STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, May 14, 2024 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 1846 Evelyn Byrd Avenue (NERD Apartments) (To Allow Multiple-Family Dwellings and/or Mixed Use Buildings in B-2)
Public hearing to consider a request from Sahara III LC for a special use permit per Section 10-3-91 (17) to allow multiple-family dwellings and/or mixed use buildings within the B-2, General Business District. The +/- 23,352 square foot property is addressed as 1846 Evelyn Byrd Avenue and identified as tax map parcel 79-A-4.

Rezoning – 35 Monroe Street (R-2 to R-8)
Public hearing to consider a request from Elba A. Herrer De Dildy and Jose Martir Guiterrez Hernandez to rezone a +/- 6,780-square-foot property from R-2, Residential District to R-8, Small Lot Residential District. The parcel is addressed as 35 Monroe Street, 35 Monroe Street Apt. A, and 35 Monroe St Apt. B and is identified as tax map parcel 41-M-8.

Rezoning – Portions of 1011, 1019, 1021, and 1023 West Market Street (B-2 to R-8 and R-1 to B-2)
Public hearing to consider a request from Hurstwenger Properties LLC to rezone a +/- 7,305-square foot portion of a +/- 1.8-acre parcel from B-2, General Business District to R-8, Small Lot Residential District and to rezone a +/- 900-square foot portion of the same +/- 1.8-acre parcel from R-1, Single-Family Residential District to B-2, General Business District. The parcel is addressed as 1011, 1019, 1021, and 1023 West Market Street and is identified as tax map parcel 37-A-4.

Special Use Permit – 1011, 1019, 1021, 1023, and 1031 West Market Street (To Allow Warehousing and Other Storage Facilities in B-2)
Public hearing to consider a request from Hurstwenger Properties LLC for a special use permit per Section 10-3-91 (2) to allow warehousing and other storage facilities in the B-2, General Business District. The +/- 1.98-acre site is addressed as 1011, 1019, 1021, 1023, and 1031 West Market Street and is identified as tax map parcels 37-A-4 and 5.

Special Use Permit – 1011, 1019, 1021, 1023, and 1031 West Market Street (To Allow Building and Material Sales and Storage Yards, Contractor Equipment Sales and Storage Yards and Other Similar Uses in B-2)
Public hearing to consider a request from Hurstwenger Properties LLC for a special use permit per Section 10-3-91 (6) to allow building material sales and storage yards, contractors equipment sales and storage yards and other similar uses in the B-2, General Business District. The +/- 1.98-acre site is addressed as 1011, 1019, 1021, 1023, and 1031 West Market Street and is identified as tax map parcels 37-A-4 and 5.

Special Use Permit – 1011, 1019, 1021, 1023, and 1031 West Market Street (To Allow Multiple-Family Dwellings and/or Mixed Use Buildings in B-2)
Public hearing to consider a request from Hurstwenger Properties LLC for a special use permit per Section 10-3-91 (17) to allow multiple-family dwellings and/or mixed use buildings within the B-2, General Business District. The +/- 1.98-acre site is addressed as 1011, 1019, 1021, 1023, and 1031 West Market Street and is identified as tax map parcels 37-A-4 and 5.

Rezoning – 290, 294, and 298 Lucy Drive (R-3 to R-8)

Public hearing to consider a request from B & A Group LLC to rezone a +/- 1-acre parcel from R-3, Medium Density Residential District to R-8, Small Lot Residential District. The parcel is addressed as 290, 294, and 298 Lucy Drive and is identified as tax map parcel 77-A-2.

Special Use Permit - 290, 294, and 298 Lucy Drive (To Allow Townhomes in R-8)
Public hearing to consider a request from B & A Group 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 +/- 1-acre property consists of four parcels addressed as 290, 294, and 298 Lucy Drive and is identified as tax map parcel 77-A-2.

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. 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.

Given under my hand this 22 day of April, 2024

Pamela Ulmer
City Clerk

Subscribed and sworn to before me this 22nd day of April, 2024 a Notary Public in and for the Commonwealth of Virginia.

Notary

My commission expires 11/30/2025

NOTARY VA PUBLIC
AIMEE LYNN LONDEREE
Notary Public
Commonwealth of Virginia
My Commission Expires 11/30/2025
Commission ID# 332642

CITY OF HARRISONBURG
409 S MAIN ST
HARRISONBURG VA 22801

THE RANCH LLC
PO BOX 711
DALLAS TX 75221-0711

SUPERIOR PLUS ENERGY SERVICES INC
1870 S WINTON RD STE 200
ROCHESTER NY 14618

IGLESIA DEL DIOS VIVO CALUMNA
1030 W MARKET ST
HARRISONBURG VA 22801

WATERMAN SQUARE LLC
10 TERRY COURT
STAUNTON VA 24401

SIMMONS ROGER D PATRICIA
221 LOEWNER LA
HINTON VA 22831

HURSTWENGER PROPERTIES LLC
3456 LONGBOW RD
KEEZLETOWN VA 22832

HARRISONBURG CARWASH PROPERTIES LLC
1702 RIVER SANDSTONE TIER SE
LEESBURG VA 20175

Administration Center
20 East Gay Street
Harrisonburg, VA 22802

wmarket Street
(all Request)

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HARRISONBURG VA 22802

ELBA A HERRER DE DILDY & JOSE MARTIR GUTIERREZ HERNANDEZ
105 LARUEL ST
HARRISONBURG VA 22801

WHITMER ROBERT L
6453 SPOTSWOOD TRAIL
PENN LAIRD VA 22846

JAMES VIOLET L
776 MADISON ST
HARRISONBURG VA 22802

RANDALL S JOHNSON
879 HILLSIDE AVE
HARRISONBURG VA 22802

HEWA MOHAMMED
1201 CLAY ST
HARRISONBURG VA 22802

RANDALL S JOHNSON
879 HILLSIDE AVE
HARRISONBURG VA 22802

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35 Monroe St

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ROANOKE VA 24019

WILBUR JERRY DUNCAN
331 EMERALD DR
HARRISONBURG VA 22801

EMPROPS LLC
2341 ARBORDALE AVE
THE VILLAGES FL 32162

CITY OF HARRISONBURG
409 S MAIN ST
HARRISONBURG VA 22801

SASHA F GRIFFITH & JOHANNA B GRIFFITH
329 EMERALD DR
HARRISONBURG VA 22801

B & A GROUP LLC
1206 TULIP TERR
ROCKINGHAM VA 22801

EMPROPS LLC
2341 ARBORDALE AVE
THE VILLAGES FL 32162

HARMAN PROFESSIONAL CENTER CONDOMINIUM
1024 PLEASANT VALLEY RD
ROCKINGHAM VA 22801

EMERIHRT HARRISONBURG LLC
3131 ELLIOTT AVE SUITE 500
SEATTLE WA 98121

lucy Drive

DAWN MILLER
319 EMERALD DR
HARRISONBURG VA 22801

LUCATORTO JEFFREY A
MARQUERITE L
10306 DAIRY ROAD
MCGAHEYSVILLE VA 22840

LIEZEL LC
410 NEFF AVE
HARRISONBURG VA 22801

WALES DENNIS M SR BARBARA S
14621 DRAVO PL
GLEN ALLEN VA 23059-1564

SAHARA III LC
PO BOX 1364
HARRISONBURG VA 22803

VIRGINIA EXPLORATION INC &
DINGLAND LLC & HILLSDALE LLC
PO BOX 21145
WINSTON SALEM NC 27120

A/H HARRISONBURG REGAL LLC
2050 M STREET NORTHWEST
SUITE 800
WASHINGTON DC 20036

THF HARRISONBURG CROSSING LLC
211 N STADIUM BLVD
STE 201
COLUMBIA MO 65203-1145

[illegible] [illegible] Evelyn Byrd