

STATE OF VIRGINIA
CITY OF HARRISONBURG, to with:

I, Pamela Ulmer, city clerk, certify that the Harrisonburg City Council will be addressed on Tuesday, June 9, 2026, at 7:00 p.m., or as soon as the agenda permits, to consider the following:

Special Use Permit – 1315 Carrera Lane (Short-Term Rental in R-1)

A request from Kevin T. and Denise F. Goertzen for a special use permit per Section 10-3-34 (7) to allow a short-term rental in the R-1, Single-Family Residential District. The +/- 30,086-square foot property is addressed as 1315 Carrera Lane and is identified as tax map parcel 18-R-16.

Rezoning – 850 Canterbury Court (R-1 to R-8C)

A request from Robin L. Lake to rezone a +/- 12,692-square foot property from R-1, Single-Family Residential District to R-8C, Small Lot Residential District Conditional. The property is addressed as 850 Canterbury Court and is identified as tax map parcel 23-V-14.

Rezoning – 1351 and 1361 Peach Grove Avenue (R-5C (proffer amendment) & B-2 to R-5C)

A request from Skylar & Talli LLC and James Madison University Real Estate Foundation Inc to rezone two adjacent parcels totaling +/- 15.35-acres from R-5C, High Density Residential District Conditional and B-2, General Business District to R-5C, High Density Residential District Conditional. The parcels are addressed as 1351 & 1361 Peach Grove Avenue, are identified as tax map parcels 92-F-10 & 6, and are currently zoned R-5C and B-2, respectively.

Special Use Permit – 1351 and 1361 Peach Grove Avenue (To Allow Multiple-Family Dwellings of More Than 12 Units Per Building in R-5)

A request from Skylar & Talli LLC and James Madison University Real Estate Foundation Inc for a special use permit per Section 10-3-55.4 (1) to allow multiple-family dwellings of more than twelve (12) units per building in the R-5, High Density Residential District. The two adjacent parcels totaling +/- 15.35-acres are addressed as 1351 & 1361 Peach Grove Avenue and are identified as tax map parcels 92-F-10 & 6, respectively.

Rezoning – 1340 South Main Street (proffer amendment, R-5C)

A request from Marilyn S. Pendlebury to rezone a +/- 1.23-acre property to amend proffers for a property zoned R-5C, High Density Residential Conditional. The property is addressed as 1340 South Main Street and is identified as tax map parcel 18-R-22.

Special Use Permit - 1340 South Main Street (to allow multiple-family building with more than 12 units in R-5C)

A request from Marilyn S. Pendlebury for a special use permit per Section 10-3-55.4 (1) to allow multiple-family dwellings of more than twelve (12) units per building in the R-5C, High Density Residential District Conditional. The +/- 1.23-acre property is addressed as 1340 South Main Street and is identified as tax map parcel 18-R-22.

Special Use Permit - 1340 South Main Street (to allow retail, offices, restaurants, etc. in R-5C)

A request from Marilyn S. Pendlebury for a special use permit per Section 10-3-55.4 (4) to allow retail stores, convenience shops, personal service establishments, restaurants (excluding those with drive-through facilities), medical clinics, and business and professional offices under conditions

set forth in subsections 10-3-55.6 (f) and (g) in the R-5C, High Density Residential District Conditional. The +/- 1.23-acre property is addressed as 1340 South Main Street and is identified as tax map parcel 18-R-22.

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 18 day of May 2026



City Clerk

Subscribed and sworn to before me this 18 day of May, 2026 a Notary Public in and for the Commonwealth of Virginia.



Notary

My commission expires May 31, 2029



Peach Grove

RODNEY & SYLVIA EAGLE TRUSTEES
& RODNEY L EAGLE & SYLVIA L
EAGLE LIVING TRUST
1188 PORT REPUBLIC RD
HARRISONBURG VA 22801
JAMES MADISON UNIVERSITY REAL
ESTATE FOUNDATION INC
1031 HARRISON ST MSC 8501
HARRISONBURG VA 22807-1034

PCSC ASSOCIATES LLC
2529 VIRGINIA BEACH BLVD
VIRGINIA BEACH VA 23452-7650

County of Rockingham Attn: County
Administrator
PO Box 1252
HARRISONBURG VA 22803

RODNEY EAGLE & SYLVIA EAGLE
TRUSTEES & RODNEY L EAGLE &
SYLVIA L EAGLE LIVING TRUST
C/O CVS
COCKEYSVILLE MD 21030
DEER RUN FW LLC
1985 CEDERBRIDGE AVE STE 1
LAKEWOOD NJ 08701

HOLTZMAN FAMILY LIMITED
PARTNERSHIP #1
PO BOX 8
MT JACKSON VA 22842

HILLS SOUTH SH OWNER LLC
2 SCHOOL STREET
RYE NY 10580

SKYLAR & TALLI LLC
PO BOX 1039
HARRISONBURG VA 22803

MCDONALD'S CORPORATION
ATTN : DEPT 027 - REAL ESTATE TAX
CHICAGO IL 60607

Canterbury Court

CHANDLER HARRY L MARLENE A
747 FIR ST
HARRISONBURG VA 22801

WIGHTMAN WILLIAM H K MARGARET
O
840 CANTERBURY CT
HARRISONBURG VA 22801

County of Rockingham
Attn: County Administrator
PO Box 1252
Harrisonburg, VA 22803

J WAYNE LAMBERT TRUST AND
CHARLOTTE H CRAIG TRUST
851 CANTERBURY CT
HARRISONBURG VA 22801

LAKE ROBIN L
850 CANTERBURY CT
HARRISONBURG VA 22801

KRECH STEPHEN A JOYCE H
841 CANTERBURY CT
HARRISONBURG VA 22801

DIENER V EUGENE GLORIA Y
6087 MT CLINTON PIKE
ROCKINGHAM VA 22802

Carrera Lane

ROSTEM HASHIM M
101 PORT REPUBLIC RD
HARRISONBURG VA 22801

JOSHUA EDWARD GUSTIN &
HEATHER GUSTIN
9224 ARNIE CT
MANASSAS PARK VA 20111

GRAVES JOYCE L TRUSTEE
36 EDGELAWN DR
HARRISONBURG VA 22801

LANTZ JOHN D JR JESSICA LYNN
44 E WEAVER AVE
HARRISONBURG VA 22801

MATTHIAS BRUCE P KAREN K
54 WEAVER AVE
HARRISONBURG VA 22801

MANOLO AGUILAR OROZCO &
GLENDA MARTINEZ
57 PORT REPUBLIC RD
HARRISONBURG VA 22801

MEDLEY GREGORY L GRISELDA M
1340 EDGELAWN DR
HARRISONBURG VA 22801

KYLE CHRISTOPHER S MARJORIE C
1102 RIDGEWOOD RD
HARRISONBURG VA 22801

HUDSON GLORIA V TRUSTEE
45 PORT REPUBLIC RD
HARRISONBURG VA 22801

KEVIN T GOERTZEN & DENISE F
GOERTZEN
1315 CARRERA LANE
HARRISONBURG VA 22801

HEGG KEVIN J EATON LYNN E
40 WEAVER AVE
HARRISONBURG VA 22801

JOSEPH S ROBERTSON & SULONI
ROBERTSON
52 E WEAVER AVE
HARRISONBURG VA 22801

S Main St

GRAYSON K PRITCHARD & SARAH J
PRITCHARD
29 E WEAVER ST
HARRISONBURG VA 22801

LOHR BRIAN S JULIE V
1776 CROSS KEYS RD
HARRISONBURG VA 22801

MARILYN S PENDLEBURY
6049 SHADY OAK CT
MECHANICSVILLE VA 23111

SCOTT TAMMY LYNN
25 E WEAVER AVE
HARRISONBURG VA 22801

C & N REAL PROPERTIES LLC
15871 CITY VIEW DR STE 300
MIDLOTHIAN VA 23113

HOFFMAN RANDY C KIMBERLY E
25 EDGELAWN DR
HARRISONBURG VA 22801

GARY L BEATTY TR & GARY L BEATTY
TRUST
450 S MASON ST
HARRISONBURG VA 22801

JCF VENTURES LLC & C/O MARILYN
PENDLEBURY
6049 SHADY OAK CT
MECHANICSVILLE VA 23111