

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, July 11, 2023, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***15.2-2232 Review – Proposed Homeless Services Center***

Public hearing to consider, per City Code Section 10-1-6 whether the proposed Homeless Services Center public facility site is in substantial accord with the Comprehensive Plan as provided by the Code of Virginia Section 15.2-2232. 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 +/- 3.68-acre property is zoned B-2, General Business District and M-1, General Business District, is addressed as 1111 North Main Street, and is identified as tax map parcel 41-E-2.

***Special Use Permit – 837, 841, 871, 887, 889, 891 Chicago Avenue (To Allow Restaurants in M-1)***

Public hearing to consider a request from Lock-Minn Holdings, LLC for a special use permit per Section 10-3-97(1) of the Zoning Ordinance to allow restaurants in the M-1, General Industrial District. The +/- 12,274 square foot property consists of two parcels addressed as 837, 841, 871, 887, 889, and 891 Chicago Avenue and identified as tax map parcels 39-F-2 & 3.

***Rezoning – Portion of 813 Chicago Avenue (B-2C to B-2)***

Public hearing to consider a request for Lock-Minn Holdings, LLC to rezone a +/- 6,181 square foot property from B-2C, General Business District Conditional to B-2, General Business District. 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 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 property is addressed as 813 Chicago Avenue and is identified as tax map parcel number 39-F-6. (Note: An adjacent parcel identified as tax map parcel number 39-F-1 is also addressed as 813 Chicago Avenue.)

***Rezoning – 130 West Mosby Road (R-2 to R-8)***

Public hearing to consider a request from Riadh S. Mamund to rezone a +/- 19,000 square foot property from R-2, Residential District to R-8, Small Lot Residential District. The Zoning Ordinance states 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 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 property is addressed as 130 West Mosby Road and is identified as tax map parcel 7-C-4.

**Special Use Permit – 130 West Mosby Road (To Allow Townhomes in R-8)**

Public hearing to consider a request from Riadh S. Mamund for a special use permit per Section 10-3-59.4(1) to allow attached townhouses of not more than eight (8) units. The +/- 19,000square foot property is addressed as 130 West Mosby Road and is identified as tax map parcel 7-C-4.

**Rezoning – 937 Vine Street (R-1 to R-8)**

Public hearing to consider a request from Farhad Koyee and Mikael Bahar to rezone a +/- 1.77-acre parcel from R-1, Single Family Residential District to R-8, Small Lot Residential District. The Zoning Ordinance states the R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family 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 Residential. These areas consist of single-family detached dwellings in and around well-established neighborhoods with a target density of around 4 dwelling units per acre. The low density residential areas are designed to maintain the character of existing neighborhoods. It should be understood that established neighborhoods in this designation could already be above 4 dwelling units per acre. The property is addressed as 935 and 937 Vine Street and is identified as tax map parcel 28-O-16.

**Rezoning – 130 Franklin Street (B-2 to B-1)**


Public hearing to consider a request from 130 Franklin Street LLC to rezone a +/- 4,974 square foot parcel from B-2, General Business District to B-1, Central Business District. The Zoning Ordinance states 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 B-1, Central Business District is intended as an urban and regional center for the conduct of commercial, financial, professional and governmental activities to which the public requires direct and frequent access. No minimum lot size or setback restrictions exist in the B-1, Central Business District. 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 property is addressed as 130 Franklin Street and is identified as tax map parcel 26-H-7.

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 22 day of June, 2023

  
\_\_\_\_\_  
City Clerk

Subscribed and sworn to before me this 22 day of June, 2023 a Notary Public in and for the Commonwealth of Virginia.

  
\_\_\_\_\_  
Notary

My commission expires 11/30/2025



28 L 18

VINEHURST PROPERTIES LLC  
195 RORRER CIR  
HARRISONBURG VA22801

28 R 5

PEREZ JOSE CELIA OLYMPIA PERLA  
JOYA  
959 WREN WAY  
HARRISONBURG VA22802

28 Q 1

BRANDON RONNIE LL DOROTHY  
960 WREN WAY  
HARRISONBURG VA22802

28 O 23

SHRESTHA SHYAM P RAMESWORI P  
810 HONEYSUCKLE LA  
HARRISONBURG VA22802

28 O 16

FARHAD KOYEE; MIKAEL BAHAR  
3248 HEBRON CT  
ROCKINGHAM VA22801

Vine St.

28 O 21

DEPOYS INC  
1692 COUNTRY CLUB RD  
HARRISONBURG VA22802

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1692 COUNTRY CLUB RD  
HARRISONBURG VA22802

28 O 22A

RAMIREZ SAUL SANDRA DIAZ  
HERNANDEZ; OBERLIN RAMIREZ  
OLMOS  
814 HONEYSUCKLE LA  
HARRISONBURG VA22802

28 O 20

MARTIN NORMAN L NORMA J  
924 MORNINGLORY COURT  
HARRISONBURG VA22802

28 O 19

CAMPELL SARAH K H JEFFREY J  
928 MORNING GLORY CT  
HARRISONBURG VA22802

28 O 23

SHRESTHA SHYAM P RAMESWORI P  
810 HONEYSUCKLE LA  
HARRISONBURG VA22802

28 P 63

ARBOGAST DAVID R SONIA R  
2290 LAKE TERRACE DR  
HARRISONBURG VA22802

28 P 64

ETRE PHILIP MOULINE H  
415 SOUTH AVE  
HARRISONBURG VA22801

28 P 62

RIVAS JOSE LEOVIGILDA SIERRA ROMERO  
881 VINE ST  
HARRISONBURG VA22801

28 P 59

ALEC BRENNAN DJUKOVICH; ALUMBRIA  
RINNIEL DJUKOVICH  
2673 HAWKSBILL RD  
MCGAHEYSVILLE VA22840

28 P 60

IVETTE CASTRO; LUIS BATISTA  
877 VINE ST  
HARRISONBURG VA22802

28 P 61

FURR ATHEL B COLLINS PAMELA F  
1299 NORTH RIVER RD  
MT CRAWFORD VA22841

Rockingham County  
Administration Center  
20 East Gay Street  
Harrisonburg, VA 22802

39 E 2

CALDERON MARINA H & JUANA C  
MELENDEZ  
883 CHICAGO AVE  
HARRISONBURG VA22802

39 C 43

SHOWALTER W CLAY JR JOANNA S  
1005 ROCKINGHAM DR  
HARRISONBURG VA22802

39 G 48

CHRISTIAN TERRY L CHRISTINA N  
836 CHICAGO AVE  
HARRISONBURG VA22802

39 G 47

WITMER ISAAC  
1004 ROCKINGHAM DR  
HARRISONBURG VA22802

39 E 6

NEW VENTURE PARTNERS LLC  
1250 IVY LA  
HARRISONBURG VA22802

*Chic ave  
RZ*

39 F 4

HERNANDEZ OSCAR  
160 SOUTH HAMPTON DR  
HARRISONBURG VA22801

HERNANDEZ OSCAR  
160 SOUTH HAMPTON DR  
HARRISONBURG VA22801

39 F 3

LOCK-MINN HOLDINGS LLC  
871 ROCKINGHAM DR  
HARRISONBURG VA22802

39 G 52

HALTERMAN TARA L  
830 CHICAGO AVE  
HARRISONBURG VA22802

39 G 51

CONTRERAS-DIAZ MARLENI J SOLIS  
EVER E  
832 CHICAGO AVE  
HARRISONBURG VA22802

39 F 4

HERNANDEZ OSCAR  
160 SOUTH HAMPTON DR  
HARRISONBURG VA22801

39 F 5

LOCK-MINN HOLDINGS LLC  
871 ROCKINGHAM DR  
HARRISONBURG VA22802

39 F 1

MDC COAST 12 LLC; C/O REALTY  
INCOME CORPORATION  
500 VOLVO PARKWAY  
CHESAPEAKE VA23320

Chicago ave  
SUP

42 C 21

CONLEY LARRY L  
1118 N MAIN ST  
HARRISONBURG VA22802

42 C 32

LAYMAN MICHAEL CHADWICK  
1126 N MAIN ST  
HARRISONBURG VA22802

41 G 20

THOMPSON KURTIS C TERI  
TRUSTEES OF CAROLYN I RHODES  
SPEC NEEDS TRUST  
1046 N MAIN ST  
HARRISONBURG VA22802

42 C 25

CONLEY LARRY L  
1118 N MAIN ST  
HARRISONBURG VA22802

41 G 14

JOHNSON RANDALL S  
879 HILLSIDE AVE  
HARRISONBURG VA22802

41 G 16

JOHNSON RANDALL S  
879 HILLSIDE AVE  
HARRISONBURG VA22802

JOHNSON RANDALL S  
879 HILLSIDE AVE  
HARRISONBURG VA22802

41 G 13

MAURA PACHECO NICOLAS;  
GERARDO SANJUAN MATEO  
1040 NORTH MAIN ST  
HARRISONBURG VA22802

41 G 19

*111 Wman*

THOMPSON KURTIS C TERI  
TRUSTEES OF CAROLYN I RHODES  
SPEC NEEDS TRUST  
1046 N MAIN ST  
HARRISONBURG VA22802

41 F 67

SHIFFLETT KENNETH R HALLIE M  
110 CHARLES ST  
HARRISONBURG VA22802

41 F 68

ROCKSBURG II LLC  
PO BOX 92  
ELKTON VA22827

42 A 3

WEAVER WINSTON O SR; C/O  
WINSTON O WEAVER SR TRUST  
PO BOX 1234  
HARRISONBURG VA22803

41 E 3

AC 139 TYCO STREET LLC  
4890 W KENNEDY BLVD STE 200  
ATT: DALLAS WHITAKER  
TAMPA FL33609

42 C 22

CONLEY LARRY L  
1118 N MAIN ST  
HARRISONBURG VA22802

42 A 3

WEAVER WINSTON O SR; C/O WINSTON O  
WEAVER SR TRUST  
PO BOX 1234  
HARRISONBURG VA22803

41 F 72

AL SHEBANI MOHAMMED NADEEN  
M  
1038 JAMES PL  
HARRISONBURG VA22801

41 E 2-A

AIRPARK STORAGE LLC  
580 STONE CREEK RD  
DANVILLE VA24540

Rockingham County  
Administration Center  
20 East Gay Street  
Harrisonburg, VA 22802

7 A 5

MILLWOOD CONDOMINIUM UNIT  
OWNERS ASSOCIATION  
PO BOX 2215  
HARRISONBURG VA22801

7 C 4

RIADH S MAMUND  
140 W MOSBY RD  
HARRISONBURG VA22801

6 B 1

TOLSON FAMILY LIMITED  
PARTNERSHIP OF HARRISONBURG  
1198 WESTMORELAND DR  
HARRISONBURG VA22801

Rockingham County  
Administration Center  
20 East Gay Street  
Harrisonburg, VA 22802

*140 W Mosby*

26 H 8

MARUSSTODD PROPERTIES LLC  
2580 S MAIN ST  
HARRISONBURG VA22802

26 K 11

FRANKLIN STREET LLC  
3420 LAKE POINTE DR  
HARRISONBURG VA22801

26 K 10

FIRST STEP  
129 FRANKLIN ST  
HARRISONBURG VA22801

26 K 9

328 SOUTHMAIN LLC  
57 SOUTH MAIN ST SUITE 605  
HARRISONBURG VA22801

26 H 3

CHEW RICHARD L MARTHA F  
46 MARTIN LUTHER KING JR WAY  
HARRISONBURG VA22801

130 Franklin

26 H 4

BILTWELL LLC  
525 FAIRWAY DR  
HARRISONBURG VA22802

BILTWELL LLC  
525 FAIRWAY DR  
HARRISONBURG VA22802

26 H 6

GABBIN ALEXANDER L JOANNE V  
215 CAMPBELL ST  
HARRISONBURG VA22801