SR BARBARA S  
14621 DRAVO PL  
GLEN ALLEN VA 23059-1564

SAHARA III LC  
PO BOX 1364  
HARRISONBURG VA 22803

VIRGINIA EXPLORATION INC &  
DINGLAND LLC & HILLSDALE LLC  
PO BOX 21145  
WINSTON SALEM NC 27120

A/H HARRISONBURG REGAL LLC  
2050 M STREET NORTHWEST  
SUITE 800  
WASHINGTON DC 20036

THF HARRISONBURG CROSSING LLC  
211 N STADIUM BLVD  
STE 201  
COLUMBIA MO 65203-1145

~~Byrd~~ ~~Byrd~~ ~~Byrd~~ Byrd