

**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 13, 2026 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Zoning Ordinance Amendment – To modify special use permit requirements to reduce required side yard setbacks in the R-8 district***

A request from AM Yoder & Co to amend Zoning Ordinance Section 10-3-59.4, Uses permitted by only by special use permit in the R-8, Small Lot Residential District. Specifically, the applicant requests to amend subsection (11) which currently allows with an approved special use permit to reduce required side yard setbacks to zero feet where such buildings are single-family detached dwellings, duplex dwellings, or townhomes when specified fire suppression or construction standards are met. The current ordinance does not allow openings in the exterior walls of buildings adjacent to the reduced side yard setback. Proposed is an amendment to allow exterior walls of buildings adjacent to the reduced side yard setbacks to have openings and penetrations that have a minimum 1-hour fire resistance rating in accordance with a fire resistant assembly documented by a nationally recognized testing agency and where the bottom of the opening is equal to or less than 10' above exterior finished grade and located only on the first floor of the dwelling. Additionally, the special use permit may be superseded by building regulations.

***Rezoning – 797 Chicago Avenue (R-5C/B-2C to R-5C/B-2, Proffer Amendments) (Sunshine Apartments)***

A request from Turkey Properties LLC to rezone a parcel zoned R-5C, High Density Residential District Conditional and B-2C, General Business District Conditional to R-5C, High Density Residential District Conditional and B-2, General Business District. The request includes proffer amendments for the R-5C proffers approved in 2022. The property is addressed as 797 Chicago Avenue and is identified as tax map parcel 39-P-1.

***Rezoning – 1110 N Liberty Street (M-1 to R-3/M-1C)***

A request from Valley Corner LLC to rezone a +/- 0.38-acre portion of a +/- 0.59-acre parcel zoned M-1, General Industrial District to R-3, Medium Density Residential District and the remaining +/- 0.21-acre portion to M-1C, General Industrial District Conditional. The property is addressed as 1110 North Liberty Street and is identified as tax map parcel 45-A-1.

***Zoning Ordinance Amendment – To Allow Meat Processing and Storage by Special Use Permit in M-1***

A request from Honest Meats LLC to amend Section 10-3-24 of the Zoning Ordinance to add a new term and definition for “meat processing and storage facility” and to add the use to Section 10-3-97 as a use permitted by special use permit in the M-1, General Industrial District. Additionally, to codify the current interpretation that poultry processing and storage is a by right use, a new term and definition for “poultry processing and storage facility” is proposed to be added to Section 10-3-24 of the Zoning Ordinance and listed in Section 10-3-96 as a use permitted by right in the M-1 district.

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 1072, and the City's website at [www.harrisonburg-va.legistar.com/Calendar.aspx](http://www.harrisonburg-va.legistar.com/Calendar.aspx).

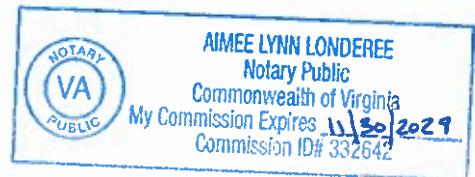
Given under my hand this 22 day of December, 2025

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

Subscribed and sworn to before me this 22<sup>nd</sup> day of December, 2025 a Notary Public in and for the Commonwealth of Virginia.

  
\_\_\_\_\_  
Notary

My commission expires 11/30/2029



GCS OF VIRGINIA A LLC  
162 CHARLES ST  
HARRISONBURG VA 228024610

VALLEY CORNER LLC  
PO BOX 719  
NEW MARKET VA 22844

ROCKINGHAM CO SCHOOL BOARD  
20 E GAY ST  
HARRISONBURG VA 22801

HONEST MEATS LLC  
256 CHARLES ST  
HARRISONBURG VA 22802

THOMAS KHA1 LLC  
2655 HILLMEADOW DR  
HARRISONBURG VA 22801

DLS ENTERPRISES LLC  
1000 N MAIN ST  
HARRISONBURG VA 22802

liberty

NEW VENTURE PARTNERS LLC  
1250 IVY LA  
HARRISONBURG VA 22802

MARABOU LLC  
3762 TRAVLER RD  
ROCKINGHAM VA 22801

CFW COMMUNICATIONS SERVICES  
PO BOX 1068  
WAYNSEBORO VA 22980

VIRGINIA AYALA JOSE AYALA &  
DORILA AYALA  
540 3RD ST  
HARRISONBURG VA 22802

PIZANO ENTERPRISE LLC  
6069 N VALLEY PIKE  
ROCKINGHAM VA 22802

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

MDC COAST 12 LLC  
500 VOLVO PARKWAY  
CHESAPEAKE VA 23320

KYLENE ANNE HOHMAN &  
BENJAMIN KYLE RYAN  
580 3RD ST  
HARRISONBURG VA 22802

FOSTER MARLON A CHERYL L  
520 THIRD ST  
HARRISONBURG VA 22802

CLEAN LAUNDRY LLC  
3762 TRAVELERS RD  
HARRISONBURG VA 22801

BRECKENRIDGE CAPITAL LLC & C/O  
WADE ROBINSON MANAGER  
3028 JOHN WAYLAND HIGHWAY  
DAYTON VA 22821

TURKEY PROPERTIES LLC  
3762 TRAVELERS RD  
HARRISONBURG VA 22801

PEDRO CASTILLO DEL CID &  
ROSIBEL MARTINEZ  
560 THIRD ST  
HARRISONBURG VA 22802

BETHANY CHUPP  
699 NORTH WILLOW ST  
HARRISONBURG VA 22802

Chicago