

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, February 11, 2020, at 7:00 p.m., or as soon as the agenda permits, in City Council Chambers 409 South Main Street, to consider the following:

**Rezoning – 628, 648, 658 Virginia Avenue (R-2 to R-8)**

Public hearing to consider a request from Central Valley Habitat for Humanity to rezone three parcels zoned R-2, Residential District to R-8C, Small Lot Residential District. Each of the parcels are +/- 6,250 sq. ft, thus the total land area to be rezoned is +/- 18,750 sq. ft. 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 parcels are addressed as 628, 648, and 658 Virginia Avenue and are identified as tax map parcels 39-Z-14, 16, and 17.

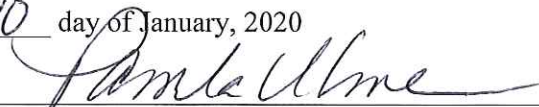
**Rezoning – 690 Pear Street (R-1 to R-2C)**

Public hearing to consider a request from Diversified Properties LLC to rezone a +/- 17,900 sq. ft. parcel zoned R-1, Single-Family Residential District to R-2C, Residential District Conditional. The R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The R-2, Residential District is intended for medium-density, single-family and duplex residential development. The residential density ranges for R-2 are single-family, 7,000 sq. ft. minimum and duplex, 5,500 sq. ft./unit. 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 property is located at the corner of Pear Street, Russell Drive, and Bartlett Court, is addressed as 960 Pear Street and is identified as tax map parcel 8-D-11.

Applications, maps, and other information are available for review in the Department of Planning & Community Development, 409 South Main Street, 2<sup>nd</sup> Floor, Monday through Friday, 8:00 a.m. to 5:00 p.m. All persons interested will have an opportunity to express their views at these public hearings. Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the Planner at 540-432-7700 at least five days prior to the date of the meeting. More information is available at [www.harrisonburgva.gov/public-hearings](http://www.harrisonburgva.gov/public-hearings).

**On the 11th day of February, 2020 at 7:00 p.m.**

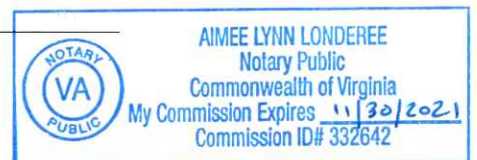
Given under my hand this 10 day of January, 2020

  
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Subscribed and sworn to before me this 10 day of January 20, 2019, a Notary Public in and for the Commonwealth of Virginia.

  
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My commission expires 11/30/2021



39 Y 5  
ERB BRENDAN  
627 VIRGINIA AVE  
HARRISONBURG VA22802

39 Y 6  
CARDOSO ESCUTIA LUCERO  
P.O. BOX 245  
BRIDGEWATER VA22812

39 Y 7  
SHRADLEY JOEL M & KELLEY R HORST  
647 VIRGINIA AVE  
HARRISONBURG VA22802

39 Y 8  
REEDY RESIDENTIAL PROPERTIES LLC  
407 FOURTH ST  
GROTTOES VA24441

39 Z 4  
H2 INVESTMENTS LLC  
1500 PLEASANTS DR  
HARRISONBURG VA22801

39 Z 6  
NELSON DANIEL G  
621 COLLICELLO ST  
HARRISONBURG VA22802

39 Z 14  
CENTRAL VALLEY HABITAT FOR  
PO BOX 245  
BRIDGEWATER VA22812

39 Z 18  
SIONS CHRISTOPHER L HANNAH E KIM  
668 VIRGINIA AVE  
HARRISONBURG VA22802

39 Y 4  
BRILL BONNIE  
904 HONEYVILLE RD  
STANLEY VA22851

39 Y 9  
BENJAMIN B ALISON SARAH B ALISON  
667 VIRGINIA AVE  
HARRISONBURG VA22802

39 Z 5  
H2 INVESTMENTS LLC  
1500 PLEASANTS DR  
HARRISONBURG VA22801

39 Z 8  
JOHNSON RANDALL S  
879 HILLSIDE AVE  
HARRISONBURG VA22802

39 Z 9  
JOHNSON RANDALL S  
879 HILLSIDE DR  
HARRISONBURG VA22802

39 Z 13  
SALIH MUSTAFA K WIRSHA J C/O CENTRAL  
VALLEY HABIT FOR HUM  
PO BOX 245  
BRIDGEWATER VA22812

39 Z 15  
VELASCO CELSO CRUZ C/O CENTRAL  
VALLEY HABITAT FOR HUMANITY  
P.O. BOX 245  
BRIDGEWATER VA22812

RZ  
VA AVE

8 D 10  
 RITCHIE ALAN B  
 606 PEAR ST  
 HARRISONBURG VA22801

112 B 3  
 MILLER MERVYL L WINFRED  
 1906 S HIGH ST  
 HARRISONBURG VA22801

112 D 2  
 RODRIGUEZ RAFAEL A  
 685 BARTLETT CT  
 HARRISONBURG VA22801

8 D 11  
 DIVERSIFIED PROPERTIES LLC  
 1910 ERICKSON AVE SUITE 4  
 HARRISONBURG VA22801

112 D 3  
 MERAWLY NAWZAD G & ZHAN O  
 1930 RUSSELL DR  
 HARRISONBURG VA22801

County of Rockingham  
 Attn: Stephen G. King  
 PO Box 1252  
 Harrisonburg, VA 22803

112 B 1  
 F & M BANK MASSANUTTEN ATT BB&T  
 PROPERTY TAX DEPT  
 PO BOX 167  
 WINSTON-SALEM NC27102-0167

112 D 40  
 CHYA JAMAL MUSTAFA  
 1941 RHIANON LANE  
 HARRISONBURG VA22801

RZ  
690 Pear Street