NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold public hearings in the City Council Chambers, 409 South Main Street, Harrisonburg, VA on Tuesday, June 9, 2026, at 7:00 p.m., 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.

Publication dates:
Wednesday, May 27, 2026
Wednesday, June 3, 2026