

STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, February 24, 2026 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 380 Sunrise Avenue (To allow reduction in required side yard setback in R-8)

A request from Jason Burch for a special use permit per Zoning Ordinance Section 10-3-59.4 (11) to allow a reduction in required side yard setbacks in the R-8, Small Lot Residential District. The +/- 13,300-square foot property is addressed as 380 Sunrise Avenue and is identified as tax map parcel number 23-A-1 and 2. Note that a separate request by AM Yoder & Co to amend Zoning Ordinance Section 10-3-59.4 (11) was presented to Planning Commission on December 10, 2025 and is scheduled for public hearing at City Council on January 13, 2025.

Special Use Permit – 660 Walnut Lane (To allow multiple-family dwellings of up to 12 units per building)

A request from Craig D. and Sue W. Smith for a special use permit per Zoning Ordinance Section 10-3-48.4 (6) to allow multiple-family dwellings of up to twelve (12) units per building under conditions set forth in subsection 10-3-48.6 (e). The +/- 16,400-square foot property is addressed as 660 Walnut Lane and is identified as tax map parcel 25-L-8-A.

Rezoning – 2600 & 2580 South Main Street (M-1 to R-3C)

A request from Todd B. Stone to rezone a +/- 3.0-acre portion of a +/- 13.14-acre parcel zoned M-1, General Industrial District to R-3C, Medium Density Residential District Conditional. The property is addressed as 2600 and 2580 South Main Street and is identified as tax map parcel 2-B-5.

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 1072, and the City’s website at www.harrisonburg-va.legistar.com/Calendar.aspx.

Given under my hand this 24th day of February, 2026

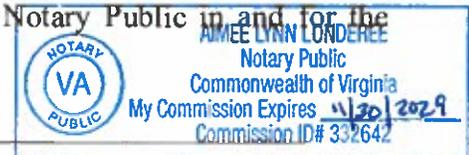


City Clerk

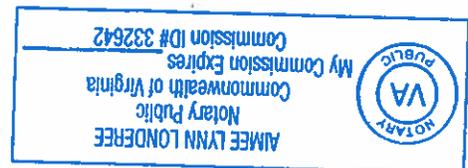
Subscribed and sworn to before me this 24th day of February, 2026 a Notary Public in and for the Commonwealth of Virginia.



Notary



My commission expires 11/30/2029



RA VA PROPERTIES LLC
4800 E TRINDEL RD
MECHANICSBURG PA 17055

SUTER'S CABINET SHOP INC
PO BOX 92
ELKTON VA 22827

SUTERS CABINET SHOP
PO BOX 92
ELKTON VA 22827

STONE ENTERPRISES L L C
190 E MOSBY RD
HARRISONBURG VA 22801

TOOD B STONE
14000 GRACE WOOD PL
MIDLOTHIAN VA 23113

CITY OF HBURG OLD SEW PL
2055 VALLEY AVE
HARRISONBURG VA 22801

CARMAX AUTO SUPERSTORES INC
12800 TUCKAHOE CREEK PKWY
RICHMOND VA 23238

G S W INVESTORS
PO BOX 1234
HARRISONBURG VA 22801

VISITORS OF JAMES MADISON UNIV
REAL PROP ADMINISTRATOR
HARRISONBURG VA 22807

J M APARTMENTS L C
265 CHESAPEAKE AVE
HARRISONBURG VA 22801

MONGER APARTMENTS INC
265 CHESAPEAKE AVE
HARRISONBURG VA 22801

VA BAPTIST BOARD MISSIONS &
EDUCATION
2828 EMERY WOOD PKWY
RICHMOND VA 23294

C & S SOUTH MAIN STREET LC
202 N LIBERTY ST #101
HARRISONBURG VA 22802

SMITH D CRAIG SUE W
202 N LIBERTY ST #101
HARRISONBURG VA 22802

HIGH POINT PROPERTIES LLC
2403 MASSANETTA SPRINGS RD
HARRISONBURG VA 22801

BURCH JASON
380 SUNRISE AVE
HARRISONBURG VA 22801

RAINES ROBERT NEIL ALISON K
370 SUNRISE AVE
HARRISONBURG VA 22801

DELLINGER ALICE ANN
381 MARYLAND AVE
HARRISONBURG VA 22801

ROY W EARLY & PHYLLIS G EARLY
7003 ONYX HILL RD
DAYTON VA 22821

HAMMER LINDA E
381 SUNRISE AVE
HARRISONBURG VA 22801

LAMEIRAS GILDA & BARBARA HETZEL
865 CHESTNUT DR
HARRISONBURG VA 22801

SARA M CHRISTENSEN
855 CHESTNUT DR
HARRISONBURG VA 22801

JOYCE G DEEVERS TRUST
2131 MT CLINTON PIKE
ROCKINGHAM VA 22802

MONGER APARTMENTS INC
265 CHESAPEAKE AVE
HARRISONBURG VA 22801