



City of Harrisonburg

City Hall
409 South Main Street
Harrisonburg, VA 22801

Meeting Agenda - Final-revised Planning Commission

Wednesday, May 13, 2026

6:00 PM

Council Chambers

1. Call To Order

2. Roll Call/Determination of Quorum

3. Approval of Minutes

3.a. Minutes from the April 8, 2026 Planning Commission Meeting

Attachments: [Minutes](#)

4. New Business - Public Hearings

4.a. Consider a request from Kevin T. and Denise F. Goertzen for a special use permit at 1315 Carrera Lane

Attachments: [PC Memorandum](#)
[Site Maps](#)
[Application and supporting documents](#)

4.b. Consider a request from Robin L. Lake to rezone 850 Canterbury Court

Attachments: [PC Memorandum](#)
[Site Maps](#)
[Application & supporting documents](#)

4.c. Consider a request from Skylar & Talli LLC and James Madison University Real Estate Foundation Inc to rezone 1351 & 1361 Peach Grove Avenue

Attachments: [PC Memorandum](#)
[Site Maps](#)
[Application and supporting Documents](#)
[Traffic Impact Analysis \(TIA\) report, January 2026](#)

4.d. Consider a request from Skylar & Talli LLC and James Madison University Real Estate Foundation Inc for a special use permit at 1351 & 1361 Peach Grove Avenue

Attachments: [PC Memorandum](#)
[Site Maps](#)
[Application and supporting Documents](#)
[Traffic Impact Analysis](#)

- 4.e. Consider a request from Marilyn S. Pendlebury to rezone 1340 South Main Street

Attachments: [PC Memorandum](#)
 [Site Maps](#)
 [Application and Supporting Documents](#)

- 4.f. Consider a request from Marilyn S. Pendlebury for a special use permit at 1340 South Main Street (to allow multifamily buildings with more than 12 units)

Attachments: [PC Memorandum](#)
 [Site Maps](#)
 [Application and Supporting Documents_Redacted](#)

- 4.g. Consider a request from Marilyn S. Pendlebury for a special use permit at 1340 South Main Street (to allow retail, offices, restaurants, etc.)

Attachments: [PC Memorandum](#)
 [Site Maps](#)
 [Application and Supporting Documents_Redacted](#)

5. New Business - Other Items

- 5.a. Presentation on Zoning Ordinance Update project

Attachments: [PC Memorandum](#)
 [May 12, 2026 Memorandum to City Council](#)

- 5.b. Consider initiating Zoning Ordinance amendments related to the Zoning Ordinance Update project

Attachments: [PC Memorandum](#)

7. Public Comment

8. Report of Secretary & Committees

8.a. Rockingham County Planning Commission Liaison Report

8.b. City Council Report

9. Other Matters

- 9.a. Review Summary of next month's applications

10. Adjournment

NOTE TO THE PUBLIC

Staff will be available at 4:00 p.m. on the Tuesday before the next Planning Commission meeting for those interested in going on a field trip to view the sites on the next agenda.

INTERPRETATION SERVICES

Language interpretation service in Spanish, Arabic and Kurdish is available for Planning Commission meetings. To ensure that interpreters are available at the meeting, interested persons must request the accommodation at least four (4) calendar days in advance of the meeting by contacting the City Clerk at (540) 432-7701 or by submitting a request online at: www.harrisonburgva.gov/interpreter-request-form

El servicio de intérpretes inglés-español está disponible para las reuniones públicas de la Comisión de Planificación. Para asegurar la disponibilidad de intérpretes, cualquier interesado deberá solicitar la presencia de un intérprete al menos cuatro (4) días calendarios antes de la reunión comunicándose con la Secretaría Municipal al (540) 432-7701 o por medio de la página por internet al:

<https://www.harrisonburgva.gov/interpreter-request-form>

NOTE TO THE PUBLIC

Residents/Media will be able to attend the meeting.

The Public can also view the meeting live on:

- The City's website, <https://harrisonburg-va.legistar.com/Calendar.aspx>
- Public Education Government Channel 1072

A phone line will also be live where residents will be allowed to call in and speak with Planning Commission during the Public Hearings and the Public Comments portion of the night's meeting. We ask those that wish to speak during the public comment period to not call in until after all the public hearings and public comment on those have been heard. This will avoid anyone calling on any other item from holding up the queue and then being asked to call back at a later time.

The telephone number to call in is: (540) 437-2687

Residents also may provide comment prior to the meeting by visiting this page: www.harrisonburgva.gov/agenda-comments