

**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 9, 2021, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

***Rezoning – 161 and 241 Blue Ridge Drive (R-1 to R-5C)***

Public hearing to consider a request from Martha E. Grover, Trustee and MG Harrisonburg LLC with representatives Bluestone Land LLC to rezone two parcels from R-1, Single Family Residential District to R-5C, High Density Residential District Conditional. 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 two parcels totaling +/- 7.0 acres are addressed as 161 and 241 Blue Ridge Drive and are identified as tax map parcels 28-G-2 and 1, respectively.

***Special Use Permit - 161 and 241 Blue Ridge Drive (Section 10-3-55.4 (1) to Allow Multi-Family Dwellings of More Than Twelve Units Per Building)***

Public hearing to consider a request from Martha E. Grover, Trustee and MG Harrisonburg LLC with representatives Bluestone Land LLC for a special use permit per Section 10-3-55.4 (1) to allow multi-family dwellings of more than 12 units per building in the R-5, High Density Residential District. The two parcels totaling +/- 7.0 acres are addressed as 161 and 241 Blue Ridge Drive and are identified as tax map parcels 28-G-2 and 1, respectively.

***Comprehensive Plan Amendment – 3485, 3491, 3585, and 3611 South Main Street (Stoney Ridge Development) (Commercial to Medium Density Residential)***

Public hearing to consider a request from Bluestone of Harrisonburg LLC to amend the Comprehensive Plan's Land Use Guide map within Chapter 6 Land Use & Development Quality. The proposal is to amend +/- 5.54 acres of land from the Commercial designation to Medium Density Residential. Commercial uses include retail, office, professional service functions, restaurants, and lodging uses. Commercial areas should offer connecting streets, biking and walking facilities, and public transit services. Interparcel access and connections are essential to maintaining traffic safety and flow along arterials. Parking should be located to the sides or rear of buildings. Medium Density Residential areas have been developed or are planned for development of a variety of housing types which in special circumstances may include multi-family dwellings (apartments). Densities in these areas should be around 15 dwelling units per acre. Non-residential uses may also be appropriate. The land area consists of portions of parcels addressed as 3485, 3491, 3585, and 3611 South Main Street and identified as tax map parcels 108-B-1, 2, and 6.

***Rezoning – 3485, 3491, 3585, and 3611 South Main Street (Stoney Ridge Development) (B-2 to R-5C and B-2C)***

Public hearing to consider a request from Bluestone of Harrisonburg LLC to rezone +/- 5.54 acres from B-2, General Business District to R-5C, High Density Residential District Conditional and to rezone +/- 20.76 acres from B-2, General Business District to B-2C, General Business District

Conditional. The Zoning Ordinance states 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 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 Commercial. Commercial uses include retail, office, professional service functions, restaurants, and lodging uses. Note that within a separate application submitted concurrently with this request, the applicant is requesting to amend +/- 5.54 acres of land from the Commercial designation to Medium Density Residential. The property is located at 3485, 3491, 3585, and 3611 South Main Street and identified as tax map parcels 108-B-1, 2, and 6.

Please note that in accordance with an Emergency Continuity of Governance Ordinance adopted by City Council on April 6, 2020, members of the public are not permitted in Council Chambers due to the COVID-19 pandemic, but are encouraged to participate and express their views electronically by emailing comments to <https://www.harrisonburgva.gov/agenda-comments>, or by calling in during the public hearing at the telephone number to be listed on the agenda. The agenda will be posted at <https://harrisonburg-va.legistar.com/Calendar.aspx>. Interested parties may watch the Council meeting, including the public hearing, on Public Education Government Channel 3 or on the City's website, <https://harrisonburg-va.legistar.com/Calendar.aspx>.

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

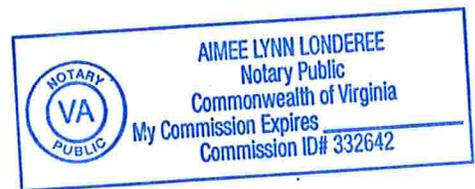
Given under my hand this 19<sup>th</sup> day of January, 2021



Subscribed and sworn to before me this 19<sup>th</sup> day of January, 2021, a Notary Public in and for the Commonwealth of Virginia.



My commission expires Nov. 30, 2021



28-G-1 & 2 (R-1) AND 14-J-1 (R-3)  
MG HARRISONBURG LLC  
PO BOX 13470  
RICHMOND, VA 23225

29-G-28 R-1  
LANDES DOUGLAS BARBARA  
2798 OLD FURNACE ROAD  
HARRISONBURG, VA 22802

29-G-0 R-1  
MOHAMMED HEWA RIADH  
1201 CLAY STREET  
HARRISONBURG, VA 22802

14-A-0 R-3  
COUNTRY CLUB COURT  
TOWNHOUSE  
PO BOX 852  
HARRISONBURG, VA 22803

14-L-5&6 R-3  
CHRISTOPHEN PROPERTIES  
920 OAK HILL DRIVE  
HARRISONBURG, VA 22801

28-M-5 B-2  
H'BURG E MARKET STATION LLC  
PO BOX 8  
MT JACKSON, VA 22842

28-M-6 B-2  
YAM YEE KWAN JIN C  
3529 HUNTON RIDGE DR  
GLEN ALLEN, VA 23059

28-C-1 R-1  
CHAMBERLIN MARCIA E  
920 OAKLAND DRIVE  
HARRISONBURG, VA 22802

28-C-2 R-1  
TORRES SANTON JOAQUINA  
918 OAKLAND STREET  
HARRISONBURG, VA 22802

28-C 21 R-1  
JACKSON ANDREW TERESA  
190 BLUE RIDGE DRIVE  
HARRISONBURG, VA 22802

28-C-20 R-1  
RAKES LANA R  
917 SPOTSWOOD DRIVE  
HARRISONBURG, VA 22802

28-A-1 R-1  
COX ELDRIDGE C  
916 SPOTSWOOD DRIVE  
HARRISONBURG, VA 22802

28-A-18 R-1  
GUZMAN NELSON A LUZ  
240 BLUE RIDGE DRIVE  
HARRISONBURG, VA 22802

28-I-4 R-1  
DOLLY RICHARD RAY SANDRA  
560 BLUE RIDGE DRIVE  
HARRISONBURG, VA 22802

29-D-29 R-1  
SMIALEK CHRISTOPHER ANETA  
521 BLUE RIDGE DRIVE  
HARRISONBURG, VA 22802

29-D-27 R-1  
LYNCH RONALD JOYCE  
1120 CLAY STREET  
HARRISONBURG, VA 22802

C & W RAILROAD  
ATTN TAXATION DEPT  
THREE COMM PL – BOX 209  
NORFOLK, VA 23510

**RZ/SUP 241 BLUE RIDGE DRIVE**

108-B-1,2,3&6 B-2  
BLUESTONE OF H'BURG LLC  
PO BOX 300  
LYNDHURST, VA 22952

108-8-7 M-1  
BSE REAL ESTATE HOLDING LLC  
10228 GOVERNOR LANE SUITE 3004  
WILLIAMSPORT, MD 21795

108-A-4,5&6 M-1  
TRUCK & EQUIPMENT CORP  
PO BOX 2520  
HARRISONBURG, VA 22803

108-A-3 M-1  
MOORE JAMES EDWARD  
9527 CENTERVILLE ROAD  
BRIDGEWATER, VA 22812

108-D-1 M-1  
WASTE MANG OF VA INC  
PO BOX 1450  
CHICAGO IL 60690

108-D-2 M-1  
REEDEY ROBERT  
C/O ROY V WOLFE III  
PO BOX 111  
HARRISONBURG VA 22803

105-B-1 108-D-4 M-1  
MORGAN PROP INVESTMENTS LLC  
2125 CONSTITUTION BLVD  
WEST VALLEY CITY, UT 84014

105-B-2 M-1  
ROLLINS LEASING CORP  
2675 MORGANTOWN ROAD  
READING, PA 19607

104-G-4 M-1  
QUARLES PETROLEUM INC  
1701 GALL HILL AVE SUITE 200  
FREDERICKSBURG, VA 22401

108-B-4 M-1  
SOUTH VALLEY PROPERTIES LLC  
4562 SOUTH VALLEY PIKE SUITE B  
ROCKINGHAM, VA 22801

104-G-8&9 M-1  
H'BURG TRUCK CENTER LLC  
PO BOX 8  
MT JACKSON, VA 22842

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

S. Main Street  
(Stoney Ridge)