

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 11, 2023, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

15.2-2232 Review – Proposed Homeless Services Center

Public hearing to consider, per City Code Section 10-1-6 whether the proposed Homeless Services Center public facility site is in substantial accord with the Comprehensive Plan as provided by the Code of Virginia Section 15.2-2232. The Comprehensive Plan designates this site as Mixed Use. Mixed Use areas are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The +/- 3.68-acre property is zoned B-2, General Business District and M-1, General Business District, is addressed as 1111 North Main Street, and is identified as tax map parcel 41-E-2.

Special Use Permit – 837, 841, 871, 887, 889, 891 Chicago Avenue (To Allow Restaurants in M-1)

Public hearing to consider a request from Lock-Minn Holdings, LLC for a special use permit per Section 10-3-97(1) of the Zoning Ordinance to allow restaurants in the M-1, General Industrial District. The +/- 12,274 square foot property consists of two parcels addressed as 837, 841, 871, 887, 889, and 891 Chicago Avenue and identified as tax map parcels 39-F-2 & 3.

Rezoning – Portion of 813 Chicago Avenue (B-2C to B-2)

Public hearing to consider a request for Lock-Minn Holdings, LLC to rezone a +/- 6,181 square foot property from B-2C, General Business District Conditional to B-2, General Business District. The Zoning Ordinance states that 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 Comprehensive Plan designates this site as Mixed Use. Mixed Use areas are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The property is addressed as 813 Chicago Avenue and is identified as tax map parcel number 39-F-6. (Note: An adjacent parcel identified as tax map parcel number 39-F-1 is also addressed as 813 Chicago Avenue.)

Rezoning – 130 West Mosby Road (R-2 to R-8)

Public hearing to consider a request from Riadh S. Mamund to rezone a +/- 19,000 square foot property from R-2, Residential District to R-8, Small Lot Residential District. The Zoning Ordinance states the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The R-8, Small Lot Residential District is intended for medium- to high-density residential development that includes single-family detached, duplex, and in special circumstances townhouse development. The residential density ranges for R-8 are single-family, 2,800 sq. ft. minimum; duplex, 1,800 sq. ft. minimum/unit; townhouses, 1,800 sq. ft. minimum/unit; and other uses, 6,000 sq. ft. minimum. The Comprehensive Plan designates this site as Mixed Use. Mixed Use areas are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The property is addressed as 130 West Mosby Road and is identified as tax map parcel 7-C-4.

Special Use Permit – 130 West Mosby Road (To Allow Townhomes in R-8)

Public hearing to consider a request from Riadh S. Mamund for a special use permit per Section 10-3-59.4(1) to allow attached townhouses of not more than eight (8) units. The +/- 19,000square foot property is addressed as 130 West Mosby Road and is identified as tax map parcel 7-C-4.

Rezoning – 937 Vine Street (R-1 to R-8)

Public hearing to consider a request from Farhad Koyee and Mikael Bahar to rezone a +/- 1.77-acre parcel from R-1, Single Family Residential District to R-8, Small Lot Residential District. The Zoning Ordinance states the R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The R-8, Small Lot Residential District is intended for medium- to high-density residential development that includes single-family detached, duplex, and in special circumstances townhouse development. The residential density ranges for R-8 are single-family, 2,800 sq. ft. minimum; duplex, 1,800 sq. ft. minimum/unit; townhouses, 1,800 sq. ft. minimum/unit; and other uses, 6,000 sq. ft. minimum. The Comprehensive Plan designates this site as Low Density Residential. These areas consist of single-family detached dwellings in and around well-established neighborhoods with a target density of around 4 dwelling units per acre. The low density residential areas are designed to maintain the character of existing neighborhoods. It should be understood that established neighborhoods in this designation could already be above 4 dwelling units per acre. The property is addressed as 935 and 937 Vine Street and is identified as tax map parcel 28-O-16.

Rezoning – 130 Franklin Street (B-2 to B-1)

Public hearing to consider a request from 130 Franklin Street LLC to rezone a +/- 4,974 square foot parcel from B-2, General Business District to B-1, Central Business District. The Zoning Ordinance states 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 B-1, Central Business District is intended as an urban and regional center for the conduct of commercial, financial, professional and governmental activities to which the public requires direct and frequent access. No minimum lot size or setback restrictions exist in the B-1, Central Business District. The Comprehensive Plan designates this site as Mixed Use. Mixed Use areas are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The property is addressed as 130 Franklin Street and is identified as tax map parcel 26-H-7.

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>.

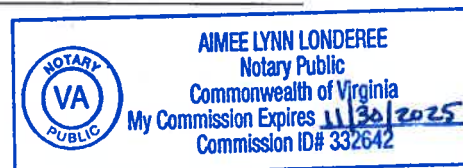
Given under my hand this 22 day of June, 2023


City Clerk

Subscribed and sworn to before me this 22 day of June, 2023 a Notary Public in and for the Commonwealth of Virginia.


Notary

My commission expires 11/30/2025



28 L 18

VINEHURST PROPERTIES LLC
195 RORRER CIR
HARRISONBURG VA22801

28 R 5

PEREZ JOSE CELIA OLYMPIA PERLA
JOYA
959 WREN WAY
HARRISONBURG VA22802

28 Q 1

BRANDON RONNIE LL DOROTHY
960 WREN WAY
HARRISONBURG VA22802

28 O 23

SHRESTHA SHYAM P RAMESWORI P
810 HONEYSUCKLE LA
HARRISONBURG VA22802

28 O 16

FARHAD KOYEE; MIKAEL BAHAR
3248 HEBRON CT
ROCKINGHAM VA22801

Vine St.

28 O 21

DEPOYS INC
1692 COUNTRY CLUB RD
HARRISONBURG VA22802

DEPOYS INC
1692 COUNTRY CLUB RD
HARRISONBURG VA22802

28 O 22A

RAMIREZ SAUL SANDRA DIAZ
HERNANDEZ; OBERLIN RAMIREZ
OLMOS
814 HONEYSUCKLE LA
HARRISONBURG VA22802

28 O 20

MARTIN NORMAN L NORMA J
924 MORNINGLORY COURT
HARRISONBURG VA22802

28 O 19

CAMPELL SARAH K H JEFFREY J
928 MORNING GLORY CT
HARRISONBURG VA22802

28 O 23

SHRESTHA SHYAM P RAMESWORI P
810 HONEYSUCKLE LA
HARRISONBURG VA22802

28 P 63

ARBOGAST DAVID R SONIA R
2290 LAKE TERRACE DR
HARRISONBURG VA22802

28 P 64

ETRE PHILIP MOULINE H
415 SOUTH AVE
HARRISONBURG VA22801

28 P 62

RIVAS JOSE LEOVIGILDA SIERRA ROMERO
881 VINE ST
HARRISONBURG VA22801

28 P 59

ALEC BRENNAN DJUKOVICH; ALUMBRIA
RINNIEL DJUKOVICH
2673 HAWKSBILL RD
MCGAHEYSVILLE VA22840

28 P 60

IVETTE CASTRO; LUIS BATISTA
877 VINE ST
HARRISONBURG VA22802

28 P 61

FURR ATHEL B COLLINS PAMELA F
1299 NORTH RIVER RD
MT CRAWFORD VA22841

Rockingham County
Administration Center
20 East Gay Street
Harrisonburg, VA 22802

39 E 2

CALDERON MARINA H & JUANA C
MELENDEZ
883 CHICAGO AVE
HARRISONBURG VA22802

39 C 43

SHOWALTER W CLAY JR JOANNA S
1005 ROCKINGHAM DR
HARRISONBURG VA22802

39 G 48

CHRISTIAN TERRY L CHRISTINA N
836 CHICAGO AVE
HARRISONBURG VA22802

39 G 47

WITMER ISAAC
1004 ROCKINGHAM DR
HARRISONBURG VA22802

39 E 6

NEW VENTURE PARTNERS LLC
1250 IVY LA
HARRISONBURG VA22802

Chic ave
RZ

39 F 4

HERNANDEZ OSCAR
160 SOUTH HAMPTON DR
HARRISONBURG VA22801

HERNANDEZ OSCAR
160 SOUTH HAMPTON DR
HARRISONBURG VA22801

39 F 3

LOCK-MINN HOLDINGS LLC
871 ROCKINGHAM DR
HARRISONBURG VA22802

39 G 52

HALTERMAN TARA L
830 CHICAGO AVE
HARRISONBURG VA22802

39 G 51

CONTRERAS-DIAZ MARLENI J SOLIS
EVER E
832 CHICAGO AVE
HARRISONBURG VA22802

39 F 4

HERNANDEZ OSCAR
160 SOUTH HAMPTON DR
HARRISONBURG VA22801

39 F 5

LOCK-MINN HOLDINGS LLC
871 ROCKINGHAM DR
HARRISONBURG VA22802

39 F 1

MDC COAST 12 LLC; C/O REALTY
INCOME CORPORATION
500 VOLVO PARKWAY
CHESAPEAKE VA23320

Chicago ave
SUP

42 C 21

CONLEY LARRY L
1118 N MAIN ST
HARRISONBURG VA22802

42 C 25

CONLEY LARRY L
1118 N MAIN ST
HARRISONBURG VA22802

41 G 16

JOHNSON RANDALL S
879 HILLSIDE AVE
HARRISONBURG VA22802

41 G 13

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

41 F 68

ROCKSBURG II LLC
PO BOX 92
ELKTON VA22827

42 C 22

CONLEY LARRY L
1118 N MAIN ST
HARRISONBURG VA22802

41 E 2-A

AIRPARK STORAGE LLC
580 STONE CREEK RD
DANVILLE VA24540

42 C 32

LAYMAN MICHAEL CHADWICK
1126 N MAIN ST
HARRISONBURG VA22802

41 G 14

JOHNSON RANDALL S
879 HILLSIDE AVE
HARRISONBURG VA22802

JOHNSON RANDALL S
879 HILLSIDE AVE
HARRISONBURG VA22802

41 G 19

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

42 A 3

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

42 A 3

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

Rockingham County
Administration Center
20 East Gay Street
Harrisonburg, VA 22802

41 G 20

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

41 F 67

SHIFFLETT KENNETH R HALLIE M
110 CHARLES 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

7 A 5

7 C 4

6 B 1

MILLWOOD CONDOMINIUM UNIT
OWNERS ASSOCIATION
PO BOX 2215
HARRISONBURG VA22801

RIADH S MAMUND
140 W MOSBY RD
HARRISONBURG VA22801

TOLSON FAMILY LIMITED
PARTNERSHIP OF HARRISONBURG
1198 WESTMORELAND DR
HARRISONBURG VA22801

Rockingham County
Administration Center
20 East Gay Street
Harrisonburg, VA 22802

140 W Mosby

26 H 8

MARUSSTODD PROPERTIES LLC
2580 S MAIN ST
HARRISONBURG VA22802

26 K 11

FRANKLIN STREET LLC
3420 LAKE POINTE DR
HARRISONBURG VA22801

26 K 10

FIRST STEP
129 FRANKLIN ST
HARRISONBURG VA22801

26 K 9

328 SOUTHMAIN LLC
57 SOUTH MAIN ST SUITE 605
HARRISONBURG VA22801

26 H 3

CHEW RICHARD L MARTHA F
46 MARTIN LUTHER KING JR WAY
HARRISONBURG VA22801

130 Franklin

26 H 4

BILTWELL LLC
525 FAIRWAY DR
HARRISONBURG VA22802

BILTWELL LLC
525 FAIRWAY DR
HARRISONBURG VA22802

26 H 6

GABBIN ALEXANDER L JOANNE V
215 CAMPBELL ST
HARRISONBURG VA22801