

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, January 12, 2021, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Avenue (Section 10-3-91(1) to Allow Manufacturing, Processing, and Assembly Operations)

Public hearing to consider a request from Christian Light Publications Inc. for a special use permit per Section 10-3-91(1) of the Zoning Ordinance to allow manufacturing, processing, and assembly operations when not employing more than fifteen (15) persons on the premises in a single shift and provided that all storage and activities are conducted within the building within the B-2, General Business District. The +/- 7.2-acre area consists of three parcels. The first +/- 3.52-acre parcel is addressed as 1047 and 1051 Mt. Clinton Pike and 1062, 1064, and 1066 Chicago Avenue and is identified as tax map parcel 47-P-14. The second parcel is +/- 1.53 acres and is addressed as 931 Mt. Clinton Pike and identified as tax map parcel 47-M-1. The third parcel is +/- 2.06 acres and is addressed as 1032 Chicago Avenue and identified as tax map parcel 47-P-9.

Special Use Permit – 931, 1047, and 1051 Mt. Clinton Pike and 1032, 1062, 1064, and 1066 Chicago Avenue (Section 10-3-91(2) to Allow Warehousing and Other Storage Facilities)

Public hearing to consider a request from Christian Light Publications Inc. for a special use permit per Section 10-3-91(2) of the Zoning Ordinance to allow warehousing and other storage facilities within the B-2, General Business District. The +/- 7.2-acre area consists of three parcels. The first +/- 3.52-acre parcel is addressed as 1047 and 1051 Mt. Clinton Pike and 1062, 1064, and 1066 Chicago Avenue and is identified as tax map parcel 47-P-14. The second parcel is +/- 1.53 acres and is addressed as 931 Mt. Clinton Pike and identified as tax map parcel 47-M-1. The third parcel is +/- 2.06 acres and is addressed as 1032 Chicago Avenue and identified as tax map parcel 47-P-9.

Special Use Permit – 817 Honeysuckle Ln (Short-Term Rental in R-1)

Public hearing to consider a request from David E. Berry, Jr. and Sharon Berry 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 +/- 10,220 sq. ft. property is addressed as 817 Honeysuckle Lane and is identified as tax map parcel 28-O-4.

Rezoning – 161 and 241 Blue Ridge Drive (R-1 to R-5C)

Public hearing to consider a request from Martha E. Grover, Trustee and MG Harrisonburg LLC with representatives Bluestone Land LLC to rezone two parcels from R-1, Single Family Residential District to R-5C, High Density Residential District Conditional. The R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The R-5, High Density Residential District is intended for medium to high density residential development, including townhouses and multiple family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. The residential density ranges for the R-5 district are multifamily, 1,800 sq. ft. minimum/unit; multifamily quadraplex, 3,000 sq. ft. minimum/unit; and townhouse, 2,000 sq. ft. minimum/unit. The Comprehensive Plan designates this site as Medium Density Mixed Residential. These areas have been developed or are planned for small-lot single-family detached and single-family attached (duplexes and townhomes) neighborhoods, where commercial and service uses might be finely mixed within residential uses or located nearby along collector and arterial streets. Mixed-use buildings containing residential and non-residential uses and multi-family dwellings could be appropriate under special circumstances. The gross density of development in these areas could be

around 20 dwelling units per acre. The two parcels totaling +/- 7.0 acres are addressed as 161 and 241 Blue Ridge Drive and are identified as tax map parcels 28-G-2 and 1, respectively.

Special Use Permit - 161 and 241 Blue Ridge Drive (Section 10-3-55.4 (1) to Allow Multi-Family Dwellings of More Than Twelve Units Per Building)

Public hearing to consider a request from Martha E. Grover, Trustee and MG Harrisonburg LLC with representatives Bluestone Land LLC for a special use permit per Section 10-3-55.4 (1) to allow multi-family dwellings of more than 12 units per building in the R-5, High Density Residential District. The two parcels totaling +/- 7.0 acres are addressed as 161 and 241 Blue Ridge Drive and are identified as tax map parcels 28-G-2 and 1, respectively.

Please note that in accordance with an Emergency Continuity of Governance Ordinance adopted by City Council on April 6, 2020, members of the public are not permitted in Council Chambers due to the COVID-19 pandemic, but are encouraged to participate and express their views electronically by emailing comments to <https://www.harrisonburgva.gov/agenda-comments>, or by calling in during the public hearing at the telephone number to be listed on the agenda. 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>.

Any person requiring auxiliary aids, including signers, in connection with this public hearing shall notify the City Manager at least five (5) days prior to the time of the hearing.

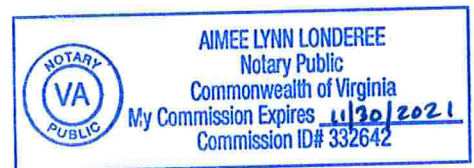
Given under my hand this 4th day of January, 2021



Subscribed and sworn to before me this 4th day of January, 2021, a Notary Public in and for the Commonwealth of Virginia.



My commission expires Nov. 30, 2021



28-G-1 & 2 (R-1) AND 14-J-1 (R-3)
 MG HARRISONBURG LLC
 PO BOX 13470
 RICHMOND, VA 23225

14-A-0 R-3
 COUNTRY CLUB COURT
 TOWNHOUSE
 PO BOX 852
 HARRISONBURG, VA 22803

28-M-6 B-2
 YAM YEE KWAN JIN C
 3529 HUNTON RIDGE DR
 GLEN ALLEN, VA 23059

28-C 21 R-1
 JACKSON ANDREW TERESA
 190 BLUE RIDGE DRIVE
 HARRISONBURG, VA 22802

28-A-18 R-1
 GUZMAN NELSON A LUZ
 240 BLUE RIDGE DRIVE
 HARRISONBURG, VA 22802

29-D-27 R-1
 LYNCH RONALD JOYCE
 1120 CLAY STREET
 HARRISONBURG, VA 22802

29-G-28 R-1
 LANDES DOUGLAS BARBARA
 2798 OLD FURNACE ROAD
 HARRISONBURG, VA 22802

14-L-5&6 R-3
 CHRISTOPHEN PROPERTIES
 920 OAK HILL DRIVE
 HARRISONBURG, VA 22801

28-C-1 R-1
 CHAMBERLIN MARCIA E
 920 OAKLAND DRIVE
 HARRISONBURG, VA 22802

28-C-20 R-1
 RAKES LANA R
 917 SPOTSWOOD DRIVE
 HARRISONBURG, VA 22802

28-I-4 R-1
 DOLLY RICHARD RAY SANDRA
 560 BLUE RIDGE DRIVE
 HARRISONBURG, VA 22802

C & W RAILROAD
 ATTN TAXATION DEPT
 THREE COMM PL – BOX 209
 NORFOLK, VA 23510

29-G-0 R-1
 MOHAMMED HEWA RIADH
 1201 CLAY STREET
 HARRISONBURG, VA 22802

28-M-5 B-2
 H'BURG E MARKET STATION LLC
 PO BOX 8
 MT JACKSON, VA 22842

28-C-2 R-1
 TORRES SANTON JOAQUINA
 918 OAKLAND STREET
 HARRISONBURG, VA 22802

28-A-1 R-1
 COX ELDRIDGE C
 916 SPOTSWOOD DRIVE
 HARRISONBURG, VA 22802

29-D-29 R-1
 SMIALEK CHRISTOPHER ANETA
 521 BLUE RIDGE DRIVE
 HARRISONBURG, VA 22802

RZ/SUP 241 BLUE RIDGE DRIVE

CHRISTIAN LIGHT PUBLICATIONS
1066 CHICAGO AVENUE
HARRISONBURG, VA 22802

48-H-4 R-3C
EASTERN MENNONITE INC
1200 PARK ROAD
HARRISONBURG, VA 22802

47-N-7 B-2C
EASTERN MENNONITE HS
801 PARKWOOD DRIVE
HARRISONBURG, VA 22802

47-M-2 B-2
HBURG GIFT AND THRIFT
731 MT CLINTON PIKE
HARRISONBURG, VA 22802

47-J-8 R-1
RYAN RICHARD YVONNE LIFE EST
1142 WOODLEIGH COURT
HARRISONBURG, VA 22802

47-J-7 R-1
SHANK MERNA B TRUSTEE
1066 CHICAGO AVENUE
HARRISONBURG, VA 22802

47-J-6 R-1
BRYCE RONALD
1141 WOODLEIGH COURT
HARRISONBURG, VA 22802

47-P-6 &6A R-3
WALNUT LANE LLC
942 SMITH AVENUE
HARRISONBURG, VA 22802

48-D-23 R-3
JM APARTMENTS LC
265 CHESAPEAKE DRIVE
HARRISONBURG, VA 22801

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

48-D-25 R-3
BLUE ANCHOR ESTATES LLC
1400 A KING STREET
ALEXANDRIA, VA 22314

48-D-26 R-7
THE VILLAGE AT CHICAGO PK
800 OSAGE LANE
HARRISONBURG, VA 22802

48-D-58 R-7
TO GOD BE THE GLORY LLC
106 BRIAN AVENUE
BRIDGEWATER, VA 22812

48-D-21 R-3
PHILLIP A LAGODA
5133 SINGERS GLEN ROAD
ROCKINGHAM VA 22802

**SUP – CHRISTIAN LIGHT PUB
CHICAGO AVE AND
MT CLINTON PIKE**

28-O-4 R-1
BERRY DAVID SHARON
817 HONEYSUCKLE LANE
HARRISONBURG, VA 22802

28-O-3 R-1
CHU PATRICK
7102 CROWN JEWELS CT
FREDERICKSBURG, VA 22407

28-O-5 R-1
JUSTO-CITADINE JORGE
PO BOX 754
HARRISONBURG, VA 22803

28-O-22A R-1
RAMIREZ SALU SANDRA
814 HONEYSUCKLE LANE
HARRISONBURG, VA 22802

28-H-6&7 R-1
PATTI THOMAS LOIS WEBER
395 FOREST HILLS DRIVE
LURAY, VA 22835

28-O-21A R-1
CREEGAN TIMOTHY J
920 MORNINGLORY COURT
HARRISONBURG, VA 22802

SUP 817 HONEYSUCKLE LANE