

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, June 10, 2025 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Special Use Permit – 160 Carpenter Lane (To reduce required parking areas in M-1)***

A request from Winchester Equipment Co for a special use permit per Section 10-3-97 (8) to reduce required parking areas to permit fewer than the required number of vehicle parking spaces 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 in the M-1, General Industrial District. The property is addressed as 160 Carpenter Lane and is identified as tax map parcel number 107-A-13.

***Rezoning – 302 West Bruce Street (R-2 to R-8C)***

Consider a request from Paul C. Riner to rezone a +/- 5,397-square foot property from R-2, Residential District to R-8C, Small Lot Residential District Conditional. The property is addressed as 302 West Bruce Street and is identified as tax map parcels 25-A-1.

***Rezoning (Proffer Amendment) – 865 Port Republic Road (B-2C)***

Consider a request from 865 East LLC to amend proffers for a +/- 5.45-acre property zoned B-2C, General Business District Conditional. The property is addressed as 865 Port Republic Road and is identified as tax map parcel 92-F-1.

***Special Use Permit – 865 Port Republic Road (To Allow Reduction in Required Side and/or Rear Yard Setbacks in B-2)***

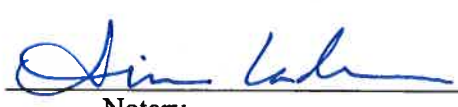
Consider a request from 865 East LLC for a special use permit per Section 10-3-91 (9) to allow reduction in required side and/or rear yard setbacks in the B-2, General Business District. The +/- 5.45-acre property is addressed as 865 Port Republic Road and is identified as tax map parcel 92-F-1.

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 1084 and on the City's website at [www.harrisonburg-va.legistar.com/Calendar.aspx](http://www.harrisonburg-va.legistar.com/Calendar.aspx).

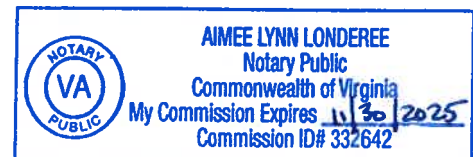
Given under my hand this 27 day of May, 2025

  
City Clerk

Subscribed and sworn to before me this 27<sup>th</sup> day of May, 2025 a Notary Public in and for the Commonwealth of Virginia.

  
Notary

My commission expires 11/30/2025



1191 DEVON LANE GROUP OWNER  
LLC  
7500 RIALTO BLVD BLDG II STE 290  
AUSTIN TX 78735

1452 DEVON LANE LLC  
39907 ASSAWOMAN ST  
BETHANY BEACH DE 19930

AUTUMN PARK INVESTMENTS LLC  
PO BOX 1584  
HARRISONBURG VA 22801

D.KAY MILLER TRUSTEE  
923 ROSEDALE DR  
ROCKINGHAM VA 22801

DEVON LANE 131-133 LLC & C/O  
COOPER REAL ESTATE GROUP  
12633 CENTURION LN  
FAIRFAX VA 22033

DEVONSHIRE VILLAGE  
INVESTMENTS LLC  
PO BOX 1584  
HARRISONBURG VA 22803

GFI GLENSIDE LLC  
15091 TAYLORS MILL PL  
HAYMARKET VA 20169

GFI GLENSIDE LLC  
15091 TAYLORS MILL PLACE  
HAYMARKET VA 20169

JONES DOUGLAS A  
1011 GREENDALE RD  
HARRISONBURG VA 22801

MINGZHU WANG  
3169 VERA VISTA PATH  
ROCKINGHAM VA 22801

1317 DEVON LANE LLC  
1011 GREENDALE RD  
HARRISONBURG VA 22801

1468 DEVON LANE LLC  
39907 ASSAWOMAN ST  
BETHANY BEACH DE 19930

AUTUMN PARK INVESTMENTS LLC  
PO BOX 1584  
HARRISONBURG VA 22801

DCI PARTNERS LLC  
1211 SULLY DR  
HARRISONBURG VA 22801

DEVONSHIRE VILLAGE  
INVESTMENTS LLC  
PO BOX 1584  
HARRISONBURG VA 22803

FEATHER BRANDON M  
3602 LARCHMONT DR  
ANNANDALE VA 22003

GFI GLENSIDE LLC  
15091 TAYLORS MILL  
HAYMARKET VA 20169

GFI GLENSIDE LLC  
15091 TAYLORS MILL  
HAYMARKET VA 20169

JONES DOUGLAS A  
1011 GREENDALE RD  
HARRISONBURG VA 22801

SEGANISH KENNETH D  
10531 BIRNHAM RD  
GREAT FALLS VA 22066

1450 DEVON LANE LLC  
39907 ASSAWOMAN ST  
BETHANY BEACH DE 19930

865 EAST LLC  
PO BOX 2037  
HARRISONBURG VA 22803

COILEY CHRISTOPHER J & MICHELLE  
S & TROW SUZANNE L & BRIAN E  
320 LAKEVIEW AVE  
RINGWOOD NJ 07456

DEER RUN FW LLC  
1985 CEDERBRIDGE AVE STE 1  
LAKEWOOD NJ 08701

DEVONSHIRE VILLAGE  
INVESTMENTS LLC  
PO BOX 1584  
HARRISONBURG VA 22803

GFI GLENSIDE LLC  
15091 TAYLORS MILL PL  
HAYMARKET VA 20169

GFI GLENSIDE LLC  
15091 TAYLORS MILL PL  
HAYMARKET VA 20169

HOH NORTHVIEW PROPERTY LLC  
2 SCHOOL ST  
RYE NY 10580

KIMBERLY BROWN  
1305 DEVON LANE  
HARRISONBURG VA 22801

SIMMONS TIMOTHY M REBECCA J  
314 MOUNTAIN RUN RD  
CHURCHVILLE VA 24421



TODD A HAYWARD & PRISCILLA D  
HAYWARD  
21851 INGLEWOOD CT  
BROADLANDS VA 20148

WHITE CLIFFS PROPERTIES LLC  
1043 SUNSET VIEW CT  
FOREST VA 24551

TROW BRIAN E SUZANNE L  
1233 MOSSY CREEK RD  
BRIDGEWATER VA 22812

VOIGE WILLIAM HUNTLEY  
1321 DEVON LANE  
HARRISONBURG VA 22801

PAUL C RINER  
1587 PORT REPUBLIC RD SUITE 3  
HARRISONBURG VA 22801

WILKINSON MICHAEL COE KELLY J  
4049 FLATROCK RD  
QUICKSBURG VA 22847

HARRISON THOMAS S JONI M  
305 W BRUCE ST  
HARRISONBURG VA 22801

IVAN M SHIFFLETT & JAMIE L  
SHIFFLETT  
1135 LINCOLNSHIRE DR  
HARRISONBURG VA 22802

MONGER JOHN H IV  
1020 IMBODEN RD  
MT CRAWFORD VA 22841

*Bruce Street*

MARTIN JONATHAN D  
314 W BRUCE ST  
HARRISONBURG VA 22801

COX LINDA M  
287 W BRUCE ST  
HARRISONBURG VA 22801



ELITE LAND LLC  
60 CARPENTER LA  
HARRISONBURG VA 22801

WINCHESTER EQUIPMENT CO  
121 INDIAN HOLLOW RD  
WINCHESTER VA 22603

SHENK WILLIAM R BRENDA C  
121 CARPENTER LA  
HARRISONBURG VA 22801

ENTERPRISE FOOD SERVICE INC  
PO BOX 2085  
HARRISONBURG VA 22801

DEYERLE HENRY P TRUSTEE  
737 E MARKET ST  
HARRISONBURG VA 22801

MULLIGAN'S GOLF CENTER  
141 CARPENTER LN  
HARRISONBURG, VA 22801

COUNTY OF ROCKINGHAM  
ATTN: COUNTY ADMINISTRATOR  
PO BOX 1252  
HARRISONBURG, VA 22803

160 Carpenter

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Use Avery Template 5160

SHENK WILLIAM R BRENDA C  
121 CARPENTER LA  
HARRISONBURG VA 22801

MULLIGAN'S GOLF CENTER  
141 CARPENTER LN  
HARRISONBURG, VA 22801

Easy Peel Address Labels  
Bend along line to expose Pop-up Edge

WINCHESTER EQUIPMENT CO  
121 INDIAN HOLLOW RD  
WINCHESTER VA 22603

DEYERLE HENRY P TRUSTEE  
737 E MARKET ST  
HARRISONBURG VA 22801

5960 AVERY

ELITE LAND LLC  
60 CARPENTER LA  
HARRISONBURG VA 22801

ENTERPRISE FOOD SERVICE INC  
PO BOX 2085  
HARRISONBURG VA 22801

COUNTY OF ROCKINGHAM  
ATTN: COUNTY ADMINISTRATOR  
PO BOX 1252  
HARRISONBURG, VA 22803