

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 9, 2024 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Rezoning – 448 Kelley Street (R-2 to R-8)***

Public hearing to consider a request from Yanahina Montoya Centeno to rezone a +/- 9,171 square foot parcel from R-2, Residential District to R-8, Small Lot Residential District. The parcel is addressed as 448 Kelley Street and is identified as tax map parcel 32-B-31.

***Zoning ordinance Amendment – To Modify Private Refuse Collection Regulations***

Public hearing to consider amending the Zoning Ordinance to modify regulations associated with private refuse collection in all zoning districts, specifically to modify location and screening requirements.

***Special Use Permit – 50 Baxter Drive (To Allow Multiple-Family Dwellings and/or Mixed Use Buildings in B-2)***

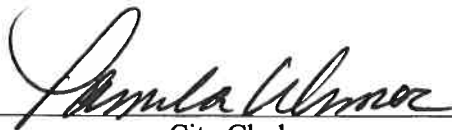
Public hearing to consider a request from Farhad Koyee and Bahar Mikeal for a special use permit per Section 10-3-91 (17) to allow multiple-family dwellings and/or mixed use buildings within the B-2, General Business District. The special use permit is requested for a +/- 0.65-acre portion of a +/- 1.14-acre parcel addressed as 50 Baxter Drive and identified as tax map parcel 1-C-10-A.

***Special Use Permit – 50 Baxter Drive (To Allow Manufacturing, Processing, and Assembly Operations in B-2)***

Public hearing to consider a request from Farhad Koyee and Bahar Mikeal for a special use permit per Section 10-3-91 (1) of the Zoning Ordinance to allow manufacturing, processing and assembly operations when not employing more than fifteen (15) persons on the premises in a single shift and provided that all storage and activities are conducted within a building in the B-2, General Business District. The special use permit is requested for a +/- 0.52-acre portion of a +/- 1.14-acre parcel addressed as 50 Baxter Drive and identified as tax map parcel 1-C-10-A.

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](http://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](http://www.harrisonburg-va.legistar.com/Calendar.aspx).

Given under my hand this 20 day of June, 2024



City Clerk

Subscribed and sworn to before me this 20 day of June, 2024 a Notary Public in and for the Commonwealth of Virginia.



Notary

My commission expires 11/30/2025



CENTENO YANAHINA MONTOYA  
448 KELLEY ST  
HARRISONBURG VA22802

TOLLIVER ANDREW H BARBARA M  
451 KELLEY ST  
HARRISONBURG VA22802

Administration Center  
20 East Gay Street  
Harrisonburg, VA 22802

ROBINSON MONICA L  
444 KELLY ST  
HARRISONBURG VA22802

BROWN LINDA E  
447 KELLEY ST  
HARRISONBURG VA22802

448 Kelley

WASHINGTON AMY M LIFE ESTATE  
4401 WOLF RUN DR  
GREENSBORO NC27406

BROWN HARRY A SR  
445 KELLEY ST  
HARRISONBURG VA22802

IGLESIA NUEVA VIDA PENTECOSTAL  
CORP  
3051 TASHA CIR  
HARRISONBURG VA22801

SALAHADEEN CENTER OF VIRGINIA  
3201 BETHANY CT  
ROCKINGHAM VA22801

HARRISONBURG FORD PROPERTY LC  
2885 S MAIN ST  
HARRISONBURG VA22801

FARHAD KOYEE & BAHAR MIKAEL  
3248 HEBRON CT  
ROCKINGHAM VA22801

A BIRD IN HAND LAND LLC  
103 CHESAPEAKE AVE  
BRIDGEWATER VA22812

SYNERGY OF ROCKINGHAM LLC  
52 FADLEY RD  
WEYERS CAVE VA24486

REALTY INCOME PROPERTIES 17 LLC  
11995 EL CAMINO REAL  
SAN DIEGO CA92130

SO Baxter

