

**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 8, 2026, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 387 Monticello Avenue (To allow short-term rental in R-1)

A request from Caitlin Denhigh for a special use permit per Section 10-3-34(7) of the Zoning Ordinance to allow a short-term rental in the R-1 Single-Family Residential District. The +/- 10,154-square-foot property is addressed as 387 Monticello Avenue and is identified as tax map parcel 26-Q-13.

Special Use Permit – 291 West Wolfe Street and 336 West Market Street (To allow recreational and leisure time activities in M-1)

A request from VG Harrisonburg Storage LLC for a special use permit per Section 10-3-97(10) of the Zoning Ordinance to allow for recreational and leisure time activities, which may include non-transient dwelling units in the M-1 General Industrial District. The +/- 5.35-acre property is addressed as 291 West Wolfe Street and 336 West Market Street and is identified as tax map parcel 35-R-23.

Zoning Ordinance Amendment – To create a new term and definition for “poultry hatchery” and to add poultry hatcheries as a by right use in M-1

Consider amending Section 10-3-24, Definitions, to add a new term and definition for “poultry hatchery” and to amend and Section 10-3-96(22), Uses permitted by right, to add poultry hatcheries as a by-right use in the M-1, General Industrial District.

Comprehensive Plan Amendment – To incorporate the Northeast Neighborhood Small Area Plan

Consider amending the 2018 Comprehensive Plan, last updated on June 14, 2022, to incorporate the Northeast Neighborhood Small Area Plan as Appendix A. A copy of the small area plan is available at: <https://www.harrisonburgva.gov/community-connectors>.

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.

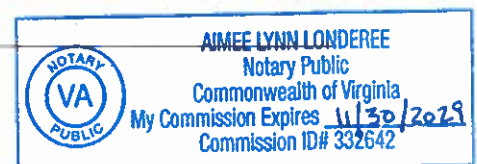
Given under my hand this 14 day of August, 2026


City Clerk

Subscribed and sworn to before me this 14th day of August, 2026 a Notary Public in and for the Commonwealth of Virginia.


Notary

My commission expires 10/30/2029



TERESA L BAYES
PO BOX 224
HARRISONBURG VA 22803

LARGENT DOUGLAS A
3296 HILL GAP RD
BRIDGEWATER VA 22812

CPR LLC
PO BOX 1584
HARRISONBURG VA 22803

TRISSEL LARRY D CATARINA W
3748 PETER PAUL LN
DAYTON VA 22821

CRAWFORD JAMES ROBERT
REBECCA B
105 N BROOK AVE
HARRISONBURG VA 22802

WILLIAM SCOTT SIMMONS
5536 MT CLINTON PIKE
HARRISONBURG VA 22802

JOHN ALLEN BOWMAN II
146 CLOVER HILL RD
DAYTON VA 22821

JOSUE N HERNANDEZ OVIEDO
263 W WOLFE ST
HARRISONBURG VA 22802

W ELIZABETH LLC
451 OTT ST
HARRISONBURG VA 22801

SHOWALTER CLINT
389 W MARKET ST
HARRISONBURG VA 22801

EMILY A NAVA
314 W WOLFE ST
HARRISONBURG VA 22802

COMER RAMAH JENN
270 W WOLFE ST
HARRISONBURG VA 22802

JJCARMON L C
700 IMBODEN RD
MT CRAWFORD VA 22841

JASMINE MARIE BRICKEY & PRICE
MCCURRY CRENSHAW
85 N BROOK AVE
HARRISONBURG VA 22802

SIMMONS ROGER D PATRICIA T
221 LOEWNER LA
HINTON VA 22831

BOITNOTT MARY P
55 N BROOK AVE
HARRISONBURG VA 22802

SESTRY LLC
3207 MALLARD DR
BRIDGEWATER VA 22812

VG HARRISONBURG STORAGE LLC
2601 SOUTH BAY SHORE DR SUITE
1720
MIAMI FL 33133

MORTENSON MATTHEW M
405 W MARKET ST
HARRISONBURG VA 22801

BENTZ MARK B
95 VALLEY VIEW DR
MT SIDNEY VA 24467

RACHEL LANCTOT & JORDAN
SHETLER
422 W WOLFE ST
HARRISONBURG VA 22801

TAMMY T MAY
19264 BERGTON RD
BERGTON VA 22811

ISRAEL MUNOZ RAMIREZ & BLANCA
ALAS ALFARO
65 N BROOK AVE
HARRISONBURG VA 22802

SHIPP KATHLEEN A
95 N BROOK AVE
HARRISONBURG VA 22802

AMANDA MARIE STATON
284 W ELIZABETH ST
HARRISONBURG VA 22802

133 N HIGH LLC
3829 BEACH DOWN DR
CHANTILLY VA 20151

SHELNUTT THOMAS HAMILTON
JANICE
7584 STONEY LICK RD
MT CRAWFORD VA 22841

JOYA PEDRO ANTONIO REINA
ELIZABETH
20 S BROOK AVE
HARRISONBURG VA 22801

NELSON TORRICO
365 W MARKET ST
HARRISONBURG VA 22801

WASEEM AFRIDI
495 FREDERICK RD
ROCKINGHAM VA 22801

HOWARTH KATE S PARAG P SHETH
8625 MCHENRY ST
VIENNA VA 22180

MONGER JOHN H IV
1020 IMBODEN RD
MT CRAWFORD VA 22841

HIMARK LLC
202 N LIBERTY ST STE 101
HARRISONBURG VA 22802

SHOMO ELLEN L REVOCABLE TRUST
426 OTT ST
HARRISONBURG VA 22802

CAITLIN DENBIGH
387 MONTICELLO AVE
HARRISONBURG VA 22801

MCARDLE JANICE F
370 MONTICELLO AVE
HARRISONBURG VA 22801

MATTHEW J SCHMUFF & KATHERINE
E SCHMUFF
438 OTT ST
HARRISONBURG VA 22801

JOHN PATRICK LOCKHART TR
MARILYN SHRUM LOCKHART TR &
LOCKHART FAMILY TRUST
8846 BATESVILLE RD
AFTON VA 22920
MARKOWITZ EDWIN POWELL
270 CIRCLE VIEW RD
LURAY VA 22835

HUGHES BENJAMIN J SARAH A
391 MONTICELLO AVE
HARRISONBURG VA 22801

MCCARTY DAVID G JUDITH ANN
POTEPAN
366 MONTICELLO AVE
HARRISONBURG VA 22801