

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, February 14, 2023, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

**NOTICE OF PUBLIC HEARING**

The Harrisonburg City Council will hold a public hearing on February 14, 2023 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Special Use Permit – 71 Broad Street (To Allow Short-Term Rental in the R-2 District)***

Public hearing to consider a request from Thomas W. Rogers and Allison G. Kauffman for a special use permit per Section 10-3-40 (8) of the Zoning Ordinance to allow for a short-term rental within the R-2, Residential District. The +/- 4,279 sq. ft. property is addressed as 71 Broad Street and is identified as tax map parcel 34-U-11.

***Special Use Permit – 1111 and 1123 North Main Street (To Allow Public Uses Which Deviate from the Requirements from the Zoning Ordinance)***

Public hearing to consider a request from the City of Harrisonburg for a special use permit per Section 10-3-91 (16) and 10-3-97 (15) to allow public uses which deviate from the requirements of Title 10, Chapter 3 (Zoning Ordinance) within the B-2, General Business District and the M-1, General Industrial District, respectively. A public use is defined as “[a]ny instance where a lot or parcel of land, or any improvement on a lot or parcel of land, is used by (1) the city, or (2) another governmental entity having a contractual relationship with the city for the use of such lot or parcel or improvement.” The requested special use permits allow the public use to deviate from requirements of the Zoning Ordinance as specified within the application. The +/- 3.68-acre property is addressed as 1111 and 1123 North Main Street and is identified as tax map parcel 41-E-2.

***Zoning Ordinance Amendments – Various Amendments to the R-7 District Regulations***

Public hearing to consider a request from the Harrisonburg Redevelopment and Housing Authority (HRHA) to amend the R-7, Medium Density Mixed Residential Planned Community District regulations. The proposed amendments include modifying Section 10-3-57.3. – Uses permitted by right to increase the by right number of allowed dwelling units within a multiple-family building from 16 to 64; and to add manufactured homes as a use permitted by right, provided that the manufactured homes are (1) attached to a permanent foundation, (ii) titled as real estate, and (iii) limited to one manufactured home per lot. Also proposed is an amendment to Section 10-3-57.6 (c) to increase the maximum percentage of multiple-family units allowed in an R-7 development from 30 percent to 50 percent.

***Rezoning – 1010 Garbers Church Road, 1645 Erickson Avenue, 1781 South High Street, and South Dogwood Drive (Bluestone Town Center) (R-1, R-3, and B-2 to R-7)***

Public hearing to consider a request from Barber Martha Clark Others ATTN Charles Clark, GSW Investors, Cook Creek Church of Brethren Cemetery, and Willow Lane Partners C/O Sarah Rees to rezone +/- 89.75-acres from R-1, Single-Family Residential District, R-3, Medium Density Residential District, and B-2, General Business District to R-7, Medium Density Mixed Residential Planned Community District. The Zoning Ordinance states that the R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The R-3, Medium Density Residential District is intended for medium density residential development and other uses intended to respect the residential character, which are aesthetically compatible within the district by means of architectural expression, landscaping, and restrained traffic flow. The B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. The R-7, Medium Density Mixed Residential

Planned Community District is intended to permit the development of master planned residential communities offering a mix of single family detached and attached dwellings and open spaces. The minimum district size is two acres and the maximum density is 15 dwelling units per acre. The Comprehensive Plan designates this site as Low Density Mixed Residential; Commercial; and Conservation, Recreation, and Open Space. The Low Density Mixed Residential designated areas have been developed or are planned for residential development containing a mix of large and small-lot single-family detached dwellings, where commercial and service uses might be finely mixed within residential uses or located nearby along collector and arterial streets. Duplexes and mixed use buildings with residential dwelling units limited to one or two dwelling units per building might be appropriate. The gross density of development in these areas should be around 7 dwelling units per acre. Commercial areas include retail, office, professional service functions, restaurants, and lodging uses. The Commercial designated areas should offer connecting streets, biking and walking facilities, and public transit services. Interparcel access and connections are essential to maintaining traffic safety and flow along arterials. Parking should be located to the sides or rear of buildings. The Conservation, Recreation, and Open Space designated areas are primarily made up of the City's open space and parks system, which include City parks, and the Heritage Oaks Golf Course. Also included in this designation are sites containing cemeteries and historical monuments. The site is addressed as 1010 Garbers Church Road, 1645 and 1815 Erickson Avenue, 1781 South High Street, and South Dogwood Drive (although there is no property frontage along South High Street or South Dogwood Drive) and the properties are identified as tax map parcels 21-K-4 & 5; 115-B-1 & 4; and 117-C-3.

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>.

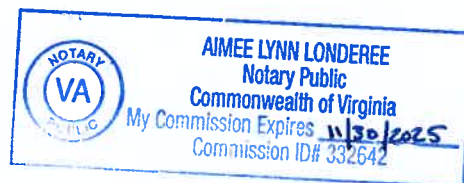
Given under my hand this 23 day of January, 2023

  
\_\_\_\_\_  
City Clerk

Subscribed and sworn to before me this 23<sup>rd</sup> day of January, 2023 a Notary Public in and for the Commonwealth of Virginia.

  
\_\_\_\_\_  
Notary

My commission expires 11/30/2025



N Main St

41 F 67

SHIFFLETT KENNETH R HALLIE M  
110 CHARLES ST  
HARRISONBURG VA22802

41 G 13

MAURA PACHECO NICOLAS  
GERARDO SANJUAN MATEO  
1040 NORTH MAIN ST  
HARRISONBURG VA22802

41 G 17

LERYANN FLORES CRUZ WILLIAM  
JOSUE LEON TORRES  
1044 N MAIN ST  
HARRISONBURG VA22802

42 A 3

WEAVER WINSTON O SR C/O  
WINSTON O WEAVER SR TRUST  
PO BOX 1234  
HARRISONBURG VA22803

41 E 2-A

AIRPARK STORAGE LLC  
580 STONE CREEK RD  
DANVILLE VA24540

41 F 70

ROCKSBURG II LLC  
PO BOX 92  
ELKTON VA22827

41 G 16

JOHNSON RANDALL S  
879 HILLSIDE AVE  
HARRISONBURG VA22802

41 G 20

THOMPSON KURTIS C TERI  
TRUSTEES OF CAROLYN I RHODES  
SPEC NEEDS TRUST  
1046 N MAIN ST  
HARRISONBURG VA22802

42 C 26

CONLEY LARRY L  
1118 N MAIN ST  
HARRISONBURG VA22802

41 E 3

AC 139 TYCO STREET LLC  
4890 W KENNEDY BLVD STE 200  
ATT: DALLAS WHITAKER  
TAMPA FL33609

41 F 72

AL SHEBANI MOHAMMED NADEEN  
M  
1038 JAMES PL  
HARRISONBURG VA22801

41 G 17

LERYANN FLORES CRUZ WILLIAM  
JOSUE LEON TORRES  
1044 N MAIN ST  
HARRISONBURG VA22802

42 A 1

GSW INVESTORS  
PO BOX 1234  
HARRISONBURG VA22801

ROCKINGHAM COUNY  
ATTN: COMMUNITY DEVELOPMENT  
20 E GAY ST  
HARRISONBURG, VA 22802

117 C 3  
WILLOW LANE PARTNERS C/O  
SARAH REES  
1005 TULIP TERRACE DR  
HARRISONBURG VA228015324

21 C 9  
NESSELRODT JARRETT A LINDA P  
1301 S DOGWOOD DR  
HARRISONBURG VA22801

21 G 2  
CARSON DARRYL M CONNIE H  
1341 S DOGWOOD DR  
HARRISONBURG VA22801

21 G 4  
YODER EDWARD T LAURA A G  
1361 S DOGWOOD DR  
HARRISONBURG VA22801

115 C 7  
NRG ENTERPRISES LLC  
1386 CUMBERLAND DR  
HARRISONBURG VA22801

115 C 6  
BRUBAKER DANIEL W  
150 W MOSBY RD  
HARRISONBURG VA22801

115 B 14  
RFP LLC  
1751 ERICKSON AVE  
HARRISONBURG VA22801

21 C 1  
POSADA INVESTMENTS INC  
2831 BROOKSHIRE DR  
HARRISONBURG VA22801

112 A 1  
1840 ERICKSON AVENUE LLC  
317 SKYVIEW LN  
ROCKINGHAM VA22802

115 B 13  
LOWKEY PROPERTIES LLC  
3518 EARTHSHINE WAY  
ROCKINGHAM VA22801

115 B 1  
BARBER MARTHA CLARK OTHERS  
ATTN CHARLES CLARK  
10543 DENVER LA  
DAYTON VA22821

115 D 3  
FIRST ASSEMBLY OF GOD CHURCH  
1310 GARBERS CHURCH RD  
HARRISONBURG VA22801

21 G 3  
WOLFE ROY V III TERRI S  
1351 S DOGWOOD DR  
HARRISONBURG VA22801

21 G 5  
SMITH MICHAEL J & LINETTE M  
WATKINS  
1371 S DOGWOOD DR  
HARRISONBURG VA22801

21 G 7  
MACOMBER DAVID J BARBARA B  
1391 S DOGWOOD DR  
HARRISONBURG VA22801

115 B 11  
CANLAW LLC C/O J CANTER & G  
LAWSON  
1741 ERICKSON AVE #A  
HARRISONBURG VA22801-8555

115 B 3  
TRIANGLE INVESTMENTS LLC  
1910 ERICKSON AVE SUITE 4  
HARRISONBURG VA22801

115 B 2  
WHOLESALERS PROPERTY CO LLC  
3110 KETTERING BLVD  
DAYTON OH45439

115 C 1  
1740 ERICKSON AVE LLC  
3296 HILL GAP ROAD  
BRIDGEWATER VA22812

115 A 2  
CLARK E MARTIN EDNA RHODES  
MARTIN  
5600 SWOPE RD  
DAYTON VA22821

21 C 13  
BENNETT JOHN S  
1217 S DOGWOOD DR  
HARRISONBURG VA22801

21 G 1  
INGRAM WILLIAM C CAROL T  
1331 S DOGWOOD DR  
HARRISONBURG VA22801

21 G 4  
YODER EDWARD T LAURA A G  
1361 S DOGWOOD DR  
HARRISONBURG VA22801

21 G 6  
JOHN K SWARTZENDRUBER  
EVONNE J SWARTZENDRUBER  
1381 S DOGWOOD DR  
HARRISONBURG VA22801

115 B 12  
CANTER JOHN W F  
1490 BLUEWATER RD  
HARRISONBURG VA22801

115 B 7  
ERICKSON PARK LC  
1741-A ERICKSON AVE  
HARRISONBURG VA22801

115 B 9  
EMPLOYERS HEALTH RISK  
CONSORTIUM LLC  
205 S LIBERTY ST  
HARRISONBURG VA22801

115 B 10  
JANICE PIEDMONT TRUSTEE  
3146 PIN OAK DR  
ROCKINGHAM VA22801

21 C 15  
HBURG ROCK REG SEWER  
AUTHORITY  
345 S MAIN ST  
HARRISONBURG VA22801

21 C 14  
DAN C HALLING ALLISON C  
HALLING  
8495 CONSERVANCY DR NE  
ADA MI49301

117 C 1

117 C 2

021 K 4

JERLINSKI DAVID J ELIZABETH M  
880 GARBERS CHURCH RD  
HARRISONBURG VA22801

HOLDEN T CARTER JENNIFER M  
920 GARBERS CHURCH RD  
HARRISONBURG VA22801

G S W INVESTORS  
PO BOX 1234  
HARRISONBURG VA22803

021 I 2

021 C 10

115 C 6-A

HIDDEN CREEK DEVELOPMENT  
PO BOX 71  
HARRISONBURG VA22803

DAVID RG BRUBAKER MARTHA NEFF  
BURBAKER  
PO BOX 74  
DAYTON VA22821

WAL-MART REAL ESTATE BUSINESS  
TRUST ATT: WAL-MART PROPERTY  
TAX DEPT  
PO BOX 8050 MS 0555  
BENTONVILLE AR 72716-0555

ROCKINGHAM COUNY  
ATTN: COMMUNITY DEVELOPMENT  
20 E GAY ST  
HARRISONBURG, VA 22802



117 C 1

117 C 2

021 K 4

JERLINSKI DAVID J ELIZABETH M  
880 GARBERS CHURCH RD  
HARRISONBURG VA22801

HOLDEN T CARTER JENNIFER M  
920 GARBERS CHURCH RD  
HARRISONBURG VA22801

G S W INVESTORS  
PO BOX 1234  
HARRISONBURG VA22803

34 U 10  
BURGER KING COMPANY LLC C/O  
RYAN LLC  
PO BOX 460189  
HOUSTON TX 77056

34 U 11  
ALLISON G KAUFFMAN THOMAS W  
ROGERS  
71 BROAD ST  
HARRISONBURG VA 22801

34 U 12  
JAMES CECH EMMA CECH  
1118 COLONIAL AVE  
ALEXANDRIA VA 22314

34 U 14  
BOX SIX LLC  
202 N LIBERTY ST STE 101  
HARRISONBURG VA 22802

34 V 18  
MARGARET P MORRIS  
140 OTT ST  
HARRISONBURG VA 22801

34 V 19  
BISAPACA LLC  
PO BOX 1584  
HARRISONBURG VA 22803

34 V 20  
JABLONSKI CALEB D HEIDI S  
60 BROAD ST  
HARRISONBURG VA 22802

Broad St

31  
32  
33  
34

31  
32  
33  
34

31  
32  
33  
34