

STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, September 14, 2021, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Rezoning – Parcel at the Terminus of Suter Street (R-2 to R-8C)

Public hearing to consider a request from PDY LLC to rezone a +/- 2.03-acre parcel from the R-2, Residential District to the R-8, Small Lot Residential District Conditional. The Zoning Ordinance states the R-2, Residential District is intended for medium-density, single-family and duplex residential development. 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 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 terminus of Suter Street and is identified as tax map parcel 41-C-41.

Special Use Permit – Parcel at the Terminus of Suter Street (To Allow Townhomes in the R-8 District)

Public hearing to consider a request from PDY 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 units within the R-8, Small Lot Residential District. The +/- 2.03-acre property is located at the terminus of Suter Street and is identified as tax map parcel 41-C-41.

Rezoning – 1051 & 1351 Peach Grove Avenue (The Residence & Shoppes at Peach Grove) (R-5C, High Density Residential Conditional Proffer Amendment)

Public hearing to consider a request from Skylar & Talli, LLC to amend proffers for a +/- 5.44-acre property zoned R-5C, High Density Residential Conditional. The Zoning Ordinance states the R-5, High Density Residential District is intended for medium to high density residential development, including townhouses and multiple family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. The residential density ranges for the R-5 district are multifamily, 1,800 sq. ft. minimum/unit; multifamily quadraplex, 3,000 sq. ft. minimum/unit; and townhouse, 2,000 sq. ft. minimum/unit. 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. 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 at 1051 & 1351 Peach Grove Avenue and is identified as tax map parcel 92-F-10.

Rezoning – 601 Pear Street, Cobber’s Valley Development (R-1 to R-8C)

Public hearing to consider a request from Cobbler’s Valley Development Inc. to rezone a +/-3.14-acre portion of a +/- 5.7-acre parcel from R-1, Single Family Residential to R-8, Small Lot Residential Conditional. The Zoning Ordinance states the R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The R-5, High Density Residential District is intended for medium to high density residential development,

including townhouses and multiple family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. The residential density ranges for the R-5 district are multifamily, 1,800 sq. ft. minimum/unit; multifamily quadraplex, 3,000 sq. ft. minimum/unit; and townhouse, 2,000 sq. ft. minimum/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 addressed at 601 Pear Street and is identified as tax map parcel 8-E-2.

Special Use Permit – 601 Pear Street, Cobber’s Valley Development (To Allow Townhomes in the R-8 District)

Public hearing to consider a request from Cobbler’s Valley Development Inc 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 units within the R-8, Small Lot Residential District. The +/- 3.14-acre property is addressed at 601 Pear Street and is identified as tax map parcel 8-E-2.

Residents/Media will be able to attend the meeting according to best practices and procedures associated with pandemic disaster.

1. Masks must be worn by those unvaccinated
2. Social Distance rules will apply

The Public can also view the meeting live on:

- The City’s website, <https://harrisonburg-va.legistar.com/Calendar.aspx>
- Public Education Government Channel 3

A phone line will also be live where residents will be allowed to call in and speak with City Council during the Public Hearings and the Public Comments portion of the night’s meeting. We ask those that wish to speak during the public comment period to not call in until after all the public hearings and public comment on those have been heard. This will avoid anyone calling on any other item from holding up the queue and then being asked to call back at a later time. The telephone number to call in is: (540) 437-2687

Residents also may provide comment prior to the meeting by visiting this page: www.harrisonburgva.gov/agenda-comments

Any person requiring auxiliary aids, including signers, in connection with these public hearings shall notify the City Manager at least five (5) days prior to the time of the hearing.

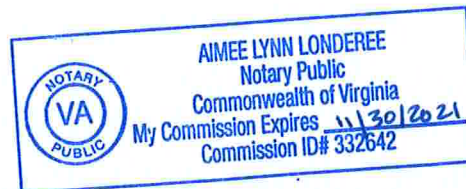
Given under my hand this 17 day of August, 2021



Subscribed and sworn to before me this 17th day of ~~June~~ August, 2021, a Notary Public in and for the Commonwealth of Virginia.



My commission expires 11/30/2021



8-E-2 R-1
Cobblers Valley Development Inc
2389 Grace chapel Road
Rockingham VA 22801

112-D-36 R-3C
Liu Juhong Christie Zuo
1961 Russell Drive
Harrisonburg, Va 22801

112-D-37 R-3C
Naser Jameel Salih Mohammed
1951 Russel Drive
Harrisonburg, VA 22801

112-D-38 R-3C
Sean Mirza Fatima Jabari
1941 Russel Drive
Harrisonburg, VA 22801

112-D-39 R-3C
Reyes Jose Kelin Castillo
1931 Russell Drive
Harrisonburg, VA 22801

112-D-40 R-3C
Chya Jamal Mustafa
1941 Rhianon Lane
Harrisonburg, VA 22801

8-C-4 R-1
Ritchie Alan B
606 Pear Street
Harrisonburg, VA 22801

8-D-8 R-1
Miller Mervyl L
610 Pear Street
Harrisonburg, VA 22801

8-D-2 R-1
Delores Hoak Trustee
450 Pear Street
Harrisonburg, VA 22801

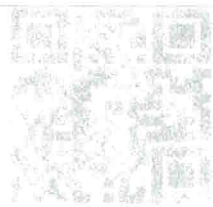
8-E-3 R-1
Brubaker Daniel W
150 W Mosby Road
Harrisonburg, VA 22801

8-E-5 R-1
D & N LLC
150 W Mosby Road
Harrisonburg, VA 22801

Wheelbarger Steven Boyd
1971 Russell Drive
Harrisonburg, VA 22801

*RZ and SUP
601 Pear Street
(Cobblers Valley)*

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



41-C-41 R-2
PDY LLC
3055 Harpine Highway
Rockingham VA 22802

41-O-8 R-2
McDorman Properties LLC
190 N River Rd
Mt Crawford VA 22841

41-F-11 R-2
Doris E Fadley
101 Pennie Layne
Bridgewater VA 22812

41-F-10 R-2
Laprevotte Joseph Linda
135 Clinton St
Harrisonburg VA 22802

41-F-8 & 9 R-2
Qambari Rasheed Samira
457 Rodeo Drive
Rockingham VA 22802

41-F-6 & 7 R-2
Latham William Lynette
427 Mountain View Drive
Harrisonburg VA 22801

41-F-3,4,5 R-2
Lam Eriwn Nancy
704 Melrose Road
Harrisonburg VA 22802

41-F-0 R-2
Price Rebecca L
927 N Main St
Harrisonburg VA 22802

41-C-41-A B-2C
Twelve 21LLC
7325 Lamar Drive
Springfield VA 22150

41-C-43 & 44 B-2C
Farhad Koyee
1951 Rhianon Lane
Harrisonburg VA 22801

41-C-42 R-2
Shomo Sonya Lorraine
90 Ashby Avenue
Harrisonburg VA 22802

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

41-C-57 R-2
Jorge L Carsoso
121 Suter Street
Harrisonburg VA 22802

41-c-56 R-2
Dean Steven Sharon
2701 S Branch Road
Elkton, VA 22827

41-C-55 R-2
Webster Gary Terena
129 Suter Street
Harrisonburg VA 22802

41-C-54 R-2
Halterman Penny A
133 Suter Street
Harrisonburg VA 22802

RZ and SUP
Suter Street Terminus

92 F 10 B-2
SKYLAR & TALLI LLC
PO BOX 1039
HARRISONBURG, VA 22803

92F6 B-2
JMU REAL ESTATE FOUNDATION
1320 S MAIN ST MSC 8501
HARRISONBURG, VA 22807

92 F 11 B-2
PCSC ASSOCIATES LLC
2529 VIRGINIA BEACH BLVD
VIRGINIA BEACH, VA 23452

92 F 15 B-2
HOLTZMAN FAMILY LIMITED PART #1
PO BOX 8
MT JACKSON, VA 22842

92 F 17 B-2
McDonald's Corporation
530 Neff Avenue
Harrisonburg, VA 22801

88 F 14 B-2
RODNEY EAGLE TRUSTEE
1 CVS DRIVE OCC EXP DEPT
WOONSOCKET, RI 02895

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

88 F 1 & 4/B-2 91 I 1/R-1
RODNEY & SYLVIA EAGLE TRUSTEES
1188 PORT REPUBLIC ROAD
HARRISONBURG, VA 22801

RZ
Peach Grove Avenue

