CITY OF HARRISONBURG

October 13, 2026 City Council Meeting

Title

Consider adopting a resolution requesting the Harrisonburg Planning Commission to consider and make recommendations concerning proposed amendments to the Harrisonburg Zoning Ordinance, and any necessary and correlating amendments, to provide appropriate local zoning and land use requirements for businesses licensed by the Virginia Cannabis Control Authority—City Attorney Chris Brown

Summary

This resolution requests for City Council to request for the Planning Commission to provide recommendations concerning the proposed amendments. A full analysis of the necessary changes will be provided in staff's report to first to Planning Commission and then ultimately to City Council at the time proposed ordinances are presented.

Recommendation

Option 1- Adopt a resolution requesting the Harrisonburg Planning Commission to consider and make recommendations concerning proposed amendments to the Harrisonburg Zoning Ordinance, and any necessary and correlating amendments, to provide appropriate local zoning and land use requirements for businesses licensed by the Virginia Cannabis Control Authority

Fiscal Impact

No fiscal impact

Context & Analysis

As part of the 2026 session of the General Assembly, the General Assembly enacted a biennium budget for the Commonwealth of Virginia and as part of this budget, the General Assembly adopted and the Governor signed into law various new sections of the Code of Virginia that permit the cultivation, processing, possession, sale, distribution, handling, transportation, consumption, use, advertising, and dispensing of marijuana and marijuana products. The actions of the General Assembly also prohibit localities from banning such uses. However, localities may adopt zoning and land use regulations by Ordinance for these uses. The Virginia General Assembly has established a state-regulated retail marijuana marketplace. The Virginia Cannabis Control Authority (CCA) is responsible for licensing and oversight.

The CCA may, on and after February 1, 2027, begin accepting license applications for retail marijuana market uses. On and after May l, 2027, the CCA may begin issuing licenses pursuant to the provisions of Va. Code 4.1-1000. The majority of licensing, criminal, and enforcement provisions take effect, and marijuana establishments may begin to sell marijuana and marijuana products on July l, 2027.

In order to have the City's zoning ordinance amended in time for February 1, 2027, City Council must quickly take action through the presented resolution to request for changes to the zoning ordinance.

Options

Option 1- Adopt a resolution requesting the Harrisonburg Planning Commission to consider and make recommendations concerning proposed amendments to the Harrisonburg Zoning Ordinance, and any necessary and correlating amendments, to provide appropriate local zoning and land use requirements for businesses licensed by the Virginia Cannabis Control Authority

Option 2- Deny a resolution requesting the Harrisonburg Planning Commission to consider and make recommendations concerning proposed amendments to the Harrisonburg Zoning Ordinance, and any necessary and correlating amendments, to provide appropriate local zoning and land use requirements for businesses licensed by the Virginia Cannabis Control Authority