

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, June 13, 2023, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 1846 Evelyn Byrd Avenue (To Allow Multiple-Family Dwellings and/or Mixed Use Buildings)

Public hearing to consider a request from Sahara III LC for a special use permit per Section 10-3-91 (17) to allow multiple-family dwellings and/or mixed use buildings within the B-2, General Business District. The +/- 23,352 square foot property is addressed as 1846 Evelyn Byrd Avenue and identified as tax map parcel 79-A-4.

Rezoning – 564 East Gay Street (R-2 to R-8)

Public hearing to consider a request from Bird Dog Properties LLC to rezone a +/- 5,547-square foot parcel from R-2, Residential District to R-8, Small Lot Residential District. 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 Neighborhood Residential. These areas are typically older residential neighborhoods, which contain a mixture of densities and a mixture of housing types, but should have more single-family detached homes than other types of housing. This type of land use highlights those neighborhoods in which existing conditions dictate the need for careful consideration of the types and densities of future residential development. Infill development and redevelopment must be designed so as to be compatible with the desired character of the neighborhood. The parcel is addressed as 564 East Gay Street and is identified as tax map parcel 33-K-9.

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 16 day of May, 2023



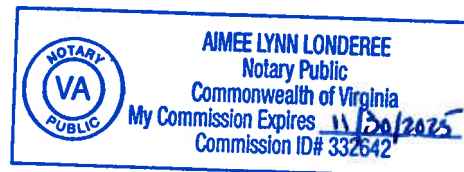
City Clerk

Subscribed and sworn to before me this 16th day of May 2023 a Notary Public in and for the Commonwealth of Virginia.



Notary

My commission expires 11/30/2025



SAHARA III LC
PO BOX 1364
HARRISONBURG VA, 22803

VIRGINIA EXPLORATION INC &
DINGLAND LLC; HILLSDALE LLC
PO BOX 21145
WINSTON SALEM NC, 27120

A/H HARRISONBURG REGAL LLC; C/O
ARMADA HOFFLER
222 CENTRAL PARK AVE STE 2100
VIRGINIA BEACH VA, 23462

THF HARRISONBURG CROSSING LLC;
C/O TKG MANAGEMENT INC
211 N STADIUM BLVD STE 201
COLUMBIA MO, 65203-1145

Evelyn Byrd

WGG LLC
547 E MARKET ST
HARRISONBURG VA, 22801

MILLER BRENDA L
415 HILL ST
HARRISONBURG VA, 22802

BIRD DOG PROPERTIES LLC
680 E WOLFE ST
HARRISONBURG VA, 22802

BIRD DOG PROPERTIES LLC
680 E WOLFE ST
HARRISONBURG VA, 22802

STROOP ALICE LEE LIFE ESTATE
556 E GAY ST
HARRISONBURG VA, 22802

BYRD CHARLES E SR EVELYN
462 E ROCK ST
HARRISONBURG VA, 22802

FRANKLIN HEIGHTS LLC
PO BOX 1071
HARRISONBURG VA, 22803

Gay St

HARRISONBURG VA 22801
PO BOX 1071
FRANKLIN HEIGHTS LLC

HARRISONBURG VA 22801
1310 S MARKET ST
MILLER BRENDA L

HARRISONBURG VA 22801
1310 S MARKET ST
MILLER BRENDA L

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