

**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 9, 2024 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 660 Walnut Lane (To Allow Boarding and Rooming Houses in R-3)

Public hearing to consider a request from Craig D. Smith and Sue W. Smith for a special use permit per Section 10-3-48.4 (1) of the Zoning Ordinance to allow boarding and rooming houses, complying with conditions as defined and limited in occupancy by one person per designated bedroom unless otherwise specified within the special use permit. The +/- 16,486 square foot property is addressed as 660 Walnut Lane, is identified as tax map parcel 25-L-8A, and located in the R-3, Medium Density Residential District.

Rezoning – 1182 Nelson Drive (R-1 to R-8C)

Public hearing to consider a request from Richard Germroth and Alexandra Vilela to rezone a +/- 36,900-square foot portion of a +/- 37,962-square foot property from R-1, Single Family Residential District to R-8C, Small Lot Residential District Conditional. The property includes two parcels addressed as 1182 Nelson Drive and are identified as tax map parcels 83-B-6 & 16.

Comprehensive Plan Map Amendment – 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road (Low Density Mixed Residential to Medium Density Mixed Residential)

Public hearing to consider a request from Daniel R. and Naomi R. Shenk, Harrisonburg Cohousing LLC, and Brenda G. Castello & Ted A. Morris to amend the Comprehensive Plan's Land Use Guide map within Chapter 6 Land Use & Development Quality. The proposal is to amend +/- 9.3-acres of land from the Low Density Mixed Residential designation to Medium Density Mixed Residential. The first parcel is addressed as 640, 650, 660, 670, 680, 690, 700, & 710 Keezletown Road and is identified as 72-B-6. The second parcel is addressed as 730 Keezletown Road is identified as tax map parcels 72-B-7.

Rezoning – 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road (R-1/R-3C/R-7 to R-5C/R-8C)

Public hearing to consider a request from Daniel R. and Naomi R. Shenk, Harrisonburg Cohousing LLC, and Brenda G. Castello & Ted A. Morris to rezone a +/- 12.63-acre site consisting of three parcels from R-1, Single Family Residential District; R-3, Medium Density Residential District Conditional; and R-7, Medium Density Mixed Residential Planned Community District to R-5C, High Density Residential District Conditional and R-8C, Small Lot Residential District Conditional. The first parcel is addressed as 1816, 1820 Country Club Road and is identified as tax map parcel 72-B-4, and of which a +/- 0.85-acre portion is requested to be rezoned. The second parcel is addressed as 640, 650, 660, 670, 680, 690, 700, & 710 Keezletown Road and is identified as 72-B-6. The third parcel is addressed as 730 Keezletown Road is identified as tax map parcels 72-B-7.

Special Use Permit – Portions of 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road (To Allow Multiple-Family of More than 12 Units Per Building in R-5)

Public hearing to consider a request from Daniel R. and Naomi R. Shenk, Harrisonburg Cohousing LLC, and Brenda G. Castello & Ted A. Morris for a special use permit per Section 10-3-55 (1) of the Zoning Ordinance to allow multiple-family dwellings of more than twelve (12) units per building in the R-5, High Density Residential District. The +/-4.69-acre site includes portions of properties addressed as 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road and identified as tax map parcels 72-B-4, 6, and 7.

Special Use Permit – Portions of 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road (To Allow Attached Townhomes of not More than 8 Units in the R-8)

Public hearing to consider a request from Daniel R. and Naomi R. Shenk, Harrisonburg Cohousing LLC, and Brenda G. Castello & Ted A. Morris 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 two areas totaling +/-7.94-acres include portions of properties addressed as 1816, 1820 Country Club Road, 640, 650, 660, 670, 680, 690, 700, 710 & 730 Keezletown Road and identified as tax map parcels 72-B-4, 6, and 7.

Zoning Ordinance Amendment – Section 10-3-91 (9), Reduction in Required Side or Rear Yard Setbacks in B-2

Public hearing to consider a request from 865 East LLC to amend Section 10-3-91 (9) of the B-2, General Business District. The proposed amendments would change the current language, which states “Reduction in required side yard setback to zero feet along the lot line of an adjoining lot or parcel zoned B-2 or M-1.” to state the following, or substantially similar language “Reduction in required side and/or rear yard setback to zero feet.”

Rezoning – 865 Port Republic Road (R-5C to B-2C)

Public hearing to consider a request from 865 East LLC to rezone a +/- 5.45-acre property from R-5C, High Density Residential District Conditional to 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 Multiple-Family and/or Mixed Use Buildings in B-2)

Public hearing to consider a request from 865 East LLC for a special use permit per Section 10-3-91 (17) of the Zoning Ordinance to allow multiple-family and/or mixed use buildings 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.

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

Public hearing to consider a request from 865 East LLC for a special use permit per Section 10-3-91 (9) of the Zoning Ordinance to allow the reduction in required side and/or rear yard setback to zero (0) feet in the B-2, General Business District. Note that this special use permit is requested simultaneously with a Zoning Ordinance amendment request that, if approved, would amend the language of Section 10-3-91 (9). The +/- 5.45-acre property is addressed as 865 Port Republic Road and is identified as tax map parcel 92-F-1.

Rezoning – 716, 720 & 722 Foley Road (R-3 to R-5C)

Public hearing to consider a request from Devon Lane LLC to rezone a +/- 26,000-square foot portion of a +/- 1.06-acre property from R-3, Medium Density Residential District to R-5C, High Density Residential District Conditional. The property is addressed as 716, 720, and 722 Foley Road and is identified as tax map parcels 84-B-15 & 16.

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 21 day of December 2023



City Clerk

Subscribed and sworn to before me this 21st day of December, 2023 a Notary Public in and for the Commonwealth of Virginia



Notary

My commission expires

25 K 27

MONGER APARTMENTS INC; C/O R S
MONGER & SONS INC
265 CHESAPEAKE AVE
HARRISONBURG VA22801

25 K 14

J M APARTMENTS L C
265 CHESAPEAKE AVE
HARRISONBURG VA22801

25 L 8A

SMITH D CRAIG SUE W
594 S MAIN ST
HARRISONBURG VA22801

25 L 12

HIGH POINT PROPERTIES LLC
2403 MASSANETTA SPRINGS RD
HARRISONBURG VA22801

25 L 5

VA BAPTIST BOARD MISSIONS &
EDUCATION; C/O BGAV
2828 EMERY WOOD PKWY
RICHMOND VA23294

Walnut

25 K 1

VISITORS OF JAMES MADISON UNIV
91 Alumnae Drive
HARRISONBURG VA22807

SHAPIRO MARK
1181 NELSON DR
HARRISONBURG VA 22801

ISSAC W DRIVER & KRISTIE DRIVER
1180 NELSON DR
HARRISONBURG VA 22801

SETH MICHAEL J SOO-OK
1169 PORTLAND DR
HARRISONBURG VA 22801

RICHARD GERMROTH & ALEXANDRA VILELA
1182 NELSON DR
HARRISONBURG VA 22801

HORST ROBERT L SONIA J
1186 NELSON DR
HARRISONBURG VA 22801

GEARY PROPERTIES LLC
1138 NELSON DR
HARRISONBURG VA 22801

WRIGHT ZETHAN N & JOSIE L
1184 NELSON DR
HARRISONBURG VA 22801

SULLIVAN BRIAN A MALIA E
1171 PORTLAND DR
HARRISONBURG VA 22801

DAVID L DUNCAN & CLAUDETTE F DUNCAN
1175 PORTLAND DR
HARRISONBURG VA 22801

AKINTUNDE AKINYEMI & TAIWO AKINYEMI
1180-B NELSON DR
HARRISONBURG VA 22801

DAVID L DUNCAN & CLAUDETTE F DUNCAN
1175 PORTLAND DR
HARRISONBURG VA 22801

HORST ROBERT L SONIA J
1186 NELSON DR
HARRISONBURG VA 22801

THOMAS E BEPLER & ALJSON A LANIER
1173 PORTLAND DR
HARRISONBURG VA 22801

Administration Center
20 East Gay Street
Harrisonburg, VA 22802

Nelson

CH LLC
1909 FINANCIAL DR
HARRISONBURG VA 22801

MICHAEL G WILLI & BETHANY L WILLI
1150 SMITHLAND RD
ROCKINGHAM VA 22802

STANA LOGAN J
620 KEEZLETOWN RD
HARRISONBURG VA 22802

FAIRWAY VIEW LLC
1880 COUNTRY CLUB RD
HARRISONBURG VA 22802

HARRISONBURG COHOUSING LLC
1315 HARMONY DR
HARRISONBURG VA 22802

SPOTSWOOD COUNTRY CLUB INC
1980 COUNTRY CLUB RD
HARRISONBURG VA 22802

BZA SPOTSWOOD LLC & ATTN DEBORAH HALL
604 BANYAN TRAIL
BOCA RATON FL 33481

GREGORY M BOWMAN & ELLEN L BOWMAN
735 KEEZLETOWN RD
HARRISONBURG VA 22802

AUTUMN MARIE OREBAUGH
750 KEEZLETOWN RD
HARRISONBURG VA 22801

CHRISTOPHER A NEIL & RUTHANNE D NEIL
655 KEEZLETOWN RD
HARRISONBURG VA 22802

CHAD E WILCHER
1740 COUNTRY CLUB RD
HARRISONBURG VA 22802

Administration Center
20 East Gay Street
Harrisonburg, VA 22802

CHRISTOPHER A NEIL & RUTHANNE D NEIL
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HARRISONBURG VA 22802

OWAH ANDREW E HENRIETTA Y
1901 SPOTSWOOD TERRACE
HARRISONBURG VA 22802

BARRON FRANK JOHN & CARMEN SUE
630 KEEZLETOWN RD
HARRISONBURG VA 22802

BRENDA G CASTELLO & TED A MORRIS
114 TWIN HILLS LA
FISHERSVILLE VA 22939

SHENK DANIEL R NAOMI R
351 MONTICELLO AVE
HARRISONBURG VA 22801

Tuscan Village

1428 DEVON LANE LLC
39907 ASSAWOMAN ST
BETHANY BEACH DE 19930

JAMES WALICEK
1442 DEVON LA
HARRISONBURG VA 22801

JONES DOUGLAS A
1011 GREENDALE RD
HARRISONBURG VA 22801

JONES DOUGLAS A
1011 GREENDALE RD
HARRISONBURG VA 22801

KIMBERLY BROWN
1305 DEVON LANE
HARRISONBURG VA 22801

1341 DEVON LANE LLC
1341 DEVON LA
HARRISONBURG VA 22801

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

MDH HOLDINGS
1011 GREENDALE RD
HARRISONBURG VA 22801

1191 DEVON LANE GROUP OWNER LLC
NEW YORK NY 10036

1426 DEVON LANE LLC
39907 ASSAWOMAN ST
BETHANY BEACH DE 19930

1420 DEVON LANE LLC
39907 ASSAWOMAN ST
BETHANY BEACH DE 19930

Administration Center
20 East Gay Street
Harrisonburg, VA 22802

D.KAY MILLER TRUSTEE
923 ROSEDALE DR
ROCKINGHAM VA 22801

THOMPSON DEAN E S GEORGIE
6019 WATCH HARBOUR DR
MIDLOTHIAN VA 23112

JONES DOUGLAS A
1011 GREENDALE RD
HARRISONBURG VA 22801

FEATHER BRANDON M
3602 LARCHMONT DR
ANNANDALE VA 22003

GFI GLENSIDE LLC
15091 TAYLORS MILL PL
HAYMARKET VA 20169

REALTY DEVELOPMENT LLC
4206 KNOX ROAD #B-3
COLLEGE PARK MD 20740

COBLY A TROW BRIAN E TROW
341 DIXIE AVE
HARRISONBURG VA 22801

VOIGE WILLIAM HUNTLEY
1321 DEVON LANE
HARRISONBURG VA 22801

TURNKEY LLC
2115 FRANK FIELD LN
ROCKINGHAM, VA 22802

OGISCH ROBERT W & OTHERS
169 LAKEVIEW AVE
RINGWOOD NJ 07456

CARMMONS LLC
314 MOUNTAIN RUN RD
CHURCHVILLE VA 24421

DOUGLAS A JONES
1011 GREENDALE RD
HARRISONBURG VA 22801

DEVONSHIRE HOME OWNERS ASSOC INC
PO BOX 2182
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DCI PARTNERS LLC
1211 SULLY DR
HARRISONBURG VA 22801

1566 DEVON LANE LLC
39907 ASSAWOMAN ST
BETHANY BEACH DE 19930

865 East

1428 DEVON LANE LLC
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BETHANY BEACH DE 19930

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TROW THOMAS HARPER CHARLOTTE M
1055 FREDERICK RD
ROCKINGHAM VA 22801

D.KAY MILLER TRUSTEE
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BETHANY BEACH DE 19930

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39907 ASSAWOMAN ST
BETHANY BEACH DE 19930

1420 DEVON LANE LLC
39907 ASSAWOMAN ST
BETHANY BEACH DE 19930

HOH NORTHVIEW PROPERTY LLC
2 SCHOOL ST
RYE NY 10580

1317 DEVON LANE LLC
1011 GREENDALE RD
HARRISONBURG VA 22801

KIMBERLY BROWN
1305 DEVON LANE
HARRISONBURG VA 22801

1341 DEVON LANE LLC
1341 DEVON LA
HARRISONBURG VA 22801

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PO BOX-2037
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6019 WATCH HARBOUR RD
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GFI GLENSIDE LLC
15091 TAYLORS MILL PL
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REALTY DEVELOPMENT LLC
4206 KNOX ROAD #B-3
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CHRISTOPHER COILEY MICHELLE COILEY &
BRIAN TROW SUZANNE TROW
5745 BURKE CENTER PARKWAY
BURKE VA 22015

1556 DEVON LANE LLC
39907 ASSAWOMAN ST
BETHANY BEACH DE 19930

1558 DEVON LANE LLC
39907 ASSAWOMAN ST
BETHANY BEACH DE 19930

1560 DEVON LANE LLC
39907 ASSAWOMAN ST
BETHANY BEACH DE 19930

1562 DEVON LANE LLC
39907 ASSAWOMAN ST
BETHANY BEACH DE 19930

DD FOXHILL LLC
4447 COX ROAD
GLEN ALLEN VA 23060

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

EAGLESJMU LLC
PO BOX 2648
STAUNTON VA 24402

CHRISTOPHER COILEY MICHELLE COILEY &
BRIAN TROW SUZANNE TROW
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BURKE VA 22015

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RINGWOOD NJ 07456

1430 DEVON LN LLC & ELMQUIST
PROPERTIES LLC
43 CHESTER ST
FRONT ROYAL VA 22630

1428 DEVON LANE LLC
39907 ASSAWOMAN ST
BETHANY BEACH DE 19930