

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, April 12, 2022, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

**Rezoning – 1441, 1451, 1477 North Main Street (M-1 to B-2C)**

Public hearing to consider a request from Northside LLC with representatives Holtzman Oil Corporation to rezone four parcels from M-1, General Industrial District to B-2C, General Business District Conditional.

The Zoning Ordinance states that the M-1, General Industrial District is intended primarily for manufacturing, processing, storage, and distribution activities, which are not properly associated with, nor compatible with, residential and institutional development. The B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. The Comprehensive Plan designates this site as Industrial. These areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development, and related activities. They include the major existing and future employment areas of the City. The site totals +/- 4-acres, is addressed as 1441, 1451, and 1477 North Main Street and is identified as tax map parcels 42-B-12, 13 & 14 and 44-B-2.

**Rezoning – 797 Chicago Avenue (B-2 and B-2C to R-5C)**

Public hearing to consider a request from Turkey Properties LLC to rezone a +/- 2.32-acre portion of a +/- 2.5-acre parcel from B-2, General Business District and B-2C, General Business District Conditional to R-5C, High Density Residential District Conditional. The Zoning Ordinance states that the B-2, General Business District is intended to provide sufficient space in appropriate locations for a wide variety of retail shopping, commercial, automotive, miscellaneous recreational, and service activities. 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 Mixed Use. Mixed Use areas are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings. The site is addressed as 797 Chicago Avenue and is identified as tax map parcel 39-P-1.

**Special Use Permit – 797 Chicago Avenue (Section 10-3-55.4 (1) to Allow Multi-Family Dwellings of More Than Twelve Units Per Building)**

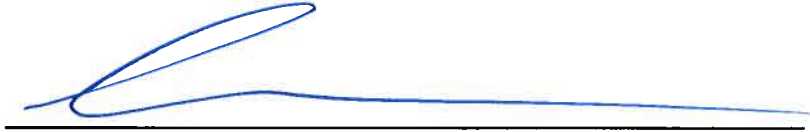
Public hearing to consider a request from Turkey Properties LLC for a special use permit per Section 10-3-55.4 (1) to allow multi-family dwellings of more than 12 units per building in the R-5, High Density Residential District. The site consists of a +/- 2.32-acre portion of a +/- 2.5-acre parcel, is addressed as 797 Chicago Avenue and is identified as tax map parcel 39-P-1.

**City of Harrisonburg Capital Improvement Program FY 2023-2023 through 2026-2027**

Public hearing to consider the proposed Capital Improvement Program, for fiscal years 2022-2023 through fiscal years 2026-2027. The Capital Improvement Program is a multi-year projection and scheduling of capital projects of \$50,000 or greater. This plan is prepared annually in an effort to facilitate planning and setting priorities among capital improvements needs over a subsequent five-year period. Copies of the capital improvement program are available for review on the city's website, in the Department of Community Development, and the City Manager's Office.

Pursuant to Harrisonburg City Code Section 2-2-6, the City of Harrisonburg City Council will hold a meeting on April 12, 2022 at 7:00 p.m. in the 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>.

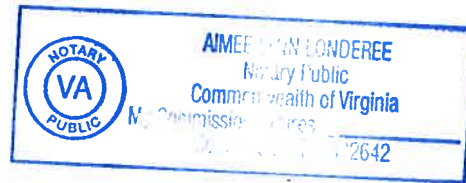
Given under my hand this 21 day of March, 2022



Subscribed and sworn to before me this 21<sup>st</sup> day of March, 2022, a Notary Public in and for the Commonwealth of Virginia.



My commission expires 11/30/2025



42 B 11-14 44 B 2 M-1  
NORTHSIDE LLC  
9527 CENTERVILLE ROAD  
BRIDGEWATER, VA 22812

44 B 3 M-1  
S&K LAND HOLDINGS LLC  
3045 WELLSLEIGH PLACE  
ROCKINGHAM, VA 22801

44 B 1 M-1 (TECH)  
NEW VENTURE PARTNERS LLC  
1250 IVY LANE  
HARRISONBURG, VA 22802

44 B 6 M-1 (TECH)  
VIRGINIA TECH INCUBATOR LLC  
116 BROOK COURT  
WAYNESBORO, VA 22980

42 D 16 B-2C  
Ahmed Jwanmery  
1301 Stone Chris Drive  
Harrisonburg, VA 22802

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

RZ North Main  
Street



**39 P 1 39 Q 5-8 B-2/B-2C**  
**TURKEY PROPERTIES LLC**  
**3962 TRAVELERS ROAD**  
**HARRISONBURG, VA 22801**

**39 F 1 B-2C**  
**BRAUVIN NET INVESTMENTS**  
**ATTN: LEASE ADMIN**  
**500 VOLVO PARKWAY**  
**CHESAPEAKE, VA 23320**

**39 GG 2-5 B-2**  
**GOOD ANNIE BURKE ESTATE**  
**C/O ELIZABETH FRITZ**  
**1820 S 75<sup>TH</sup> St UNIT 118**  
**WEST ALLIS, WI 53214**

**39 GG 1-6 & 39 R 5 B-2**  
**BRECKENRIDGE CAPITAL LLC**  
**C/O WADE ROBINSON**  
**3028 JOHN WAYLAND HIGHWAY**  
**DAYTON, VA 22821**

**39 P 1-A B-2**  
**CFW Communications Services**  
**PO Box 1068**  
**Waynesboro, VA 22980**

**39 Q 9-14 B-2**  
**RED FRONT PROPERTIES LLC**  
**PO Box 1074**  
**HARRISONBURG, VA 22803**

**39 P 9 R-1**  
**Foster Marlon Cheryl**  
**520 Third Street**  
**Harrisonburg, VA 22802**

**39 P 8 R-1**  
**AYALA VIRGINIA JOSE**  
**540 THIRD STREET**  
**HARRISONBURG, VA 22802**

**39 P 7 R-1**  
**ALLEBAUGH PAUL MICHELE**  
**560 THIRD STREET**  
**HARRISONBURG, VA 22802**

**39 P 6 R-1**  
**FLOWE ANTONIO RACHEL**  
**580 THIRD STREET**  
**HARRISONBURG, VA 22802**

**39 E 6-7 30 O 1-4 R-1**  
**NEW VENTURE PARTNERS LLC**  
**1250 IVY LANE**  
**HARRISONBURG, VA 22802**

*RZ/SUP 797*  
*Chicago Ave*

**39 F 1 B-2C**