STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, April 8, 2025 at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – Tax Map Parcel 108-B-3 (Unaddressed Parcel) (To Allow Multiple-Family Dwellings of More than 12 Units Per Building) (Boulder Ridge)
Consider a request from Bluestone of Harrisonburg LLC for a special use permit per Section 10-3-55.4 (1) of the Zoning Ordinance to allow multiple-family dwellings of more than 12 units per building in the R-5, High Density Residential District. The +/- 5.46-acre property unaddressed, has no public street frontage, and is identified as tax map parcel 108-B-2. The property is adjacent to and west of a parcel addressed as 3611 South Main Street.

Rezoning – 1680 Country Club Road (M-1 to B-2)
Consider a request from Divine Unity Community Church to rezone a +/- 7.35-acre property from M-1, General Industrial District to B-2C, General Business District. The property is addressed as 1680 Country Club Road and is identified as tax map parcel 72-A-8.

Rezoning – 532 Hawkins Street (R-3 to R-5)
Consider a request from James A. Herr to rezone a +/- 9,178-square foot property from R-3, Medium Density Residential District to R-5, High Density Residential District. The property is addressed as 532 Hawkins Street and is identified as tax map parcel 27-L-22.

Rezoning – 1211 and 1231 Smithland Road (R-1 to R-8C)
Consider a request from Janis Brown Enterprises LLC to rezone two parcels totaling +/- 10.14-acres from R-1, Single Family Residential District to R-8C, Small Lot Residential District Conditional. The parcels are addressed as 1211 and 1231 Smithland Road and identified as tax map parcel numbers 71-A-3 and 4.

Zoning Ordinance Amendment – To Allow Pet Adoptions in B-1
Consider a request from Cat's Cradle of the Shenandoah Valley, Inc. to amend the Zoning Ordinance to define pet adoptions, to clarify that pet adoptions are allowed in the B-2, General Business District, and to add pet adoptions as a by right use in the B-1, Central Business District.

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 1084 and on the City's website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Given under my hand this 20 day of March, 2025

Pamela Ulmer
City Clerk

Subscribed and sworn to before me this 20th day of March, 2025 a Notary Public in and for the Commonwealth of Virginia.

Notary

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

My commission expires 11/30/2025

TONGEN ANTHONY L MEGAN L
1145 SMITHLAND RD
HARRISONBURG VA22802

MICHAEL G WILLI & BETHANY L WILLI
1150 SMITHLAND RD
ROCKINGHAM VA22802

JOSHUA SOTO NAVEZ & ALMA NAVEZ PEREZ
1165 SMITHLAND RD
HARRISONBURG VA22802

RUBLEE DANIEL J MARIE P
1251 SMITHLAND RD
HARRISONBURG VA22802

LEE C GASCHO & LANA R GASCHO
1270 SMITHLAND RD
HARRISONBURG VA22802

STEELE RONNIE KENNETH LINDA K
1311 SMITHLAND RD
HARRISONBURG VA22802

DEVIN T OBERDORFF & HUNTER OBERDORFF
1636-C VIRGINIA AVE
HARRISONBURG VA22802

AD ARM LLC
1909 FINANCIAL DR
HARRISONBURG VA22801

BEAR POND LLC
530 EAST MAIN ST
CHARLOTTESVILLE VA22902

JANIS BROWN ENTERPRISES LLC
641 NORTH LAUREL ST
SUMMERVILLE SC29483

PAUL FREED INC
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WAYNESBORO VA22980

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UNIVERSAL OF HARRISONBURG
PO BOX 12122
NEWPORT NEWS VA23612

LAKE ANNA INVESTMENTS LC
PO BOX 12627
ROANOKE VA24027

211 COUNTRY CLUB LLC
1188 PORT REPUBLIC RD
HARRISONBURG VA22801

DIVINE UNITY COMMUNITY CHURCH
1680 COUNTRY CLUB RD
HARRISONBURG VA22802

DEPOY JACK C ANNE H
840 MOCKINGBIRD DR
HARRISONBURG VA22802

IGNACIO AROSTEGUI
786 VINE ST
HARRISONBURG VA22802

CARGILL TURKEY PRODUCTION LLC
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146 SOUTHAMPTON DR
HARRISONBURG VA22801

RIDGEWAY MENNONITE CHURCH
546 FRANKLIN ST
HARRISONBURG VA22801

540 HAWKINS CONDO LLC
3830 BRIGADE CT
PENN LAIRD VA22846

JAMES A HERR
3014 WILLOW RIDGE TRL
ROCKINGHAM VA22802

CLINE BROTHERS LC
562 DICES SPRING RD
WEYERS CAVE VA24486

WILFREDO GUEVARA
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BLUESTONE OF HARRISONBURG LLC
PO BOX 300
LYNDHURST VA22952

UNITED STATES POSTAL SERVICE
3811 S MAIN ST
HARRISONBURG VA22801

Administration Center
20 East Gay Street
HARRISONBURG VA 22802

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