

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

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, January 14, 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:

Special Use Permit – 1045 Carriage Drive (Short-Term Rental in R-1)

Public hearing to consider a request from Jeannie Marie Turner for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow for a short-term rental within the R-1, Single-Family Residential District. A short-term rental is defined in the Zoning Ordinance as “[t]he provision of a dwelling unit, a bedroom or accommodation space within the dwelling unit, or any accessory building that is suitable or intended for transient occupancy for dwelling, sleeping, or lodging purposes and is offered in exchange for a charge for the occupancy.” Short-term rentals are further regulated by Article DD of the Zoning Ordinance. The +/- 11,000 sq. ft. property identified as tax map parcel 96-D-55.

Special Use Permit – 1592 CF Pours Drive (To Allow Business and Professional Offices in M-1)

Public hearing to consider a request from CFP Partners, LLC for a special use permit per Section 10-3-97(3) of the Zoning Ordinance to allow business and professional offices within the M-1, General Industrial District. The +/- 1.1-acre property identified as tax map parcel 46-D-5.

Special Use Permit – 3055 South Main Street (To Allow Facilities Designed for Repair or Storage of Over The Road Tractors, Their Trailers, Heavy Equipment, Industrialized Buildings, or Agricultural Equipment in B-2)

Public hearing to consider a request from Soran, LLC for a special use permit per Section 10-3-91 (3) to allow facilities designed for the repair or storage of over the road tractors, their trailers, heavy equipment, manufactured homes, industrialized buildings, or agricultural equipment served by a permanent building facility provided that outside storage of repair shall be located within a designated area and screened. The +/- 37,000 sq. ft. property is identified as tax map number 1-C-2.

Rezoning – 129 West Wolfe Street (M-1 to B-1C)

Public hearing to consider a request from Peale Properties LLC with representative John Sallah to rezone a +/- 10,000 sq. ft. parcel zoned M-1, General Industrial District to B-1C, Central Business District Conditional. The M-1, General Industrial District is intended primarily for manufacturing, processing, storage, and distribution activities, which are not properly associated with, nor compatible with, residential and institutional development. 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. The property is identified as tax map number 35-S-5.

Rezoning – 231, 251, 261 South Liberty Street (M-1 to B-1)

Public hearing to consider a request from Rockingham Properties, LLC with representative Matchbox Realty to rezone a +/- 2.2-acre parcel zoned M-1, General Industrial District to B-1, Central Business District. The M-1, General Industrial District is intended primarily for manufacturing, processing, storage, and distribution activities, which are not properly associated with, nor compatible with, residential and institutional development. 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. The property is identified as tax map parcel number 25-F-3.

Special Use Permit – 231, 251, 261 South Liberty Street (To Allow Manufacturing, Processing, and Assembly Operations in B-1)

Public hearing to consider a request from Rockingham Properties, LLC with representative Matchbox Realty for a special use permit per Section 10-3-85(1) of the Zoning Ordinance to allow manufacturing, processing, and assembly operations when employing not more than 15 persons on the premises in a single shift and provided that all storage and activities are conducted within a building within the B-1, Central Business District. The +/- 2.2-acre property is identified as tax map parcel number 25-F-3.

Rezoning – 1043, 1045, 1059, 1061, 1063 South High Street (M-1 to B-2)

Public hearing to consider a request from The Norton Group, LLC to rezone a +/- 3.3-acre site from M-1, General Industrial District to B-2, General Business District. The M-1, General Industrial District is intended primarily for manufacturing, processing, storage, and distribution activities, which are not properly associated with, nor compatible with, residential and institutional development. 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 Limited Commercial. These areas are suitable for commercial and professional office development but in a less intensive approach than the Commercial designation. These areas need careful controls to ensure compatibility with adjacent land uses. The site includes five parcels and are identified as tax map numbers 19-A-4, 5, 6, 7, and 8.

Special Use Permit – 1043 and 1061 South High Street (To Allow Manufacturing, Processing, and Assembly Operations in B-2)

Public hearing to consider a request from The Norton Group, LLC for a special use permit per Section 10-3-91(1) of the Zoning Ordinance to allow manufacturing, processing, and assembly operations when employing not more than 15 persons on the premises in a single shift and provided that all storage and activities are conducted within a building within the B-2, General Business District. The +/- 1.5-acre property is identified as tax map number 19-A-8.

Special Use Permit – 1043 and 1061 South High Street (To Allow Warehousing and Other Storage Facilities in B-2)

Public hearing to consider a request from The Norton Group, LLC for a special use permit per Section 10-3-91(2) of the Zoning Ordinance to allow warehousing and other storage facilities within the B-2, General Business District. The +/- 1.5-acre property is identified as tax map number 19-A-8.

Applications and other information are available for review in the Department of Planning & Community Development, 409 S. Main Street, 2nd 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. Special assistance is available for disabled persons addressing Planning Commission. Efforts will be made to provide adaptations or accommodations based on individual needs of qualified individuals with disabilities, provided that notification at least five (5) business days prior to the date of the meeting has been received by the City Clerk's Office, 409 S. Main Street, 3rd Floor at 540-432-7701.

On the 14th day of January, 2020 at 7:00 p.m.

Given under my hand this 16 day of December, 2019

[Signature]

Subscribed and sworn to before me this 16th day of December, 2019, a Notary Public in and for the Commonwealth of Virginia.

[Signature]

My commission expires 11/30/2021



25 F 3 M-1
R'HAM PROPERTIES LLC
PO BOX 206
BERRYVILLE VA 22611

25 F 12-14 R-3
JM APARTMENTS LC
265 CHESAPEAKE AVENUE
HARRISONBURG VA 22801

25 F 9 B-1
217 S LIBERTY LLC
1531 HILLCREST DRIVE
HARRISONBURG VA 22802

25 F 2 R-3
LIBERTY ENTERPRISES
PO BOX 1584
HARRISONBURG VA 22803

25 H 19 M-1
C&W RAILROAD
ATTN TAXATION DEPT
THREE COMMERCIAL PL BOX 209
NORFOLK VA 23510

RZ : SUP
231, 251, 261
South Liberty Street

19 A 4-8 M-1
THE NORTON GROUP LLC
860 CANTERBURY COURT
HARRISONBURG VA 22801

19 D 17 M-1
BONDARUK NICKOLAY AUGUSTA
287 ENTERPRISE ROAD
CHURCHVILLE VA 24421

19 A 3 M-1
MOLLY-BOU LLC
206 SOUTH AVENUE
HARRISONBURG VA 22801

19 G 9 M-1
YNBP RENTALS LLC
1041 SOUTH HIGH STREET
HARRISONBURG VA 22801

19 A 1-A M-1
SHAKOOR ABDUL
ASLAM MOHAMMAD
1211 SULLY DRIVE
HARRISONBURG VA 22801

20 G 1 R-1
CHURCH JESUS CHRIST LATTER-DAY
SAINTS REAL ESTATE
50 EAST NORTH TEMPLE ROOM 225
SALT LAKE CITY UT 84150

1043-1043
South High Street
RZ : 2 SUPs

19 D 11 M-1
R'HAM COOP FARM BUREAU INC
PO BOX 1109
HARRISONBURG VA 22803

19 A 0 & 2 M-1
ADAMS JOHN Q.
PO BOX 1437
HARRISONBURG VA 22803

19 G 1 R-1
GIBSON KEVIN KRISTIN NAYLOR
1040 TOPPIN BLVD
HARRISONBURG VA 22801

35 S 5 M-1
PEALE PROPERTIES LLC
129 WEST WOLFE STREET
HARRISONBURG VA 22801

35 S 6 B-1
WEST ELIZABETH LLC
3965 MOUNTAIN VALLEY RD
KEEZLETOWN VA 22832

35 O 4-5 B-1
W ROCKSTREET LLC
231 DIXIE AVENUE
HARRISONBURG VA 22801

35 S 4 B-1
RAWOOT ABBAS A
8470 INDIAN TRAIL ROAD
HARRISONBURG VA 22802

35 S 7 R-3 & 35 O 18 M-1
MAUST ROBERT D GRETCHEN
3711 HIDDEN MEADOW LANE
KEEZLETOWN VA 22832

35 O 1 B-1
D CITY LLC
1531 HILLCREST DRIVE
HARRISONBURG VA 22802

35 S 3 B-1
ONE39 LLC
1531 HILLCREST DRIVE
HARRISONBURG VA 22802

35 O 17 R-3
CEASL LLC
231 DIXIE AVENUE
HARRISONBURG VA 22801

RZ
129 W Wolfe St

46 D 5 M-1
CFP PARTNERS LLC
314 CORNERSTONE DRIVE
HARRISONBURG VA 22802

45 C 2 M-1
DGRP ENTERPRISE LC
641 ACORN DRIVE
HARRISONBURG VA 22802

46 D 4-B M-1
A&A PROP MGNT GROUP LLC
PO BOX 201
HARRISONBURG VA 22803

46 D 1 M-1
MAPLE KNOLL PROP LLC
PEAK VEIW LLC
95 MAYLAND ROAD
BROADWAY VA 22815

57 A 1 M-1
ARIAKE USA INC
1711 N LIBERTY STREET
HARRISONBURG VA 22802

SUP
1592 CF Pours Dr

COUNTY OF ROCKINGHAM
ATTN: STEPHEN KING
PO BOX 1252
HARRISONBURG, VA 22803

46 D 4-A M-1
WARREN LAUREL E
711 ACORN DRIVE
HARRISONBURG VA 22802

1 C 2 B-2
SORAH LLC
3055 SOUTH MAIN STREET
HARRISONBURG VA 22801

1 C 9-C B-2
WARWICK D TOMFOHR
LUCY R HENRY P DEYERLE
40 W WASHINGTON ST SUITE 101
HARRISONBURG VA 22802

1 B 19 B-2
GIBSON CLARENCE R V SUE
3060 SOUTH MAIN STREET
HARRISONBURG VA 22802

1 C 2-A B-2
NEW DIMENSIONS OF GRACE
3337 EMMAUS ROAD
HARRISONBURG VA 22801

1 C 9-A B-2
SWARTZ PROPERTIES LLC
2885 SOUTH MAIN STREET
HARRISONBURG VA 22801

1 B 18 B-2
VALLEY ENTERPRISES INC
4915 AUBURN AVE SUITE 206
BETHESDA MD 20814

1 C 3 B-2
REXRODE SEVIE L
PO BOX 1976
HARRISONBURG VA 22803

SUP
3055 S Main St

96 D 55 R-1
TURNER JEANNIE M
1045 CARRIAGE DRIVE
HARRISONBURG, VA 22801

96 D 54 R-1
STRAWDERMAN MICHAEL & LAUREN
1055 CARRIAGE DRIVE
HARRISONBURG, VA 22801

96 D 56 R-1
GAUGHRAN RICHARD & LUCY
1035 CARRIAGE DRIVE
HARRISONBURG, VA 22801

96 C 40 R-1
GORTA DARKO
242 E WATER ST APT 407
HARRISONBURG, VA 22801

96 C 49 R-1
LOBO ESCOBAR JAYME & ALEJANDRO
3160 HARNESS LANE
HARRISONBURG, VA 22801

1045 Carriage Drive