

**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 25, 2023, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 511 East Market Street (To Allow Occupancy of Not More Than 4 Persons)

Public hearing to consider a request from BISAPACA, LLC for a special use permit per Section 10-3-40 (7) to allow occupancy, other than permitted by right, of not more than four (4) persons, provided one (1) off-street parking space per tenant is provided on site within the R-2, Residential District. The +/- 15,686 square foot property is addressed as 511 East Market Street and is identified as tax map number 27-E-4.

Special Use Permit – 909 & 919 Virginia Avenue (To Allow Business and Professional Offices)

Public hearing to consider a request from Way Way Back LLC for a special use permit per Section 10-3-97 (3) to allow business and professional offices within the M-1, General Industrial District. The +/- 15,005-square foot property is addressed as 909 and 919 Virginia Avenue and is identified as tax map parcels 39-L-1 and 2.

Special Use Permit – 3520 South Main Street (To Allow Building Material Sales and Storage Yards, Contractors, Equipment Sales, and Storage Yards)

Public hearing to consider a request from the Robert M. Reedy for a special use permit per Section 10-3-91 (6) to allow building material sales and storage yards, contractors, equipment sales and storage yards and other similar uses, provided they are served by a permanent building facility unless clearly incidental to an existing building within the B-2, General Business District. The +/- 39,944-square foot parcel is addressed as 3520 South Main Street and is identified as tax map parcel 108-D-2.

Rezoning – 2720 Dorval Road (R-2C to R-8C)

Public hearing to consider a request from Greendale Road LLC to rezone a +/- 9,558-square foot parcel from R-2C, Residential District Conditional to R-8C, Small Lot Residential District Conditional. The Zoning Ordinance states that the R-2, Residential District is intended for medium-density, single-family and duplex residential development. The R-8, Small Lot Residential District is intended for medium- to high-density residential development that includes single-family detached, duplex, and in special circumstances townhouse development. The residential density ranges for R-8 are single-family, 2,800 sq. ft. minimum; duplex, 1,800 sq. ft. minimum/unit; townhouses, 1,800 sq. ft. minimum/unit; and other uses, 6,000 sq. ft. minimum. The Comprehensive Plan designates this site as Low Density Mixed Residential. These areas have been developed or are planned for residential development containing a mix of large and small-lot single-family detached dwellings, where commercial and service uses might be finely mixed within residential uses or located nearby along collector and arterial streets. Duplexes and mixed use buildings with residential dwelling units limited to one or two dwelling units per building might be appropriate. The gross density of development in these areas should be around 7 dwelling units per acre. The parcel is addressed as 2720 Dorval Road and is identified as tax map parcel 97-L-11.

Rezoning – 1250 West Market Street (B-2C Proffer Amendment)

Public hearing to consider a request from DH Land LLC to rezone a +/- 2.08-acre parcel zoned B-2C, General Business District Conditional by amending and changing existing proffers. 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 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 parcel is addressed as 1250 West Market Street and is identified as tax map parcel 37-G-10.

Special Use Permit – 1250 West Market Street (To Allow Warehousing and Other Storage Facilities)

Public hearing to consider a request from DH Land LLC 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 +/- 2.08-acre parcel is addressed as 1250 West Market Street and is identified as tax map parcel 37-G-10.

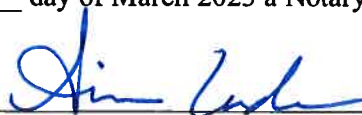
Pursuant to Harrisonburg City Code Section 2-2-6, the City of Harrisonburg City Council will hold a meeting on the above mentioned date in City Council Chambers, 409 South Main Street, Harrisonburg, VA. The agenda will be posted at <https://harrisonburg-va.legistar.com/Calendar.aspx>. Interested parties 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 March 2023



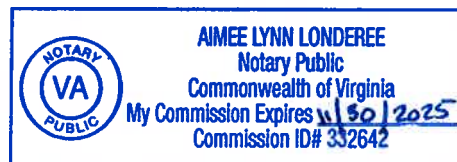
City Clerk

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



Notary

My commission expires 11/30/2025



plz
NOTARIZE
P

THE CROSSINGS SECTION TWO PROPERTY OWNERS ASSOC INC C/O ASSOCIATION & PROPERTY MANAGEMENT SERVICES
PO BOX 2182
HARRISONBURG VA22801

97 B 6

JEREMY P DAYTON ANDREA N DAYTON
1159 LONDON DR
HARRISONBURG VA22801

97 I 8

YEKATERINA ROMANENKO
1167 LONDON DR
HARRISONBURG VA22801

97 I 9

DANIEL L GARST ERIKA SHELBURNE
1175 LONDON DR
HARRISONBURG VA22801

97 I 10

PATEL JAYANTI M MINAXI J PARITA BEN PATEL
2728 DORVAL RD
HARRISONBURG VA22801

97 L 10

GREENDALE ROAD LLC C/O INTERCHANGE GROUP
1346 PLEASANTS DR STE 6
HARRISONBURG VA22801

97 L 11

GLORIA E FUENTES
2711 DOVAL RD
HARRISONBURG VA22801

97 M 1

LILIYA YURCHENKO VERO YURCHENKO
2719 DOVAL RD
HARRISONBURG VA22801

97 M 2

SARWAT SAM MORYASI
2725 DORVAL RD
HARRISONBURG VA22802

97 M 3

SARWAT SAM MORYASI
2725 DORVAL RD
HARRISONBURG VA22802

97 M 3

Administration Center
Attn: Planning & Zoning
20 East Gay Street
Harrisonburg, VA 22802

Doval

REEDY ROBERT M
3520 S MAIN ST
HARRISONBURG VA22801

108 D 2

W/ STE MANAGEMENT OF VIRGINIA

108 D 1

PC BOX 1450
CHICAGO IL 60690-1450
Administration Center
Attn: Planning & Zoning
20 East Gay Street
Harrisonburg, VA 22802

BLUESTONE OF HARRISONBURG LLC
PO BOX 300
LYNDHUR ST VA22952
MORGAN PROPERTIES INVESTMENTS LLC
2125 CONSTITUTION BLVD
WEST VALLEY CITY UT84014

108 B 6

108 B 6

BLUESTONE OF HARRISONBURG LLC
PO BOX 300
LYNDHURST VA22952

108 D 1

WASTE MANAGEMENT OF VIRGINIA
INC
PO BOX 1450
CHICAGO IL60690-1450

108 D 2

REEDY ROBERT M
3520 S MAIN ST
HARRISONBURG VA22803

108 D 4

MORGAN PROPERTIES INVESTMENTS
LLC
2125 CONSTITUTION BLVD
WEST VALLEY CITY UT84014

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Attn: Planning & Zoning
20 East Gay Street
Harrisonburg, VA 22802

3520 S Main St

YEKATERINA ROMANENKO
1167 LANDON DR
HARRISONBURG VA22801
GREENDALE PARTNERS C/O
INTERCHANGE GROUP
134 N. 3RD DR STE
HARRISONBURG VA22801

97 L 11

97 I 9

JEREMY P DAYTON ANDREA N
DAYTON
115 LANDON DR
HARRISONBURG VA22801
PATEL JAYANTI M MINAXI I PARITA
BEN PATEL
2728 DORVAL RD
HARRISONBURG VA22801

97 I 10

97 I 8

DANIEL I FARST ERIKA SHELBURNE
1175 LANTON DR
HARRISONBURG VA22801
THE CROSS SECTION TWO PROPERTY
OWNERS ASSOCIATION &
PROPERTY MANAGEMENT SERVICES
PO BOX 2182
HARRISONBURG VA22801

97 I 10

97 B 6

27 B 1

GW EAST MARKET STREET
PROPERTIES LLC
510 EAST MARKET ST
HARRISONBURG VA22801

27 B 2

SHERIDAN MARGARET W
518 E MARKET ST
HARRISONBURG VA22801

27 E 2

OUR COMMUNITY PLACE
17 E JOHNSON ST
HARRISONBURG VA22802

27 E 3

WGG LLC
547 E MARKET ST
HARRISONBURG VA22801

27 E 4

BISAPACA LLC
PO BOX 1584
HARRISONBURG VA22803

511 e Market

39 L 2

WAY WAY BACK LLC
271 W VIEW ST
HARRISONBURG VA22801

39 L 10

LOIS WEBER CHERA KLINE
906 LEE AVE
HARRISONBURG VA22802

39 N 14

LEE AVENUE PROPERTIES LLC
426 FAIRWAY DR
HARRISONBURG VA22802

40 H 10

MATTHEW S MURRAY II DIANA
GARCIA ESPARZA
920 VIRGINIA AVE
HARRISONBURG VA22802

39 L 3

INNOVATIVE SOLID SURFACES LLC
1021 W MARKET ST
HARRISONBURG VA22801

39 L 11

PRICHARD THOMAS B
908 LEE AVE
HARRISONBURG VA22802

40 H 9

GARCIA THOMAS BERONICA
ESPARZA DE GARCIA
910 VIRGINIA AVE
HARRISONBURG VA22802

VA ave

39 L 9

DARRELL WAYNE MURPHY MARY
THERESE MURPHY
904 LEE AVE
HARRISONBURG VA22802

39 N 8

WYSE BEN A ANNA M
209 FIFTH ST
HARRISONBURG VA22802

40 H 10

MATTHEW S MURRAY II DIANA
GARCIA ESPARZA
920 VIRGINIA AVE
HARRISONBURG VA22802

124 B 6

SCHOOL BOARD CITY OF
HARRISONBURG
317 S MAIN ST
HARRISONBURG VA22801

124 H 40

SANTIAGO-BARRERA GUILLERMO &
MARIA HENRIQUEZ
1261 STONECHRIS DR
HARRISONBURG VA22802

37 C 4

CITY OF HARRISONBURG
409 S MAIN ST
HARRISONBURG VA22801

37 G 9

LIBERTY HALL LLC
PO BOX 588
HARRISONBURG VA22803

37 G 10

DH LAND LLC
PO BOX 2037
HARRISONBURG VA22801

Administration Center
Attn: Planning & Zoning
20 East Gay Street
Harrisonburg, VA 22802

1250 W market