

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, Mach 26, 2024 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Special Use Permit – 1451 College Avenue (To Allow a Major Family Day Home)***

Public hearing to consider a request from Flor Asuzena Bautista for a special use permit per Section 10-3-40 (6) of the Zoning Ordinance to allow a major family day home in the R-2, Residential District. The +/- 7,167-square foot property is addressed as 1451 College Avenue and is identified as tax map parcel 51-I-21.

***Rezoning – 1211, 1225, 1245 & 1261 Port Republic Road (Weston Park) (R-1 to R-8C)***

Public hearing to consider a request from PRR 1 LLC to rezone four parcels totaling a +/- 19.66-acres from R-1, Single Family Residential District to R-8C, Small Lot Residential District Conditional. The parcels are addressed as 1211, 1225, 1245 & 1261 Port Republic Road and are identified as tax map parcels 88-F-7, 8, 9 & 10.

***Special Use Permit – 1211, 1225, 1245 & 1261 Port Republic Road (Weston Park) (To Allow Attached Townhomes of not More than 8 Units in the R-8)***

Public hearing to consider a request from PRR 1 LLC for a special use permit per Section 10-3-59.4 (1) of the Zoning Ordinance to allow attached townhomes of not more than eight (8) units in the R-8, Small Lot Residential District. The +/- 19.66-acre property consists of four parcels addressed as 1211, 1225, 1245 & 1261 Port Republic Road and are identified as tax map parcels 88-F-7, 8, 9 & 10.

***Rezoning – 705 & 707 North Main Street (M-1 to B-1C)***

Public hearing to consider a request from Edwin E Joya to rezone a +/- 2,338-square foot portion of a +/- 20,300-square foot parcel from M-1, General Industrial District to B-1C, Central Business District Conditional. The parcel is addressed as 705 and 707 North Main Street and is identified as tax map parcel 40-T-8.

***Rezoning – 2028 East Market Street (R-1 and B-2C to B-2C, Proffer Amendment)***

Public hearing to consider a request from Aldi (N.C.) LLC to rezone a +/- 1.68-acre portion of a +/- 4.91-acre parcel from R-1, Single-Family Residential District and B-2C, General Business District Conditional to B-2C, General Business District Conditional. Existing proffers associated with the B-2C portion of the parcel would be amended. The parcel is addressed as 2028 East Market Street and is identified as tax map parcel 73-B-4.

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).

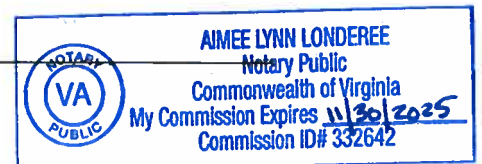
Given under my hand this 27<sup>th</sup> day of February, 2024

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

Subscribed and sworn to before me this 27<sup>th</sup> day of February, 2024 a Notary Public in and for the Commonwealth of Virginia.

  
\_\_\_\_\_  
Notary

My commission expires 11/30/2025



GIBSON KENNETH W  
1317 PORT REPUBLIC RD  
HARRISONBURG VA 22801

RODNEY & SYLVIA EAGLE TRUSTEES & RODNEY L  
EAGLE & SYLVIA L EAGLE LIVING TRUST  
1188 PORT REPUBLIC RD  
HARRISONBURG VA 22801

TIMOTHY SCOTT BILLER & MICHELE P BILLER  
210 GARBERS CHURCH RD  
HARRISONBURG VA 22801

HIETT MATTHEW S  
1510 APPLE RIDGE CT  
HARRISONBURG VA 22801

POLEACOV ALEXANDR MARGARETA  
1214 PORT REPUBLIC RD  
HARRISONBURG VA 22801

JEREMY M ROSE & LESLEY H ROSE  
1540 APPLE RIDGE CT  
HARRISONBURG VA 22801

STEVEN K KOPP & JOANNE M KOPP  
1530 APPLE RIDGE CT  
HARRISONBURG VA 22801

JAMES C RUPE & HEATHER T RUPE  
1520 APPLE RIDGE CT  
HARRISONBURG VA 22801

SHICKEL JON F  
1204 PORT REPUBLIC RD  
HARRISONBURG VA 22801

LONG PAUL R DELORES W  
1206 PORT REPUBLIC RD  
HARRISONBURG VA 22801

JIMMY INTHAVONGXAY & BAYSY N  
INTHAVONGXAY  
1208 PORT REPUBLIC RD  
HARRISONBURG VA 22801

JBD PROPERTIES LC  
3909 CAVALRY LA  
PENN LAIRD VA 22846

DANIELS STEVEN C  
1212 PORT REPUBLIC RD  
HARRISONBURG VA 22801

JOSHUA E HERRING & TAYLOR L JONES  
1210 PORT REPUBLIC RD  
HARRISONBURG VA 22801

PRR 1 LLC  
20428 BOWFONDS ST  
ASHBURN VA 20147

RADHEY LLC  
121 BROADVIEW AVE  
WARRENTON VA 20186

RAMIREZ ADOLFO MARIA  
1310 PORT REPUBLIC RD  
HARRISONBURG VA 22801

LE CHIEN D & PHUOC THI H TRAN  
1170 PORT REPUBLIC RD  
HARRISONBURG VA 22801

RIZVI REENA  
1581 SKYLARK LA  
HARRISONBURG VA 22801

QARADAGHI ALI OMER  
1571 SKYLARK LA  
HARRISONBURG VA 22801-7619

KUKOLJ PREDRAG GORDANA  
1270 KING EDWARDS WAY  
HARRISONBURG VA 22801

MILL RACE COURT LC  
3909 CAVALRY LA  
PENN LAIRD VA 22846

GANDHI HENNA T  
1340 LITTLE SORREL DR  
HARRISONBURG VA 22801

CHARLES S JARRELS & EMILY E RHODES  
1350 LITTLE SORRELL DR  
HARRISONBURG VA 22801

KARWAN SAED & SADIA M SAED  
1360 LITTLE SORREL DR  
HARRISONBURG VA 22801

JBD PROPERTIES LC  
3909 CAVALRY LA  
PENN LAIRD VA 22846

HARRISONBURG COMMUNITY HEALTH CENTER  
INC  
PO BOX 308  
HARRISONBURG VA 22803

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INC  
PO BOX 308  
HARRISONBURG VA 22803

Administration Center  
20 East Gay Street  
Harrisonburg, VA 22802

Port

BYLER KEVIN R SANDRA J  
1401 COLLEGE AVE  
HARRISONBURG VA22802

51110

PAUL S COOK & GAY MARCILLE  
FREDERICK  
1481 N COLLEGE AVE  
HARRISONBURG VA22801

51122

FLOR ASUZENA BAUTISTA  
1451 COLLEGE AVE  
HARRISONBURG VA22802

51121

HURST HOUSE LLC  
575 SECOND ST  
HARRISONBURG VA22802

51 B 7

EASTERN MENNONITE UNIVERSITY  
1200 PARK RD  
HARRISONBURG VA22802

51 B 1

BARRETT S HART JR  
1219 PARKWAY DR  
HARRISONBURG VA22802

5112

MILLER MARTIN R KAREN B  
1218 WEST DOGWOOD DR  
HARRISONBURG VA22802

5119

Administration Center  
20 East Gay Street  
Harrisonburg, VA 22802

College

73 C 3

CHRISTOPER WILLIAM S IRENE S CO-  
TRUSTEES  
PO BOX 182571  
COLUMBUS OH43218

78 C 9

TAP INVESTMENTS LLC  
PO BOX 6159  
ROANOKE VA24017

73 B 1

SPOTSWOOD COUNTRY CLUB INC  
1980 COUNTRY CLUB RD  
HARRISONBURG VA22802

78 C 3

SM VALLEY MALL LLC  
PO BOX 4085  
SANTA MONICA CA90411

74 F 6

BI SKYLINE LLC  
2050 M STREET NORTHWEST SUITE  
800  
WASHINGTON DC20036

73 B

ALDI (N.C.) LLC  
2050 M STREET NORTHWEST SUITE  
800  
WASHINGTON DC20036

78 C 3C

SM VALLEY MALL LLC & ATT: EVAN  
STAGGS/MACERICH RE TAX DEPT  
PO BOX 4085  
SANTA MONICA CA 90411

Market

41 N 2

COPPERPEN LC  
716 N MAIN ST  
HARRISONBURG VA22802

40 T 18

CENTER FOR HEALTH AND HUMAN  
DEVELOPMENT  
340 MARYLAND AVE  
HARRISONBURG VA22801

40 T 7A

RIVERO-MARTINEZ JUAN ALFREDO  
& MIRELLA RODRIGUEZ-SANCHEZ  
16 W WASHINGTON ST  
HARRISONBURG VA22802

40 T 10

HARRISONBURG REDEVELOPMENT &  
HOUSING AUTHORITY  
HARRISONBURG VA22803

40 T 7

JOYA EDWIN E  
703 N MAIN ST  
HARRISONBURG VA22802

40 T

PAVEL N KHOSHNAW NASRADEEN  
AZIZ KHOSHNAW & MASSAUD M  
RASHEED  
1331 LITTLE SORREL DR  
HARRISONBURG VA22801

N Main