

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, January 23, 2024 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Rezoning – 585 Pear Street (Cobblers Valley) (R-1 to R-8C)***

Public hearing to consider a request from Cobblers Valley Development LLC to rezone a +/- 2.18-acre parcel from R-1, Single Family Residential District to R-8C, Small Lot Residential District Conditional. The property is addressed as 585 Pear Street and is identified as tax map parcel 8-E-2A.

***Special Use Permit – 585 Pear Street (Cobblers Valley) (To Allow Attached Townhomes of not More than 8 Units in the R-8)***

Public hearing to consider a request from Cobblers Valley Development 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 +/- 2.18-acre property is addressed as 585 Pear Street and is identified as tax map parcel 8-E-2A.

***Rezoning – 465 Pear Street (Zephyr Hill) (R-1 to R-8C)***

Public hearing to consider a request from J&D Group LLC to rezone two parcels totaling a +/- 3.51-acres from R-1, Single Family Residential District to R-8C, Small Lot Residential District Conditional. The first parcel is addressed as 465 Pear Street and is identified as tax map parcel 8-E-3, and the second parcel is addressed as Pear Street and is identified as 8-E-5.

***Special Use Permit – 465 Pear Street (Zephyr Hill) (To Allow Attached Townhomes of not More than 8 Units in the R-8)***

Public hearing to consider a request from J&D 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 +/- 3.51-acre property consists of two parcels addressed as 465 Pear Street and Pear Street and are identified as tax map parcels 8-E-3 & 5.

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.

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>.

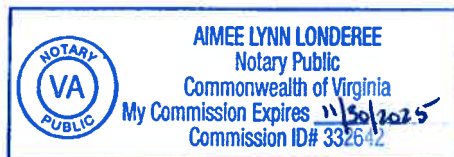
Given under my hand this 5<sup>th</sup> day of January, 2024

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

Subscribed and sworn to before me this 5<sup>th</sup> day of January, 2024 a Notary Public in and for the Commonwealth of Virginia.

  
\_\_\_\_\_  
Notary

My commission expires 11/30/2025



BURCH WILLIAM J JILL L  
445 PEAR ST  
HARRISONBURG VA 22801

J&D GROUP LLC  
PO BOX 717  
DAYTON VA 22821

HOAK DOLORES H TRUSTEE  
450 PEAR ST  
HARRISONBURG VA 22802

WICHAEL DESMON E II  
510 PEAR ST  
HARRISONBURG VA 22801

LANDIS CAROLYN TYSINGER TRUSTEE  
440 PEAR ST  
HARRISONBURG VA 22801

HOAK DOLORES H TRUSTEE  
450 PEAR ST  
HARRISONBURG VA 22802

COBBLERS VALLEY DEVELOPMENT INC  
2389 GRACE CHAPEL RD  
ROCKINGHAM VA 22801

Administration Center  
20 East Gay Street  
Harrisonburg, VA 22802

TURNKEY LLC  
2115 FRANK FIELD LN  
ROCKINGHAM, VA 22802

ZH

BURCH WILLIAM J JILL L  
445 PEAR ST  
HARRISONBURG VA 22801

J&D GROUP LLC  
PO BOX 717  
DAYTON VA 22821

HOAK DOLORES H TRUSTEE  
450 PEAR ST  
HARRISONBURG VA 22802

WICHAEL DESMON E II  
510 PEAR ST  
HARRISONBURG VA 22801

LANDIS CAROLYN TYSINGER TRUSTEE  
440 PEAR ST  
HARRISONBURG VA 22801

HOAK DOLORES H TRUSTEE  
450 PEAR ST  
HARRISONBURG VA 22802

COBBLERS VALLEY DEVELOPMENT INC  
2389 GRACE CHAPEL RD  
ROCKINGHAM VA 22801

Administration Center  
20 East Gay Street  
Harrisonburg, VA 22802

MCP COBBLERS VALLEY LLC  
40 WEST 57TH ST  
STE# 1420  
NEW YORK, NY 10019

COBBLERS VALLEY DEVELOPMENT INC  
2389 GRACE CHAPEL RD  
ROCKINGHAM, VA 22801

CV