

STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, November 26, 2024 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Rezoning – 731 Jefferson St (M-1 to R-3)

A request from Josue Elidio Pereira Coreas to rezone two parcels totaling +/- 15,948-square foot from M-1, General Industrial District to R-3, Medium Density Residential District. The parcels are addressed as 731 Jefferson Street and are identified as tax map parcels 40-O-7 and 8.

Rezoning – 1158 Rockingham Dr (R-1 to R-8)

A request from Lonnie and Linda Suter to rezone a +/- 8,505-square foot portion of property from R-1, Single Family Residential District to R-8, Small Lot Residential District. The property is addressed as 1158 Rockingham Drive and is identified as tax map parcel 47-E-76.

Zoning Ordinance Amendment – To allow the acceptance of cash proffers

A request by the City of Harrisonburg to amend the Zoning Ordinance to allow the acceptance of cash proffers. Currently, Zoning Ordinance Section 10-3-123 prohibits cash proffers.

Zoning Ordinance Amendment – To allow reduced setbacks for townhomes in the R-8 district

A request from Waterman Investments, LLC to amend Zoning Ordinance to modify regulations associated with minimum principal building setbacks for townhomes within the R-8 district. The proposed Zoning Ordinance amendments would modify Section 10-2-59.4 (11) in the R-8 district regulations and Section 10-3-113 (1) and (2) in Article T. Modifications and Adjustments to allow townhomes to have a 0-foot setback when specified standards related to fire sprinkler systems or fire resistance rating are met.

Comprehensive Plan Map Amendment – 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court

A request from Liberty Hall LC, Ordovician, L.C., and Aichus LLC for a Comprehensive Plan Map amendment +/- 161.54-acres of property from Low Density Mixed Residential, Medium Density Mixed Residential, Commercial, and Industrial to Medium Density Mixed Residential. The property is addressed as 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court and is identified as tax map parcel numbers 36-T-1, 36-T-5, 37-C-2, 37-C-3, and 37-G-9.

Rezoning - 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court (R-1/R-2/B-2/M-1 to R-5C/R-8C)

A request from Liberty Hall LC, Ordovician, L.C., and Aichus LLC to rezone +/- 161.54-acres of property from R-1, Single Family Residential District; R-2, Residential District; B-2, General Business District; and M-1, General Industrial District to R-5C, High Density Residential District Conditional (+/- 24.8-acres) and R-8C, Small Lot Residential District Conditional (+/- 136.7-acres). The property is addressed as 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court and is identified as tax map parcel numbers 36-T-1, 36-T-5, 37-C-2, 37-C-3, and 37.

Special Use Permit – 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court (To allow multiple-family dwellings of more than 12 units per building in R-5)

A request from Liberty Hall LC, Ordovician, L.C., and Aichus LLC for a special use permit per Section 10-3-55.4 (1) to allow multiple-family dwellings of more than 12 units per building in the R-5, High Density Residential District. The +/- 24.8-acres is part of a larger +/- 161.54-acre development project that is addressed as 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court and is identified as tax map parcel numbers 36-T-1, 36-T-5, 37-C-2, 37-C-3, and 37-G-9.

Special Use Permit – 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court (To allow attached townhouses of no more than eight units in R-8)

A request from Liberty Hall LC, Ordovician, L.C., and Aichus LLC for a special use permit per Section 10-3-59.4 (1) to allow attached townhouses of no more than eight units in the R-8, Small Lot Residential District. The +/- 136.7-acres is part of a larger +/- 161.54-acre development project that is addressed as 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court and is identified as tax map parcel numbers 36-T-1, 36-T-5, 37-C-2, 37-C-3, and 37-G-9.

Special Use Permit – 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court (To allow reduced setbacks in R-8)

A request from Liberty Hall LC, Ordovician, L.C., and Aichus LLC for a special use permit per Section 10-3-59.4 (11) to allow reduced side yard setbacks in the R-8, Small Lot Residential District. The +/- 136.7-acres is part of a larger +/- 161.54-acre development project that is addressed as 51, 75, 85 Waterman Drive, West Market Street, and Brickstone Court and is identified as tax map parcel numbers 36-T-1, 36-T-5, 37-C-2, 37-C-3, and 37-G-9. Note that there is a separate Zoning Ordinance amendment application being considered concurrently that, if approved, would allow townhomes to have a 0-foot setback when specified standards related to fire sprinkler systems or fire resistance rating are met.

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. Interested parties will be able to attend the meeting and to watch the meeting on Public Education Government Channel 3 or on the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

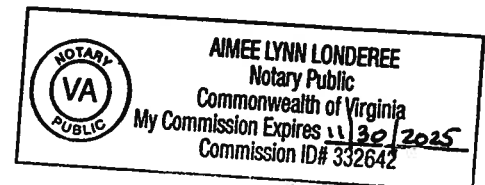
Given under my hand this 30 day of ^{October}~~September~~, 2024


City Clerk

Subscribed and sworn to before me this 30 day of October, 2024 a Notary Public in and for the Commonwealth of Virginia.


Notary

My commission expires 11/30/2025



HARRIS SAUL S TRUSTEE OF THE
SAUL S HARRIS TRUST
850 HILLSIDE AVE
HARRISONBURG VA22802

OTTO HOSTETTER LLC
1309 HILLCREST DR
HARRISONBURG VA22802

VULCAN HOLDINGS LLC
630 WATERMAN DR
HARRISONBURG VA22802

BRENDA C.JUDY
5934 GARDNER LA
BRIDGEWATER VA22812

GUILLERMO L COLMAN & NELL-
MARIE I COLMAN
855 SUMMIT AVE
HARRISONBURG VA22802

WATERMAN SQUARE LLC
10 TERRY COURT
STAUNTON VA24401

MEZA DIANA & CHIN H WANG
851 HILLSIDE AVE
HARRISONBURG VA22802

WEAVER M STEVEN & ELSIE P
1680 BALD EAGLE CIR
HARRISONBURG, VA 22801

Rockingham County Administration
Center
20 East Gay Street
HARRISONBURG VA22802

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LLC
PO BOX 189
HARRISONBURG VA22803

SCOTT JOSIE B LIFE ESTATE
741 JEFFERSON ST
HARRISONBURG VA22802

ESCALERAS MARCO T NORMA IRIS
GARCIA-LARA
734 MADISON ST
HARRISONBURG VA22802

DALE L LAYMAN
701 JEFFERSON ST
HARRISONBUR VA22802

NUTTER HUNTER C III
745 JEFFERSON ST
HARRISONBURG VA22802

PEREIRA COREAS JOSUE ELIDIO
731 JEFFERSON ST
HARRISONBURG VA22802

DANIA ESTHER VARGAS CASTILLO
727 MADISON ST
HARRISONBURG VA22802



SHULTZ RONALD M REGINA M
910 TALIAFERRO DR
HARRISONBURG VA22802

BOWMAN JOSEPH B JR KATHRYN
HAMMER
3309 MESINETTO CREEK DR
HARRISONBURG VA22801

SUTER LONNIE LINDA
1154 ROCKINGHAM DR
HARRISONBURG VA22802

MCAFEE AARON O
1160 ROCKINGHAM DR
HARRISONBURG VA22802

HOLLAND WILLIAM S JR JONI G
1162 ROCKINGHAM DR
HARRISONBURG VA22802

CYNTHIA ANN MAY
4223 SPRING CREEK R
BRIDGEWATER VA22812

MARTIN GERALD E SOPHIA B
1166 ROCKINGHAM DR
HARRISONBURG VA22802



MAKAYED SIARHEI & NADZEYA
VASILYEVNA
1290 STONECHRIS DR
HARRISONBURG VA22802

MARCELLA SMITH LLC
220 WATERMAN DR
HARRISONBURG VA22802

MARTIN ELLA NOLT
838 S COLLEGE AVE
HARRISONBURG VA22802

MORRIS HOLDINGS LLC
1044 W MARKET ST
HARRISONBURG VA22801

MOYA-GOMEZ GLADIS E
868 COLLEGE AVE
HARRISONBURG VA22802

NEW VENTURE PARTNERS LLC
1250 IVY LA
HARRISONBURG VA22802

NGUYEN SON V & PHUOC LOC T LUU
180 CLARA CT
HARRISONBURG VA22802

ORDOVICIAN LC
PO BOX 588
HARRISONBURG VA22803

PARK JUN YOUNG
1541 SHENSTONE DR
HARRISONBURG VA22802

PLAN B ENTERPRISES LLC
5930 W DONNAGAIL DR
PENN LAIRD VA22846

POWERS MARIE
14013 FAIRVIEW RD
CLEAR SPRING MD21722

RASUL MUHAMAD Q & HEMEN M
RASUL
130 CLARA CT
HARRISONBURG VA22801

REYES ABRAHAM GISELA OLAYA
50 HARPER ST
WEYERS CAVE VA24486

RION BOWMAN POST 632 VFW
450 WATERMAN DR
HARRISONBURG VA22802

ROHRER RUSSELL W ELIZABETH E
856 COLLEGE AVE
HARRISONBURG VA22802

S & B RENTALS LLC
13323 TIMBER WAY
BROADWAY VA22815

SCHOOL BOARD CITY OF
HARRISONBURG
317 S MAIN ST
HARRISONBURG VA22801

SHANK JOANN LUCILLE WYSE
TRUSTEE OTHERS
136 COOKS CREEK RD
HARRISONBURG VA22802

SHENANDOAH VALLEY AMERICAN
LEGION POST 188 INC
350 WATERMAN DR
HARRISONBURG VA22801

SHENK ROBERT D MARIAM F
1256 PEAKE MT RD
HARRISONBURG VA22802

SIMON CARL A
1030 WATERMAN DR
HARRISONBURG VA22802

SKAC LLC
3363 SPADERS CHURCH RD
ROCKINGHAM VA22801

SPOTLESS CAR WASH LLC
221 LOEWNER LN
HINTON VA228312312

SUPERIOR PLUS ENERGY SERVICES
INC
1870 S WINTON RD STE 200
ROCHESTER NY14618

TAYLOR ADRIAN A
100 CLARA CT
HARRISONBURG VA22802

THE CLUB INC
120 WATERMAN DR
HARRISONBURG VA22802

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KIRILYUK
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HARRISONBURG VA22802

VICTOR SANTANA & UFELINA
CHIRENO DE SANTANA
170 CLARA CT
HARRISONBURG VA22802



100 WATERMAN DR LLC
4201 PARK PLACE CT
GLEN ALLEN VA23060

510 WATERMAN LLC
1958 EVELYN BYRD AVE
HARRISONBURG VA22801

AGRI WAREHOUSE LLC
1716 DETROIT ST
ELLSWORTH IA50075

AGUILAR MARIO KENIA
1270 STONECHRIS DR
HARRISONBURG VA22802

AICHUS LLC
PO BOX 588
HARRISONBURG VA22803

AIREY CHARLES E ROBERT E
865 WATERMAN DR
HARRISONBURG VA22802

BALAK IDRIS NARMIN
140 CLARA CT
HARRISONBURG VA22802

BASYE PHYLLIS M
846 COLLEGE AVE
HARRISONBURG VA22802

BOWSER BONNIE W
874 COLLEGE AVE
HARRISONBURG VA22802

BROWN VAUNDA L
820 COLLEGE AVE
HARRISONBURG VA22802

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1042 WEST MARKET ST
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CITY OF HARRISONBURG
409 S MAIN ST
HARRISONBURG VA22801

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THE BERTIE LOU SHIFFLETT TRUST U/W
OF THE & WARREN EMANUEL LATTMAN
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COBURN DANIEL MARLENA S
878 COLLEGE AVE
HARRISONBURG VA22802

CONMAT PROPERTIES LC
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CUELLAR EDWARD
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190 CLARA CT
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CARMON E SHOWALTER RHODES
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KAINOS LLC
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KKL ENTERPRISES
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LEONARD JOHN L GLENDA L
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TORREZ
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