

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, November 8, 2022, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Special Use Permit – 26 Pleasant Hill Road (To allow manufacturing, processing and assembly in B-2)***

Public hearing to consider a request from Gary Lee Beatty Trustee for a special use permit per Section 10-3-91 (1) to allow manufacturing, processing and assembly operations when not employing more than 15 persons on the premises in a single-shift and provided that all storage and activities are conducted within a building. The +/- 26,194 sq. ft. property is addressed as 26 Pleasant Hill Road and is identified as tax map parcel 10-B-21.

***Special Use Permit – 26 Pleasant Hill Road (To allow reducing required parking areas in B-2)***

Public hearing to consider a request from Gary Lee Beatty Trustee for a special use permit per Section 10-3-91 (8) to allow reducing required parking areas to permit fewer than the required number of vehicle parking spaces for any use, provided that an amount of open space equal to the amount of space that would have been used for the required number of vehicle parking spaces is left available for parking in the event that, at the discretion of the city council, it is needed at some time in the future. The +/- 26,194 sq. ft. property is addressed as 26 Pleasant Hill Road and is identified as tax map parcel 10-B-21.

***Special Use Permit – 140 Ott Street (To Allow Short-Term Rental in the R-1 District)***

Public hearing to consider a request from Margaret P. Morris for a special use permit per Section 10-3-34 (7) of the Zoning Ordinance to allow for a short-term rental within the R-1, Single-Family Residential District. A short-term rental is defined in the Zoning Ordinance as “[t]he provision of a dwelling unit, a guest room or accommodation space within the dwelling unit, or any accessory building that is suitable or intended for transient occupancy for dwelling, sleeping, or lodging purposes and is offered in exchange for a charge for the occupancy.” Short-term rentals are further regulated by Article DD of the Zoning Ordinance. The +/- 17,444 sq. ft. property is addressed as 140 Ott Street and is identified as tax map parcel 26-G-2.

***Special Use Permit – 375 Broad Street (To Allow Short-Term Rental in the R-2 District)***

Public hearing to consider a request from Robert E. Alford II and Havialah Alford 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. A short-term rental is defined in the Zoning Ordinance as “[t]he provision of a dwelling unit, a guest room or accommodation space within the dwelling unit, or any accessory building that is suitable or intended for transient occupancy for dwelling, sleeping, or lodging purposes and is offered in exchange for a charge for the occupancy.” Short-term rentals are further regulated by Article DD of the Zoning Ordinance. The +/- 6,123 sq. ft. property is addressed as 375 Broad Street and is identified as tax map parcel 34-K-6.

***Rezoning – 2492, 2494, 2496 and 2498 Millwood Loop (R-3C to R-8)***

Public hearing to consider a request from Mosby Opportunity Fund LLC to rezone four parcels totaling +/- 0.29-acres from R-3C, Medium Density Residential District Conditional to R-8, Small Lot Residential District. 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 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

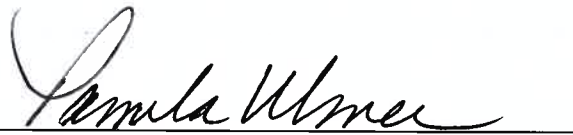
site as Medium Density Residential. These areas have been developed or are planned for development of a variety of housing types which in special circumstances may include multi-family dwellings (apartments). Densities in these areas should be around 15 dwelling units per acre. Non-residential uses may also be appropriate. The parcels are addressed as 2492, 2494, 2496, and 2498 Millwood Loop and are identified as tax map parcels 7-E-55, 56, 57, and 58.

***Special Use Permit – 2492, 2494, 2496 and 2498 Millwood Loop (To Allow Townhomes in the R-8 District)***

Public hearing to consider a request from Mosby Opportunity Fund 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 units within the R-8, Small Lot Residential District. The site includes four parcels totaling +/- 0.29-acres and is addressed as 2492, 2494, 2496, and 2498 Millwood Loop and is identified as tax map parcels 7-E-55, 56, 57, and 58.

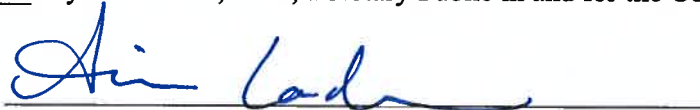
Pursuant to Harrisonburg City Code Section 2-2-6, the City of Harrisonburg City Council will hold a meeting on November 8 at 7:00 p.m. in the City Council Chambers, 409 South Main Street, Harrisonburg, VA. The agenda will be posted at <https://harrisonburg-va.legistar.com/Calendar.aspx>. Interested parties 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 20 day of October, 2022



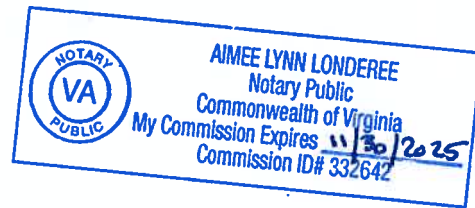
City Clerk

Subscribed and sworn to before me this 20<sup>th</sup> day of October, 2022, a Notary Public in and for the Commonwealth of Virginia.



Notary

My commission expires 11/30/2025



AFFORDABLE EFFICIENCIES I  
5520 FLORIST RD #30  
ROANOKE VA24012-1234

10 B 20

GARY LEE BEATTY TRUSTEE  
450 S MASON ST  
HARRISONBURG VA22801

10 B 21

KEARNS LANCE E CYNTHIA A  
19 TAMELA CT  
HARRISONBURG VA22801

10 K 20

ECKSTEIN DARYL W DIANE M  
26 EMERY ST  
HARRISONBURG VA22801

10 K 29

RITCHIE MARTIN J JANIE L  
24 EMERY ST  
HARRISONBURG VA22801

10 K 30

JAMES E RIDDLE  
22 EMERY ST  
HARRISONBURG VA22801

10 K 31

PLEASANT HILL ESTATES INC  
136 COOKS CREEK RD  
HARRISONBURG VA22802

9 G 1

26 pleasant  
Hill Rd

for both SUPS.

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26 F 13

BRADLEY M COHEN  
293 NEWMAN AVE  
HARRISONBURG VA22801

26 G 3

JEFFREY M NEWCOMER MILLER  
MONICA MILLER NEWCOMER  
130 OTT ST  
HARRISONBURG VA22801

26 G 1

REICH STEVEN A LORINDA A  
TRUSTEES OF THE REICH FAMILY  
TRUST  
150 OTT ST  
HARRISONBURG VA22801

27 D 1

TRUSTEES WOODBINE CEMETERY  
410 NEFF AVE  
HARRISONBURG VA22801

26 G 2

MARGARET P MORRIS  
140 OTT ST  
HARRISONBURG VA22801

140 OTT ST

10 B 20  
AFFORDABLE EFFICIENCIES I  
5520 FLORIST RD #30  
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24 EMERY ST  
HARRISONBURG VA22801

10 K 31  
JAMES E RIDDLE  
22 EMERY ST  
HARRISONBURG VA22801

9 G 1  
PLEASANT HILL ESTATES INC  
136 COOKS CREEK RD  
HARRISONBURG VA22802

375 Broad St

34 J 3  
7-ELEVEN INC  
PO BOX 711  
DALLAS TX752210711

34 K 5  
TORRES NOEL ALONSO CANO  
355 BROAD ST  
HARRISONBURG VA22802

34 K 6  
ROBERT E ALFORD II HAVIALAH D  
ALFORD  
8181 DEER RUN TRAIL  
PORT REPUBLIC VA24471

34 K 7  
KENDALL YOLANI MARGARITA  
385 BROAD ST  
HARRISONBURG VA22802

34 L 4  
WATER STREET INVESTMENTS LLC  
75 COURT SQUARE  
HARRISONBURG VA22801

7 E 2443-12

BAKER JEREMY M  
 2443 MILLWOOD LOOP UNIT 12  
 HARRISONBURG VA22801

7 E 2453-31

LEON D KINSLEY ISABEL D KINSLEY  
 2453 MILLWOOD LOOP #37  
 HARRISONBURG VA22801

7 E 2455-36

FRONT PORCH INVESTMENTS LC  
 8187 GREENHOUSE RD  
 WEYERS CAVE VA24486

7 E 2459-34

KIMBERLY SHIP  
 3442 OLD THIRTY THREE RD  
 HARRISONBURG VA22801

7 E 2471-40

DOVE LARISA  
 671 STONEWALL DR  
 HARRISONBURG VA22801

7 E 55

MOSBY OPPORTUNITY FUND LLC  
 PO BOX 71  
 HARRISONBURG VA22803

Millwood Loop  
 32 total tables on  
 2 sheets.

for both the  
 RZ & sup



7 A 2

MOSBY HEIGHTS ASSOCIATES II LP  
VA HOUSING C/O LOUIS SIGALAS  
8975 GUILFORD RD STE 100  
COLUMBIA MD21046

7 E 2412-14

STURGILL BEATTIE G  
1203 RIVER VISTA AVE  
CHARLOTTESVILLE VA22901

7 E 2418-17

GARY TIFFANY V  
2418 MILLWOOD LOOP UNIT 17  
HARRISONBURG VA22801

7 E 2421-1

STANFORD KAREN L  
2421 MILLWOOD LOOP  
HARRISONBURG VA22801

7 E 2424-20

MOGHADDAM VIVIAN WYVONE &  
OTHERS  
2424 MILLWOOD LOOP  
HARRISONBURG VA22801

7 E 2427-4

AZPEITIA-SANTIAGO DAMIAN  
BENITA CASTRO  
2427 MILLWOOD LOOP  
HARRISONBURG VA22801

7 E 2431-6

EWA LLC  
PO BOX 1791  
HARRISONBURG VA22803

7 E 2434-24

MILLWOOD RENTALS LLC  
PO BOX 2215  
HARRISONBURG VA22801

7 E 2437-9

GHANIM SAAD HASSAN AL EVAN  
YASEEN  
2437 MILLWOOD LOOP #9  
HARRISONBURG VA22801

7 E 2441-11

SPEAKES MARY E  
8798 CENTERVILLE RD  
BRIDGEWATER VA22812

7 E 6

MILLWOOD CONDO 2 UNIT OWNERS  
ASSOCIATION  
PO BOX 2215  
HARRISONBURG VA22802

7 E 2414-15

CLBP LLC  
4299 STUARTS DRAFT HIGHWAY  
WAYNESBORO VA22980

7 E 2420-18

RIDDER A JACKSON LINDA  
117 WAYSIDE CT  
BRIDGEWATER VA22812

7 E 2422-19

BABER JASON R  
2422 MILLWOOD LOOP  
HARRISONBURG VA22801

7 E 2425-3

TYLER M SHOCKEY AMBER L  
SHOCKEY  
2425 MILLWOOD LOOP 3  
HARRISONBURG VA22801

7 E 2428-22

JIMMIE L RITCHIE III  
2428 MILLWOOD LOOP 22  
HARRISONBURG VA22801

7 E 2432-23

YELVERTON MARGARET CUNNINGHAM  
2432 MILLWOOD LOOP #23  
HARRISONBURG VA22801

7 E 2435-8

KHARCHENKO VALERIY  
2435 MILLWOOD LOOP UNIT 8  
HARRISONBURG VA22801

7 E 2410-13

SP & SP PROPERTIES 2 LLC  
2410 MILLWOOD LOOP #13  
HARRISONBURG VA22801

7 E 2416-16

GO GABLE ENTERPRISES LLC  
449 LOWER RAWLEY LANE  
HINTON VA22831

7 E 2421-1

STANFORD KAREN L  
2421 MILLWOOD LOOP  
HARRISONBURG VA22801

7 E 2423-2

BAER JOSHUA K  
2423 MILLWOOD LOOP UNIT 2  
HARRISONBURG VA22801

7 E 2426-21

LISA SITES FLOYD E RICHARDSON III  
2426 MILLWOOD LOOP 21  
HARRISONBURG VA22801

7 E 2429-5

PONDZIC NEDZADA  
2429 MILLWOOD LOOP #5  
HARRISONBURG VA22801

7 E 2433-7

GUTIERREZ ISMAEL  
3206 CLEMENT DR  
HARRISONBURG VA22801

7 E 2439-10

DUARTE MARIA MORALES  
2439 MILLWOOD LOOP #10  
HARRISONBURG VA22801