

## Thanh Dang

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**From:** lucatorto@ntelos.net  
**Sent:** Sunday, December 26, 2021 6:56 PM  
**To:** Thanh Dang  
**Cc:** Kawhitten@comcast.net; Adam Fletcher; hburggov@brentfinnegan.com; richard.baugh@harrisonburgva.gov  
**Subject:** Lucy Dr. and Deyerle Ave

**WARNING: This email was sent from outside of your organization.**

Planning Commission Members,

I am once again writing to urge your opposition to Bluestone Land Company, Inc., and Woda Cooper Development, Inc. rezoning and SUP that is on the agenda for the 12-Jan Planning Meeting. This exact proposal was presented to the community in 2018 (by Madison Lucy Realty, LLC), and was wisely denied. The reasons for denying this rezoning are as rational today as they were in 2018 - the conversion of the property along Lucy Dr. and Deyerle Ave. from R3, to a mixed-use commercial, retail and high-density housing is completely inappropriate for that area of the city, and is incoherent with respect to the existing land use guide.

I am a property owner on Emerald Drive, and I believe that it is one of the finest locations in the city. It is an amazing location, not by luck, but by prudent land use planning. As the city of Harrisonburg grows, there is no room for ad hoc rezoning and abandonment of planning principles through special use permits. A growing city need more rigorous planning and it's Planning Commission must "double-down" on disciplined adherence to the land use plan. That is your duty.

We will hear many details about the property in question at the upcoming Planning Committee Meeting. The takeaway is that this is an interesting project at a very wrong location. As such, it will cause serious financial losses to the residents of Emerald Dr., who purchased their properties believing that this City would abide by its zoning laws. Mixed-use projects can be wonderful enhancements to a city's urban culture, when done correctly. If this commission would like to see mixed-use construction, it should do so through the planning process and future versions of the land use guide. It should ensure that the land use is consistent with the surrounding areas, and that sufficient infrastructure exists to support a vibrant community.

Anything other than a "no" vote by this commission is a failure of Planning. It is the opposite of planning. Additionally, I would think that this Planning Commission would grow tired of having to review, along with the community, the same bad ideas that were put to rest years ago.

Thank You and Kind Regards,

Jeff Lucatorto

## Thanh Dang

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**From:** Michael Brady <jmichaelbrady@hotmail.com>  
**Sent:** Thursday, January 6, 2022 1:21 PM  
**To:** Thanh Dang  
**Subject:** WODA Cooper - Lucy Drive Development - Jan 12, 2022 Planning Commission Public Comment

**WARNING: This email was sent from outside of your organization.**

Thanh Dang  
City of Harrisonburg  
Planning Commission

Please forward letter below to all Harrisonburg Planning Commission Members regarding WODA Cooper – Lucy Drive Development Public Comment on January 12, 2022.

**Letter below is addressed to the City of Harrisonburg Planning Commission for Public Comment regarding WODA Cooper - Lucy Drive Development**

Harrisonburg Planning Commission,

I oppose the WODA Cooper rezoning and development application for the Lucy Drive parcel that is on the January 12, 2022 Planning Commission agenda for Public Comment and urge all members of the Harrisonburg Planning Commission to oppose and deny this rezoning application on January 12<sup>th</sup>.

The Harrisonburg Planning Commission must uphold the integrity of Harrisonburg zoning ordinances and require developers to work within established zoning ordinances and requirements to develop parcels. Hold WODA Cooper to the same R-3 zoning standards for developing the Lucy Drive parcel that the Harrisonburg Planning Commission required of the developers of The Townes at Blue Stone, Brookdale, Charleston Townes, and all developers in the Emerald Drive and Blue Stone Hills neighborhoods.

The proposed WODA Cooper R-5 zoned development does not conform with the existing M-1 commercial and R-3 residential zoning in the Blue Stone Hills and surrounding commercial neighborhoods. If R-5 rezoning is approved, the developer would be allowed by right exceed the current development proposed, and build 24 units per acre, which is 171% of the existing R-3 zoning density. Nothing is limiting R-3 residential development the Lucy Drive parcel. The R-5 rezoning is driven by corporate greed of the developer, WODA Cooper, to increase profits from developing this parcel and maximize huge Section 42 Federal tax credits EVERY YEAR.

An R-5 density development will affect traffic safety – creating excessive traffic and increased accident risk at all uncontrolled intersections along Lucy Drive. This development, as proposed, would require the installation of additional traffic signals along Lucy Drive and adjacent streets to mitigate traffic accident risk. The traffic impact far exceeds the developer’s calculation of 1.5 vehicles per unit. As of the 2019 Harrisonburg census data, Harrisonburg averages two (2) vehicles per household, which is a 33% increase over the vehicle density calculated by the developer of this proposal, and based on the Harrisonburg census data, and does not consider the fact that 33% of Harrisonburg households own three (3) or more vehicles.

Any R-5 rezoning to allow high-density development of this parcel is in direct conflict with the 2018 Harrisonburg Comprehensive Plan. This development does not enhance social interaction, nor create a walkable community, nor

improve safety in the community. This proposed development is dominated by excessive high-rise buildings with expansive paved parking lot that does not align the quality, design, or facility characteristics of the Plan, nor preserve open spaces. Harrisonburg is a rural community that must maintain its open space areas and rural town feel. The Planning Commission can not support unprecedented high-density developments in Harrisonburg, a rural community, that are designed for urban and high density areas. The developer clearly doesn't have any concept of the Harrisonburg community or its needs; this proposal is an urban area development that is better suited for Columbus, Ohio, where WODA Cooper Companies is based.

**2018 Harrisonburg Comprehensive Plan:**

**Strategy 4.1.3** To develop design guidelines or requirements to improve the design quality of all residential development. Such provisions may address building setback and orientation standards that enhance social interaction; street system design that promotes connectivity and provides for traffic calming measures to reduce speeding and improve safety; requirements for sidewalks and shared use paths that facilitate and encourage walking and bicycling; streetscape planting requirements; standards for placement of parking areas and garages so as to avoid streetscapes dominated by parking lots and garage doors; and the size, quality, design, character, and facilities within preserved open spaces. See Chapter 15, Revitalization's Goal 18 for related objectives and strategies.

The proposed Lucy Drive high-density development also presents significant safety risks and egress problems for a Section 42 affordable housing and ADA compliant development. The Lucy Drive and surrounding neighborhoods and commercial areas do not have adequate and continuous sidewalks for walkable access to city resources, work, and transportation. Sidewalks that are not continuous, causing significant safety risk to residents who would depend on walking to work, community resources, and local businesses. The developer is depending on transportation infrastructure and sidewalk improvements that would be paid for by the City of Harrisonburg. The bottom-line is that sidewalks are inadequate for safely walking in this section of Harrisonburg and this site is not located near commercial area with significant employment opportunities, which will further increase the dependency on vehicles well beyond the calculated 1.5 vehicle per unit and further aggravate traffic impacts.

As a member of the Harrisonburg community and homeowner who will be directly and adversely affected by this rezoning application, I urge all members of the Harrisonburg Planning Commission to reject the WODA Cooper Lucy Drive rezoning application outright and uphold the integrity of the Harrisonburg zoning ordinances by maintaining the R-3 zoning of this parcel. In doing so, you will also be upholding the 2018 Harrisonburg City Council decision to reject the rezoning application for the Lucy Drive parcel to increase density, and will therefore hold developers accountable to the zoning ordinances and standards of our community.

Respectfully,

J. Michael Brady  
Homeowner on Emerald Drive, Harrisonburg, VA

Sent from [Mail](#) for Windows

## Thanh Dang

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**From:** Cole Welter <drcwphd2000@yahoo.com>  
**Sent:** Thursday, January 6, 2022 7:45 PM  
**To:** Thanh Dang  
**Subject:** WODA Cooper Company RE: Lucy Drive Rezoning Request

WARNING: This email was sent from outside of your organization.

Dear Harrisonburg Planning Commission,

My wife and I are owner-occupants of a townhome located at 85 Blue Stone Hills Drive. We are the original purchasers of this townhome, and have made it our principal residence since 2004.

We are writing to the Planning Commission now to express our strong opposition to the WODA Wood Cooper Company's request to rezone property located on Lucy Drive from R-3 to R-5 zoning.

As we understand the situation, the WODA Wood Cooper Company is proposing to build a high density, multi-family development on Lucy Drive. This project would be in conflict with the 2018 Harrisonburg Comprehensive Plan that seeks to ensure that all new construction should be compatible with adjacent neighborhoods. All adjacent neighborhoods to Lucy Drive were developed under the knowledge the Lucy Drive property was zoned R-3 medium density or M-1 limited use commercial. The proposed rezoning to R-5 high density use would carve out an unacceptable exception to property owners who have already built in the area under more restrictive guidelines.

Furthermore, the WODA Wood Cooper Company project is wholly incompatible with the adjacent neighborhoods. Its proposed size, scale, and resulting traffic congestion/lighting would negatively impact the existing Emerald Drive and Blue Stone residential areas.

The WODA Wood Cooper Company request should be declined on the basis it is incompatible with the existing neighborhoods and zoning as established by the existing 2018 Harrisonburg Comprehensive Plan. As the "Friendly City" Harrisonburg should welcome new development, but only in ways that doesn't degrade the quality of our existing neighborhoods.

Thank you for your serious consideration.

Sincerely,

Cole H. Welter  
Gold A. Welter

85 Blue Stone Hills Drive  
Harrisonburg, VA 22801  
cell: 540-421-3958  
email: drcwphd2000@yahoo.com



## Thanh Dang

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**From:** Joanna Mott <joannabmott@gmail.com>  
**Sent:** Thursday, January 6, 2022 8:36 PM  
**To:** Thanh Dang  
**Subject:** Simms Point, Lucy Drive - opposition from Blue Stone Neighbors

**WARNING: This email was sent from outside of your organization.**

1. The Harrisonburg City Council has already opposed R-5 rezoning in 2018 with the denied rezoning application by WODA Cooper development. In 2022, the Harrisonburg Planning Commission and City Council must uphold the 2018 decision and reject the rezoning application for the Lucy Drive parcel and stop the application now.
2. The Harrisonburg Planning Commission must uphold the integrity of established Harrisonburg zoning ordinances and require developers to work within and develop parcels within established zoning requirements. Hold WODA Cooper to the same R-3 zoning standards for developing the Lucy Drive parcel that the Harrisonburg Planning Commission required of the developers of The Townes at Blue Stone, Brookdale, Charleston Townes, and all developers in the Emerald Drive and Blue Stone Hills neighborhoods.
3. The proposed WODA Cooper R-5 zoned development does not conform with the existing M-1 commercial and R-3 residential zoning in the Blue Stone Hills and surrounding commercial neighborhoods. If R-5 rezoning is approved, the developer would be allowed by right exceed the current development proposed, and build 24 units per acre, which is 171% of the existing R-3 zoning density. Nothing is limiting R-3 residential development the Lucy Drive parcel. The R-5 rezoning is driven by greed of the developer, WODA Cooper, to increase profits from developing this parcel.
4. An R-5 density development will create excessive traffic and increase accident risk at all uncontrolled intersections along Lucy Drive that would require the installation of additional traffic signals to mitigate traffic accident risk. The traffic impact far exceeds the developer's calculation of 1.5 vehicles per unit; as of 2019 census data, Harrisonburg averages 2 vehicles per household, a 33% increase in vehicle density.
5. This proposed R-5 rezoning will result in a high-density development that is in direct conflict with the 2018 Harrisonburg Comprehensive Plan. This development does not enhance social interaction, nor create a walkable

community, nor improve safety in the community. This proposed development is dominated by excessive high-rise buildings with expansive paved parking lot that does not match the quality, design, or facility characteristics of the Plan, nor preserve open spaces. Harrisonburg is a rural community that must maintain its open area and rural town feel; not support unprecedented high-density developments designed for urban and high density areas, such as Columbus, Ohio, where WODA Cooper Companies is based and is the urban area where this development proposal is suited for.

**2018 Harrisonburg Comprehensive Plan:**

**Strategy 4.1.3** To develop design guidelines or requirements to improve the design quality of all residential development. Such provisions may address building setback and orientation standards that enhance social interaction; street system design that promotes connectivity and provides for traffic calming measures to reduce speeding and improve safety; requirements for sidewalks and shared use paths that facilitate and encourage walking and bicycling; streetscape planting requirements; standards for placement of parking areas and garages so as to avoid streetscapes dominated by parking lots and garage doors; and the size, quality, design, character, and facilities within preserved open spaces. See Chapter 15, Revitalization's Goal 18 for related objectives and strategies.

6. The high-density development proposed presents significant safety risks and egress problems for an affordable housing and ADA compliant development. The Lucy Drive and surrounding neighborhoods and commercial areas do not have adequate and continuous sidewalks for walkable access to city resources, work, or transportation. Sidewalks that are not continuous, causing significant risk to residents who would depend on walking to work, community resources, and local businesses. The developer is depending on transportation infrastructure and sidewalks that are inadequate for safely walking in this section of Harrisonburg and this site is not located near commercial area with significant employment opportunities, which will further increase the dependency on vehicles well beyond the calculated 1.5 vehicle per unit and further aggravate traffic impacts.
  
7. As a member of the Harrisonburg community, I urge all members of the Harrisonburg Planning Commission to oppose the WODA Cooper rezoning application outright and uphold the integrity of the Harrisonburg zoning ordinances an maintaining the R-3 zoning of this parcel. Please uphold the 2018 Harrison City Council decision to reject any rezoning application for increased density from this developer, regardless of the intended use and design of any application.

Joanna Mott  
Blue Stone Hills Resident

## Thanh Dang

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**From:** Graham Mott <grahamnigel.mott@gmail.com>  
**Sent:** Friday, January 7, 2022 7:28 AM  
**To:** Thanh Dang  
**Subject:** Simms Point, Lucy Drive - Opposition to rezoning from Blue Stone neighbors

**WARNING: This email was sent from outside of your organization.**

Thanh, Planning Committee, City Council

I would like to make it abundantly clear to City Council and Planning Committee members that unlike the 2018 rezoning opposition where 70 of the Blue Stone neighbors were able to meet face to face with council to voice their opposition directly, now in view of Covid protocols this same visible show of opposition in large numbers will likely not be possible, HOWEVER the opposition, to this new rezoning proposal for Lucy Drive in January 2022, is UBIQUITOUS amongst the Blue Stone neighbors, so please pay attention to all sources of opposition (social media, email etc).

Please consider the points of opposition outlined below (points #1-7) and in addition I would like to draw your attention to the safety risk that would immediately occur on Blue Stone Hills Drive. If you have ever travelled Blue Stone Hills Drive you will know that in spite of the absence of sidewalks (and the many blind corners) a myriad of mothers walking with babies in prams and residents walking dogs use Blue Stone Hills Drive SAFELY year round as the current traffic flow is minimal. The addition of the proposed Lucy Drive development will completely change that, the traffic flow will escalate dramatically and it will no longer will it be a safe place to walk.

I strongly oppose any change in zoning for the Lucy Drive property under consideration.

Sincerely  
Graham Mott PhD  
Blue Stone Hills Drive resident

1. The Harrisonburg City Council has already opposed R-5 rezoning in 2018 with the denied rezoning application by WODA Cooper development. In 2022, the Harrisonburg Planning Commission and City Council must uphold the 2018 decision and reject the rezoning application for the Lucy Drive parcel and stop the application now.
2. The Harrisonburg Planning Commission must uphold the integrity of established Harrisonburg zoning ordinances and require developers to work within and develop parcels within established zoning requirements. Hold WODA Cooper to the same R-3 zoning standards for developing the Lucy Drive parcel that the Harrisonburg Planning Commission required of the developers of The Townes at Blue Stone, Brookdale, Charleston Townes, and all developers in the Emerald Drive and Blue Stone Hills neighborhoods.
3. The proposed WODA Cooper R-5 zoned development does not conform of the with the existing M-1 commercial and R-3 residential zoning in the Blue Stone Hills and surrounding commercial

neighborhoods. If R-5 rezoning is approved, the developer would be allowed by right exceed the current development proposed, and build 24 units per acre, which is 171% of the existing R-3 zoning density. Nothing is limiting R-3 residential development the Lucy Drive parcel. The R-5 rezoning is driven by greed of the developer, WODA Cooper, to increase profits from developing this parcel.

4. An R-5 density development will create excessive traffic and increase accident risk at all uncontrolled intersections along Lucy Drive that would require the installation of additional traffic signals to mitigate traffic accident risk. The traffic impact far exceeds the developer's calculation of 1.5 vehicles per unit; as of 2019 census data, Harrisonburg averages 2 vehicles per household, a 33% increase in vehicle density.
  
5. This proposed R-5 rezoning will result in a high-density development that is in direct conflict with the 2018 Harrisonburg Comprehensive Plan. This development does not enhance social interaction, nor create a walkable community, nor improve safety in the community. This proposed development is dominated by excessive high-rise buildings with expansive paved parking lot that does not match the quality, design, or facility characteristics of the Plan, nor preserve open spaces. Harrisonburg is a rural community that must maintain it's open area and rural town feel; not support unprecedented high-density developments designed for urban and high density areas, such as Columbus, Ohio, where WODA Cooper Companies is based and is the urban area where this development proposal is suited for.

**2018 Harrisonburg Comprehensive Plan:**

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6. The high-density development proposed presents significant safety risks and egress problems for an affordable housing and ADA compliant development. The Lucy Drive and surrounding neighborhoods and commercial areas do not have adequate and continuous sidewalks for walkable access to city resources, work, or transportation. Sidewalks that are not continuous, causing significant risk to residents who would depend on walking to work, community resources, and local businesses. The developer is depending on transportation infrastructure and sidewalks that are inadequate for safely walking in this section of Harrisonburg and this site is not located near commercial area with significant employment opportunities, which will

further increase the dependency on vehicles well beyond the calculated 1.5 vehicle per unit and further aggravate traffic impacts.

7. As a member of the Harrisonburg community, I urge all members of the Harrisonburg Planning Commission to oppose the WODA Cooper rezoning application outright and uphold the integrity of the Harrisonburg zoning ordinances and maintaining the R-3 zoning of this parcel. Please uphold the 2018 Harrison City Council decision to reject any rezoning application for increased density from this developer, regardless of the intended use and design of any application.

## Thanh Dang

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**From:** Hande Ozcan <handeozcan87@gmail.com>  
**Sent:** Friday, January 7, 2022 9:37 AM  
**To:** Thanh Dang  
**Subject:** Simms Point, Lucy Drive - opposition from Blue Stone Neighbors

**WARNING: This email was sent from outside of your organization.**

1. The Harrisonburg City Council has already opposed R-5 rezoning in 2018 with the denied rezoning application by WODA Cooper development. In 2022, the Harrisonburg Planning Commission and City Council must uphold the 2018 decision and reject the rezoning application for the Lucy Drive parcel and stop the application now.
2. The Harrisonburg Planning Commission must uphold the integrity of established Harrisonburg zoning ordinances and require developers to work within and develop parcels within established zoning requirements. Hold WODA Cooper to the same R-3 zoning standards for developing the Lucy Drive parcel that the Harrisonburg Planning Commission required of the developers of The Townes at Blue Stone, Brookdale, Charleston Townes, and all developers in the Emerald Drive and Blue Stone Hills neighborhoods.
3. The proposed WODA Cooper R-5 zoned development does not conform with the existing M-1 commercial and R-3 residential zoning in the Blue Stone Hills and surrounding commercial neighborhoods. If R-5 rezoning is approved, the developer would be allowed by right exceed the current development proposed, and build 24 units per acre, which is 171% of the existing R-3 zoning density. Nothing is limiting R-3 residential development the Lucy Drive parcel. The R-5 rezoning is driven by greed of the developer, WODA Cooper, to increase profits from developing this parcel.
4. An R-5 density development will create excessive traffic and increase accident risk at all uncontrolled intersections along Lucy Drive that would require the installation of additional traffic signals to mitigate traffic accident risk. The traffic impact far exceeds the developer's calculation of 1.5 vehicles per unit; as of 2019 census data, Harrisonburg averages 2 vehicles per household, a 33% increase in vehicle density.
5. This proposed R-5 rezoning will result in a high-density development that is in direct conflict with the 2018 Harrisonburg Comprehensive Plan. This development does not enhance social interaction, nor create a walkable community, nor improve safety in the community. This proposed development is dominated by excessive high-rise buildings with expansive paved

parking lot that does not match the quality, design, or facility characteristics of the Plan, nor preserve open spaces. Harrisonburg is a rural community that must maintain its open area and rural town feel; not support unprecedented high-density developments designed for urban and high density areas, such as Columbus, Ohio, where WODA Cooper Companies is based and is the urban area where this development proposal is suited for.

**2018 Harrisonburg Comprehensive Plan:**

**Strategy 4.1.3** To develop design guidelines or requirements to improve the design quality of all residential development. Such provisions may address building setback and orientation standards that enhance social interaction; street system design that promotes connectivity and provides for traffic calming measures to reduce speeding and improve safety; requirements for sidewalks and shared use paths that facilitate and encourage walking and bicycling; streetscape planting requirements; standards for placement of parking areas and garages so as to avoid streetscapes dominated by parking lots and garage doors; and the size, quality, design, character, and facilities within preserved open spaces. See Chapter 15, Revitalization's Goal 18 for related objectives and strategies.

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7. As a member of the Harrisonburg community, I urge all members of the Harrisonburg Planning Commission to oppose the WODA Cooper rezoning application outright and uphold the integrity of the Harrisonburg zoning ordinances an maintaining the R-3 zoning of this parcel. Please uphold the 2018 Harrison City Council decision to reject any rezoning application for increased density from this developer, regardless of the intended use and design of any application.

Hande Ozcan  
Daughter in law of Blue Stone Hills Residents



## Thanh Dang

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**From:** paul kathysscuba.com <paul@kathysscuba.com>  
**Sent:** Friday, January 7, 2022 11:13 AM  
**To:** Thanh Dang  
**Subject:** Simms Pointe Lucy Drive

**WARNING: This email was sent from outside of your organization.**

Please register my opposition to changing the Zoning for this property from R-3 to R-5c. I also strongly oppose the Comprehensive Plan Map Amendment to Mixed Use.

I purchased our retirement home at 261 Emerald Dr. relying on the R-3 designation to preserve the character of the neighborhood.

Our property and Shenandoah Women's Healthcare & The Spa at Shenandoah share a property line. We have no problems/issues with our "neighbor". R-3

I have no problem with any "by right" uses of the property in R-3.

Simms Pointe has no place in this neighborhood.

Sincerely

Paul Clancey  
261 Emerald Dr.

## Thanh Dang

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**From:** Leslie Falconi <les542004@yahoo.com>  
**Sent:** Friday, January 7, 2022 12:05 PM  
**To:** Thanh Dang  
**Subject:** Simms Pro Pointe Lucy Drive

**WARNING: This email was sent from outside of your organization.**

Good Morning Thanh and other Planning Commission members:

My name is Leslie Falconi and I live on Blue Stone Hills Drive and I vehemently oppose forcing our neighborhood to accept a change in the current zoning regulation from R-3 medium density to R-5 high density. All of your literature including your Comprehensive Plan of 2018 which is still current and your Community Development page and your Harrisonburg VA Code of Ordinances – all of this material consistently states “new high density multi-family development for only select areas as recommended by the Land Use Guide and the Land Use guide states “careful controls to ensure compatibility with our adjacent neighborhood. “ This is all we are asking you to abide by and enforce for us. We are not trying to change anything currently that is on the books and is the present regulation and law.

We currently simply do not have the proper infrastructure in place where vehicular, pedestrian, and bicycle transportation could be facilitated through a connected system of roads, sidewalks, and shared use paths so as to provide many choices with regard to mode and route and to provide a safe pedestrian environment that promotes walkability for residents and visitors. Trust me I know this first hand!!! Try walking from Blue Stone my house to either Martins or perhaps Target or the mall. I have done it before and it is very dangerous with the oncoming traffic so much so that half the time I’m jumping up on the grassy areas to escape the cars. Please consider what we the surrounding neighbors want as opposed to forcing a change of the law to be imposed on your ever loyal tax paying ( and boy has that majorly increased this year!!) constituents. Thank you all.

Leslie Falconi

Sent from [Mail](#) for Windows

## Thanh Dang

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**From:** Susan R Weaver-Parrott <weaver-parrott\_susan\_r@lilly.com>  
**Sent:** Friday, January 7, 2022 1:10 PM  
**To:** Thanh Dang  
**Subject:** Unprecedented change for Harrisonburg development

**WARNING: This email was sent from outside of your organization.**

Hello,

My name is Susan Weaver-Parrott and I am a resident of Blue Stone Hills in Harrisonburg. I am writing in regards to the proposed change to zoning and the development on Lucy Drive.

I recognize that developers are always looking to make money and Harrisonburg, with our diversity and growth, is an incredible opportunity for this. However, I also recognize the importance of city planning....prior to living in Harrisonburg, I lived in Charlottesville and watched as zones were changed and neighborhoods and areas that were once pleasant and manageable became traffic, noise and light pollution nightmares. Quality of life for all residents went down, and traffic created terrible experiences for the existing residents (not to mention animals, walkers, wildlife, etc). Property values were also affected. I would hate to see Harrisonburg make the same mistake, all in the interest of "making money" for an already wealthy out of town developer.

Blue Stone Hills, in my opinion, is a gem (pun intended) in the city in that it is a place for families to live with the benefits of being in the city and yet manageable residential grounds. Walking around the neighborhood has been one of the top reasons I have remained here, and while traffic on Blue Stone Hills Drive has intermittently been an issue, I cannot fathom what that will look like with additional development on Lucy Drive.

Please think about the long term happiness and safety and property value of your existing residents before handing this off to people that are only looking to profit from a sale without regard to the long term impact on the neighborhood. Harrisonburg is facing a period of unprecedented growth; please be smart about it, if we wanted to live in Northern Virginia, we would live there.

Please feel free to reach out to me if you would like to discuss further.

Kindest regards,  
Susan Weaver-Parrott  
Senior Sales Representative  
Eli Lilly and Company  
540.908.9674 mobile

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## Thanh Dang

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**From:** LaVonne Crist <lavonnecrist@gmail.com>  
**Sent:** Friday, January 7, 2022 1:26 PM  
**To:** Thanh Dang  
**Subject:** request to deny change in zoning from R-3 to R-5 on Lucy Drive

**WARNING: This email was sent from outside of your organization.**

Ms Thanh Dang,

I'm a resident of 377 Blue Stone Hills Drive Harrisonburg, Va. Our neighborhood has received notice of a request to change zoning from R-3 to R-5 on a piece of property on Lucy Drive. This will increase traffic congestion, parking, lighting, and noise levels in our neighborhood. We already have concerns with traffic flow on Deyerle Avenue due to people parking on both sides of the street.. We are asking for the request to change the zoning from R-3 to R-5 to be denied. Thank you!

LaVonne H Crist

**Thanh Dang**

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**From:** kathy kathysscuba.com <kathy@kathysscuba.com>  
**Sent:** Friday, January 7, 2022 1:30 PM  
**To:** Thanh Dang  
**Subject:** Simms Pointe - Lucy Drive

**WARNING: This email was sent from outside of your organization.**

Ms. Dang,

I am opposed to the rezoning of the 4.7 acre parcel on Lucy Drive from R-3 (medium density to R-5C (high density conditional). The neighborhood does not need or want this high density development and the changes it would bring to the Bluestone Hills area. Medium density residential is intended to respect the residential character of the existing neighborhood by means of architectural expression, landscaping and restrained traffic flow. R-5C with it's high density buildings will not fit in.

I do not want the Comprehensive Land Use Guide changed from Limited Commercial to Mixed Use. Tell the Planning Commission to vote NO on this proposal and NO to the Special Use Permit allowing more than 12 units per building as well.

Sincerely,  
Kathy Clancey  
261 Emerald Drive  
Harrisonburg, VA

## Thanh Dang

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**From:** Susan Adamson <snadamson@comcast.net>  
**Sent:** Friday, January 7, 2022 2:13 PM  
**To:** Thanh Dang  
**Subject:** Opposed to Simms Pointe Lucy Drive Development

**WARNING: This email was sent from outside of your organization.**

Dear Ms. Dang,

I am writing to let you and the city council members know that my husband, who live in Bluestone Hills, at 177 Diamond Court, are adamantly opposed to the proposed development which requires rezoning of Lucy Drive property to R-5.

This rezoning is inconsistent with our lovely residential area which has been part of the comprehensive city plan for years. It would definitely negatively impact our neighborhood in terms of traffic, congestion, noise, and overall character of our family oriented neighborhood. Additionally, we understand that the builder's proposal includes less than 2 parking spaces per unit. Already, it is dicey to come home from work in evenings, up Deyerle Avenue – cars having to pull to the side to let opposing traffic pass. The number of people already having to utilize street parking which is dangerous would only be made worse.

We respectfully request that you and the city planning commission members, and city council act in the interest of preserving the beauty, character, and safety of our neighborhood.

Sincerely,

Susan and Ned Adamson  
540-246-1150 cell

## Thanh Dang

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**From:** Andrew Mott <andrew.v.mott@gmail.com>  
**Sent:** Friday, January 7, 2022 3:41 PM  
**To:** Thanh Dang  
**Subject:** Simms Point, Lucy Drive - opposition from Blue Stone Neighbors

**WARNING: This email was sent from outside of your organization.**

Planning Committee and City Council,

1. The Harrisonburg City Council has already opposed R-5 rezoning in 2018 with the denied rezoning application by WODA Cooper development. In 2022, the Harrisonburg Planning Commission and City Council must uphold the 2018 decision and reject the rezoning application for the Lucy Drive parcel and stop the application now.
2. The Harrisonburg Planning Commission must uphold the integrity of established Harrisonburg zoning ordinances and require developers to work within and develop parcels within established zoning requirements. Hold WODA Cooper to the same R-3 zoning standards for developing the Lucy Drive parcel that the Harrisonburg Planning Commission required of the developers of The Townes at Blue Stone, Brookdale, Charleston Townes, and all developers in the Emerald Drive and Blue Stone Hills neighborhoods.
3. The proposed WODA Cooper R-5 zoned development does not conform of the with the existing M-1 commercial and R-3 residential zoning in the Blue Stone Hills and surrounding commercial neighborhoods. If R-5 rezoning is approved, the developer would be allowed by right exceed the current development proposed, and build 24 units per acre, which is 171% of the existing R-3 zoning density. Nothing is limiting R-3 residential development the Lucy Drive parcel. The R-5 rezoning is driven by greed of the developer, WODA Cooper, to increase profits from developing this parcel.
4. An R-5 density development will create excessive traffic and increase accident risk at all uncontrolled intersections along Lucy Drive that would require the installation of additional

traffic signals to mitigate traffic accident risk. The traffic impact far exceeds the developer's calculation of 1.5 vehicles per unit; as of 2019 census data, Harrisonburg averages 2 vehicles per household, a 33% increase in vehicle density.

5. This proposed R-5 rezoning will result in a high-density development that is in direct conflict with the 2018 Harrisonburg Comprehensive Plan. This development does not enhance social interaction, nor create a walkable community, nor improve safety in the community. This proposed development is dominated by excessive high-rise buildings with expansive paved parking lot that does not match the quality, design, or facility characteristics of the Plan, nor preserve open spaces. Harrisonburg is a rural community that must maintain its open area and rural town feel; not support unprecedented high-density developments designed for urban and high density areas, such as Columbus, Ohio, where WODA Cooper Companies is based and is the urban area where this development proposal is suited for.

#### **2018 Harrisonburg Comprehensive Plan:**

**Strategy 4.1.3** To develop design guidelines or requirements to improve the design quality of all residential development. Such provisions may address building setback and orientation standards that enhance social interaction; street system design that promotes connectivity and provides for traffic calming measures to reduce speeding and improve safety; requirements for sidewalks and shared use paths that facilitate and encourage walking and bicycling; streetscape planting requirements; standards for placement of parking areas and garages so as to avoid streetscapes dominated by parking lots and garage doors; and the size, quality, design, character, and facilities within preserved open spaces. See Chapter 15, Revitalization's Goal 18 for related objectives and strategies.

6. The high-density development proposed presents significant safety risks and egress problems for an affordable housing and ADA compliant development. The Lucy Drive and surrounding neighborhoods and commercial areas do not have adequate and continuous sidewalks for walkable access to city resources, work, or transportation. Sidewalks that are not continuous, causing significant risk to residents who would depend on



walking to work, community resources, and local businesses. The developer is depending on transportation infrastructure and sidewalks that are inadequate for safely walking in this section of Harrisonburg and this site is not located near commercial area with significant employment opportunities, which will further increase the dependency on vehicles well beyond the calculated 1.5 vehicle per unit and further aggravate traffic impacts.

7. As a member of the Harrisonburg community, I urge all members of the Harrisonburg Planning Commission to oppose the WODA Cooper rezoning application outright and uphold the integrity of the Harrisonburg zoning ordinances and maintaining the R-3 zoning of this parcel. Please uphold the 2018 Harrison City Council decision to reject any rezoning application for increased density from this developer, regardless of the intended use and design of any application.

Andrew Mott (Son of Blue Stone Hills Resident)

## Thanh Dang

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**From:** Nichols217@ntelos.net  
**Sent:** Friday, January 7, 2022 4:29 PM  
**To:** Thanh Dang  
**Subject:** Important! Opposition to Lucy Drive rezoning proposal

**WARNING: This email was sent from outside of your organization.**

Ms. Dang,

My husband and I bought our home at 180 Diamond Court and the adjacent lot four years ago after being City residents on Franklin for the prior approximately 28 years. When we bought in Bluestone Hills, we were attracted to the R-3 zoning. This zoning is what we wanted and still want for our senior years. We had a choice of moving to the county as so many of our friends have done or staying in town in a low density R-3 neighborhood. We chose Bluestone.

It is very upsetting that there is consideration of changing to high density R-5 by allowing an out-of-state developer to have a three-story low income apartment building on land not intended for that purpose. This proposed development on Lucy Drive is in direct conflict with the 2018 Comprehensive Plan!

The location is not a good match for low income housing. The Valley Mall would not provide employment for even a small percentage of residents as those stores are each operating with a minimum of clerks. It is a very expensive to shop at Valley Mall. Martin's and Target are expensive as well. It is also not a good pedestrian area. Traffic would have to be controlled by lights at intersections and walking prompts which would impede the way we use Lucy when driving to the various businesses we use on that street and nearby streets.

Regarding parking spaces, one and a half is greatly underestimating the numbers of vehicles the residents would have. It is unrealistic! Most one-bedroom apartments have two adult residents each with a car. The two bedroom units would mostly have two cars. The three-bedroom units allowing three unrelated people would have two-three vehicles. And these residents would have guests. Where would the overflow parking be?

Earlier this week I drove to Stanardsville where Woda has a property, and I found it messy looking. At least it was in a section of town with other low income (various Sec. 8's) nearby. I cannot imagine this apartment building backing up to the well-kept residences on Emerald. And a string of six foot tall evergreens would be no barrier at all.

Why would we want to pay such high real estate taxes to have our neighborhood changed to high density and changing the residential character of our Bluestone Hills neighborhood?

I totally oppose the WODA Cooper rezoning application. I ask the Harrisonburg Planning Commission members to reject this application and to not change this parcel from Limited Commercial to Mixed Use (high density). Please leave our zoning as is!

Sincerely,  
Lorna Nichols

## Thanh Dang

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**From:** Katrina Mott <katrina.mott@gmail.com>  
**Sent:** Friday, January 7, 2022 4:20 PM  
**To:** Thanh Dang  
**Subject:** Simms Point on Lucy Drive- opposition from Blue Stone Neighbors

**WARNING: This email was sent from outside of your organization.**

Ms. Dang,

- 1.
- 2.
3. The Harrisonburg City Council has already opposed R-5 rezoning in 2018 with the denied rezoning application by WODA Cooper
4. development. In 2022, the Harrisonburg Planning Commission and City Council must uphold the 2018 decision and reject the rezoning application for the Lucy Drive parcel and stop the application now.
- 5.
- 2.
- 3.
4. The Harrisonburg Planning Commission must uphold the integrity of established Harrisonburg zoning ordinances and require developers
5. to work within and develop parcels within established zoning requirements. Hold WODA Cooper to the same R-3 zoning standards for developing the Lucy Drive parcel that the Harrisonburg Planning Commission required of the developers of The Townes at Blue Stone,
6. Brookdale, Charleston Townes, and all developers in the Emerald Drive and Blue Stone Hills neighborhoods.
- 7.
- 3.
- 4.
5. The proposed WODA Cooper R-5 zoned development does not conform of the with the existing M-1 commercial and R-3 residential
6. zoning in the Blue Stone Hills and surrounding commercial neighborhoods. If R-5 rezoning is approved, the developer would be allowed by right exceed the current development proposed, and build 24 units per acre, which is 171% of the existing R-3 zoning density.
7. Nothing is limiting R-3 residential development the Lucy Drive parcel. The R-5 rezoning is driven by greed of the developer, WODA Cooper, to increase profits from developing this parcel.

- 8.
- 4.
- 5.
6. An R-5 density development will create excessive traffic and increase accident risk at all uncontrolled intersections along
7. Lucy Drive that would require the installation of additional traffic signals to mitigate traffic accident risk. The traffic impact far exceeds the developer's calculation of 1.5 vehicles per unit; as of 2019 census data, Harrisonburg averages 2 vehicles per
8. household, a 33% increase in vehicle density.
- 9.
- 5.
- 6.
7. This proposed R-5 rezoning will result in a high-density development that is in direct conflict with the 2018 Harrisonburg
8. Comprehensive Plan. This development does not enhance social interaction, nor create a walkable community, nor improve safety in the community. This proposed development is dominated by excessive high-rise buildings with expansive paved parking lot that does
9. not match the quality, design, or facility characteristics of the Plan, nor preserve open spaces. Harrisonburg is a rural community that must maintain it's open area and rural town feel; not support unprecedented high-density developments designed for urban
10. and high density areas, such as Columbus, Ohio, where WODA Cooper Companies is based and is the urban area where this development proposal is suited for.
- 11.

**2018 Harrisonburg Comprehensive Plan:**

**Strategy 4.1.3** To develop design guidelines or requirements to improve the design quality of all residential development. Such provisions may address building setback and orientation standards that enhance social interaction; street system design that promotes connectivity and provides for traffic calming measures to reduce speeding and improve safety; requirements for sidewalks and shared use paths that facilitate and encourage walking and bicycling; streetscape planting requirements; standards for placement of parking areas and garages so as to avoid streetscapes dominated by parking lots and garage doors; and the size, quality, design, character, and facilities within preserved open spaces. See Chapter 15, Revitalization's Goal 18 for related objectives and strategies.

- 6.
- 7.
8. The high-density development proposed presents significant safety risks and egress problems for an affordable housing and

9. ADA compliant development. The Lucy Drive and surrounding neighborhoods and commercial areas do not have adequate and continuous sidewalks for walkable access to city resources, work, or transportation. Sidewalks that are not continuous, causing significant
10. risk to residents who would depend on walking to work, community resources, and local businesses. The developer is depending on transportation infrastructure and sidewalks that are inadequate for safely walking in this section of Harrisonburg and this site
11. is not located near commercial area with significant employment opportunities, which will further increase the dependency on vehicles well beyond the calculated 1.5 vehicle per unit and further aggravate traffic impacts.
- 12.
- 7.
- 8.
9. As a member of the Harrisonburg community, I urge all members of the Harrisonburg Planning Commission to oppose the WODA Cooper
10. rezoning application outright and uphold the integrity of the Harrisonburg zoning ordinances an maintaining the R-3 zoning of this parcel. Please uphold the 2018 Harrison City Council decision to reject any rezoning application for increased density from this
11. developer, regardless of the intended use and design of any application.
- 12.

Katrina Mott,  
Child of Blue Stone Hills Residents

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Katrina Mott  
[katrina.mott@gmail.com](mailto:katrina.mott@gmail.com)

## Thanh Dang

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**From:** jill outsidetheboxgroup.com <jill@outsidetheboxgroup.com>  
**Sent:** Friday, January 7, 2022 12:35 PM  
**To:** Thanh Dang  
**Subject:** Simms Pro Pointe at Lucy Drive

**WARNING: This email was sent from outside of your organization.**

Dear Thanh,

My name is Jillian Olinger, I am a resident/home owner at Blue Stone Hills Drive. I am writing to you to voice my concerns over the proposed rezoning of a parcel of land along Lucy Drive and the negative impact this will have on the entire Blue Stone Hills neighborhood. When I purchased my home two years ago I was drawn to the neighborhood for the positive aspects that it offered, ie. convenience, walkability, scenic views and most importantly the fact that it was an established neighborhood with zoning guidelines in place, in other words, I thought I knew what I was buying. Now with the proposed rezoning, all the positive aspects my neighborhood offers are in jeopardy. I could give you a laundry list of the the negative impacts that rezoning will create but the ones that stand out the most is the increased traffic and excessive noise. The current traffic situation on Blue Stone Hills Drive is extreme to the point of being unsafe, it is never patrolled by law enforcement, therefore no one obeys the speed limit, you have to be fearful to even back out of your driveway much less even think about letting your children play outside anywhere near the road or walk a short distance to a friends house. Many people already use Blue Stone Hills Drive as a cut through to and from Rt. 33, so what is building a 111 unit apartment building going to do to our already unsafe traffic situation?

I am certainly not opposed to growth in our city, but I am opposed to hazardous growth in my neighborhood. There is plenty of land available in the city, with the proper zoning already in place, why does the planning commission even what to consider rezoning, when knowing full well the negative fall out this will create for our beautiful neighborhood?

I plan to attend the January 12th meeting and I am hopeful that our voices will be heard and our neighborhood will be spared and not tainted by monetary benefit being disguised as so-called growth. This is just not a neighborhood, it is where so many of us call home, please don't tarnish it.

Kindest Regards

Jillian Olinger  
219 Blue Stone Hills Drive  
540-383-1462

## Thanh Dang

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**From:** jwhitney@shentel.net  
**Sent:** Saturday, January 8, 2022 5:27 PM  
**To:** Thanh Dang  
**Subject:** Rezoning from R-3 to R-5 Lucy Drive

**WARNING: This email was sent from outside of your organization.**

Dear Sir or Madam,

My e-mail is written in strong OPPOSITION to a zoning change from R-3 to R-5 proposed by the WODA Cooper Companies an out-of-town developer. This is in direct conflict with Harrisonburg's Land Use Guides which ensures that there will be "careful controls to ensure compatibility with adjacent land use". On Emerald Drive there are multiple Private Homes whose back yards face the undeveloped property. This violates "compatibility with adjacent land use." The medical office of Shenandoah Women's Healthcare is right next to the undeveloped property. This violates "compatibility with adjacent land use". Across the street from the undeveloped property is Bio Life Plasma Services and Medicap Pharmacy. On Lucy Drive there is Legacy Surgery Outpatient Surgery Center as well as other multiple private office buildings. This violates "compatibility with adjacent land use."

This is the SECOND time an out-of-town developer has attempted to change the zoning from R-3 to R-5, which definitely violates the Land Use Guide that states, "careful controls to ensure compatibility with our adjacent land use". The proposed 111 Unit three story apartment buildings are NOT COMPATIBLE "with our adjacent land use." The first time the Harrisonburg Planning Commission DENIED the request for a zoning change.

The Harrisonburg Planning Commission must once again uphold the 2018 Harrisonburg Comprehensive Plan, defined within the Land Use Guide Map and Chapter 6, and protect their Fellow Citizens by denying the zoning change. Your Fellow Citizens have invested a lot of time and money in their properties, and such a zoning change to accommodate an Out-Of-Town Developer would ruin them.

Thank you for your time and attention.

I remain sincerely yours,  
James Whitney

## Thanh Dang

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**From:** Tami Lamb <tamislamb@gmail.com>  
**Sent:** Sunday, January 9, 2022 9:13 PM  
**To:** Thanh Dang  
**Subject:** WODA Cooper Companies RE: Lucy Drive

**WARNING: This email was sent from outside of your organization.**

My name is Tami Lamb. My address is 277 Emerald Dr., Harrisonburg VA. My home is backing up to the proposed development on Lucy Dr. and Deyerle Avenue.

First and foremost please let me express that I am adamantly opposed to this rezoning!!

I am writing to express my concerns about the plans that have been submitted to the City of Harrisonburg to build a high density multi-family development. I am opposed to this type of development in my neighborhood. I own and live in my property and even though there are other units that are rental units we have a very quiet family oriented neighborhood. The reason I bought here is because of the location and how quiet it is here. I look forward to sitting on my back porch and enjoying a quiet evening. If the proposed plan went thru I would have nothing but bright lights and excessive noise from a parking lot backing up to my back door and an abundance of traffic at all hours of the day and night.

I am not naive enough to think this property would not ever be developed but It is my understanding that the existing office buildings in the neighborhood would be allowed under the current zoning and I have no problem with keeping that type of construction in the Blue Stone Hills neighborhood.

From what I understand the property owner has had offers from businesses/Dr. Offices and turned those offers down. Why should he be allowed to rezone in order for him to sell to an out of town developer for his monetary gain.

Sincerely,

Tami Lamb



**Thanh Dang**

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**From:** McComb, Kristy <kristina\_mccomb@merck.com>  
**Sent:** Tuesday, January 11, 2022 2:45 PM  
**To:** Thanh Dang  
**Subject:** WODA Cooper Companies - Re: Lucy Drive

**WARNING: This email was sent from outside of your organization.**

This proposal is in direct conflict with the explicit goals, objectives, and strategies as stated in the City's comprehensive plan, which states, "new high density multi-family development for only select areas as recommended by the Land Use Guide." The Land Use Guide states "careful controls to ensure compatibility with adjacent land use." The proposed rezoning does not align with this land use guide and doesn't ensure compatibility with our adjacent neighborhoods, and we've been saying this **ALL ALONG**. The Harrisonburg Planning Commission must keep the R-3 zoning that is currently in place. **Do NOT** pull the rug out from the surrounding neighborhoods to accommodate an out of town developer and for the monetary benefit of the land owner. Please go back and read the standards which were set forth in the 2018 Comprehensive Plan, defined within the Land Use Guide Map and Chapter 6: Land Use and Developmental Quality.

The proposed rezoning will directly increase traffic, to which Lucy Drive, Evelyn Byrd, and Deyerle Avenue, cannot handle as there are no sidewalks and proper street width and traffic signals and will increase harm and danger to the surrounding neighborhoods and businesses and I can guarantee there is no published data on how this will affect traffic available to the surrounding neighborhoods. This will also increase light pollution and noise pollution that will affect Emerald Drive and the Blue Stone neighborhood. Overall, the planned drawings do not align with the current established aesthetics of our wonderful neighborhood.

My request, as a resident in this neighborhood is to **NOT** change the property from R-3 to R-5 as this is unprecedented and is **NOT** compatible with the surrounding R-3 zoned neighborhoods and M-1 zoned commercial areas. **This must stay zoned as R-3.**

**The City of Harrisonburg has not done their homework against WODA Cooper Companies and their business management and quality of work as their reputation is not worthy for the friendly city and our community.**

**The City of Harrisonburg has communicated this proposed change poorly with the affected neighborhoods as NOT ALL RESIDENTS RECEIVED PROPER NOTIFICATION OF THE PROPOSED CHANGES from the City of Harrisonburg, Community Development group. This is inexcusable!**

# **VOTE NO on January 12, 2022!**

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for the use of the individual or entity named on this message. If you are not the intended recipient, and have received this message in error, please notify us immediately by reply e-mail and then delete it from your system.

## Thanh Dang

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**From:** Connie <cjseligson@gmail.com>  
**Sent:** Tuesday, January 11, 2022 8:15 PM  
**To:** Thanh Dang  
**Subject:** Zoning request for land on Lucy

**WARNING: This email was sent from outside of your organization.**

I had planned to attend the Jan 12th meeting I understand the meeting tomorrow evening is now only virtual.

I am writing to express my strong opposition to the proposed zoning change for the land located on Lucy Drive in Harrisonburg.

This goes against the city's own comprehensive plan for that area. To grant this zoning request is not in the best interest of the city. It will bring parking, traffic issues and noise problems for the residents of the Blue Stone Hills Neighborhood.

We bought our property based on the current zoning and we trusted the city to follow it own comprehensive plan. Please vote no on the proposed rezoning to R5 high density zoning.

Thank you,  
Connie Seligson

## Thanh Dang

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**From:** LaVonne Crist <lavonnecrist@gmail.com>  
**Sent:** Tuesday, January 11, 2022 9:50 PM  
**To:** Thanh Dang  
**Subject:** Jan.12th 2022 meeting concerning proposed development on Lucy Drive

**WARNING: This email was sent from outside of your organization.**

Ms. Thanh Dang,

Thank you for your email concerning the covid issue affecting the attendance to the planning commission meeting set for Wednesday. This change very much affects how our neighborhood will be addressed because there are many here who may not be aware of this last minute change and more importantly are not skilled or lack resources to view this meeting virtually. This proposed development, if allowed to move forward, will change zoning from R-3 (medium density) to R-5 (high density) which will be detrimental to our neighborhood. We are making a plea to the commission that this proposal be tabled (placed on hold) until our residents have an opportunity to discuss how we may present our concerns in a more inclusive manner. Please take this request into consideration!! Thank you for your time and consideration.

Respectfully

LaVonne H Crist  
377 Blue Stone Hills Drive  
Harrisonburg, Va 22801

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**Richard W. Nagel**

95 Blue Stone Hills Drive  
Harrisonburg, VA 22801  
richardwnagel@gmail.com

January 12, 2022

**City of Harrisonburg Planning Commission**

409 S. Main Street  
Harrisonburg, VA 22801

Dear Mr. Chairman and Members of the Planning Commission,

I am writing in opposition to the WODA Cooper rezoning and development application for the Lucy Drive project that is on the Planning Commission's agenda for January 12, 2022. I respectfully request that all members of the Planning Commission deny this rezoning application.

The proposed R-5 Woda Cooper development is not consistent with the current M-1 commercial and R-3 residential zoning in the 2018 Comprehensive Plan for Blue Stone Hills and the surrounding commercial areas. The intent behind any change should be in accordance with the Comprehensive Plan. Here, if R-5 rezoning is approved, the developer would be permitted to exceed the current R-3 zoning density. The developer is not being prohibited from R-3 residential development and has a duty to justify a deviation from the Comprehensive Plan. Therefore, the Planning Commission must be consistent as to avoid arbitrary action and deny the rezoning application.

An R-5 density development will affect the safety and welfare of the surrounding community. Virginia Code Section 15.2-2223 states the Comprehensive Plan shall be made to best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities. Here, excessive traffic and increased accident risk could occur along the Lucy Drive corridor, in addition to other issues adversely affecting the welfare of the community such as the lack of continuous sidewalks to city resources, work or transportation. This poses a considerable safety risk to those who must walk to work or to access community resources or commercial establishments including the residents of a nursing facility.

In conclusion, The 2018 Comprehensive Plan should be upheld and followed. In 2018, the city voted against granting a rezoning application to a developer who intended to develop the same parcel based on similar issues Here, Woda Cooper should be required to work within the Comprehensive Plan and follow

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the same R-3 zoning standards that previous developers followed in the Emerald Drive and Blue Stone Hills neighborhoods. For the reasons stated above, the Planning Commission should deny the Woda Cooper rezoning application and adhere to the consistency and integrity of the Comprehensive Plan.

Sincerely,

Rick Nagel

President, Vista Terrace Homeowners Association

95 Blue Stone Hills Drive, Harrisonburg, VA 22801



Ms. Dang,

My name is Molly McMahon, and I reside with my mother at 257 Emerald Drive. My mother, Audrey McMahon, owns the property at 257 Emerald Drive. While her home is an investment, it is not a rental property. A low-income apartment rental will do nothing to improve the aesthetics of her neighborhood, and it will decrease the value of her investment. The proposal to change the zoning at 2343 Lucy Drive from R3 to R5 is inappropriate, and both my mother and I are opposed to the zoning change.

Additionally, there is a problem with water runoff in Harrisonburg. The city has attempted to mitigate this problem by imposing stormwater utility taxes for homeowners' impervious areas, with credits given for various things such as planting trees and shrubs. The proposed zoning change and subsequent apartment complexes will significantly increase impervious areas causing flooding to nearby homes. Has Harrisonburg City contracted an impartial engineering company to study this issue?

Currently, there are 111 units planned and 1.5 parking spaces per unit; the total parking lot size for residents will soak up over 1 acre of land. According to various websites (Hunker.com and Sciencing.com), a 166 vehicle parking lot needs 300 to 350 square feet per parking stall. Three hundred square feet multiplied by 166 parking spaces is roughly 49,800 square feet. This estimate also does not include the roads need to drive into the parking spaces, the required handicap spaces, the required landscaping, the staff parking lot, guest parking, or the apartment complexes themselves.

It is unrealistic to think that working families will need just one or one-half parking spaces. Two-parent families with both adults working will need two vehicles. Two-parent families and single-parent families will need cars for their teenage children, who may also drive to work.

There is a forewarning of what the apartment complexes will be like for tenants. Over 150 GOOGLE reviews describe what residents of Woda Cooper properties have endured. These negative comments include concerns about the lack of parking, threats of evictions, crime on the premises, overflowing trash dumpsters, and poor management. These reviews are from the residents themselves – the retired, the disabled, or the working folks that exist in the apartments Woda Cooper owns. Numerous complaints filed with the BETTER BUSINESS BUREAU tell awful experiences. If these reviews are accurate, a "Woda Cooper Property" cannot be a positive place for Harrisonburg residents. Woda Cooper's website has a page of "facts and myths" about affordable housing. They want to convince the reader that it is a myth that lowered property values impact surrounding homes. Yet none of their so-called "facts" are substantiated by any documentation. There is no way to prove or disprove the loss of property value. But in most instances, potential buyers looking for a medium-density



townhome or duplex would expect to pay much less for a property next to high-density housing earmarked for individuals living below the poverty level. I know I would.

According to a recent report from WHSV, the planned apartment complex will have a playground on the premises for children. Perhaps that is the one good thing about the plan. But it is not going to be very neighborly if part of the playground includes a basketball court situated directly behind existing homes on Emerald Drive. Everyone should have the right to serenity within their homes, and basketball is not a quiet sport. There is no mention of the number of ADA-compliant bathrooms with ADA compliant showers. There is also no mention of a dog park for those with disabilities that require a therapy dog.

My mother and father bought their home on Emerald Drive over 25 years ago. They did so after they retired from Fairfax County. Today, retired folks are choosing to live outside the city limits. They are avoiding the City of Harrisonburg like a plague. The city's growing practice of changing the zoning from its original intent has caused many to rethink retirement plans. Many existing residents are leaving Harrisonburg. They go because of the hardships and negative consequences high-density housing imposes on their quality of life. The constant rezoning has created a lot of stress and anxiety throughout many subdivisions within the city. Allowing high-density three-story apartment complexes erected next to medium-density residential properties is a breach of trust. The existing homeowners of the Blue Stone Hills subdivision deserve better than bait and switch zoning.

The City of Harrisonburg declared a local state of emergency, rendering this evening's meeting virtual. While the city government can do this, the tenants living in a three-level, 111-unit federally subsidized apartment complex will not have the luxury of a virtual living environment. They will be saddled in their high-density housing, living out their lives without a pathway to homeownership. In some instances, they will be evicted and join the ever-increasing ranks of the homeless population. If the City of Harrisonburg wanted to impact the quality of life for low-income individuals, they would envision using the land for a high-quality daycare center. That might be an acceptable zoning modification.

Finally, transparency of the land ownership is requested. According to a document found in the Rockingham County Courthouse, the land is gifted to the "Blue Ridge Community College Educational Foundation." This foundation is a non-profit, tax-exempt organization. I fail to understand how the "Blue Stone Land Company Inc and Others" can sell the land. Please seek the answer to this question. For your convenience, I have attached the document showing the "deed of gift" dated February 15, 2007.

Respectfully,

Molly McMahan



ROCKINGHAM COUNTY  
L. WAYNE HARPER  
CLERK OF COURT  
Harrisonburg, VA 22801



Instrument Number: 2007- 00005201

As

Recorded On: February 15, 2007

Deed of Gift

Parties: BLUESTONE LAND COMPANY INC

To

BLUE RIDGE COMMUNITY COLLEGE EDUCATIONAL FOUNDATION IN

Recorded By: LAYMAN & NICHOLS

Num Of Pages: 4

Comment: PARCEL HBURG

**\*\* Examined and Charged as Follows: \*\***

|                   |       |                   |       |                   |      |
|-------------------|-------|-------------------|-------|-------------------|------|
| Deed of Gift      | 6.50  | 10 or Fewer Pages | 14.50 | Transfer Fee City | 1.00 |
| Recording Charge: | 22.00 |                   |       |                   |      |

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: ROCKINGHAM COUNTY, VA

**File Information:**

Document Number: 2007- 00005201  
Receipt Number: 43085  
Recorded Date/Time: February 15, 2007 02:25:54P  
Book-Vol/Pg: Bk-OR VI-3039 Pg-638  
Cashier / Station: A Pittman / Cash Station 3

**Record and Return To:**

LAYMAN & NICHOLS  
268 NEWMAN AVE  
HARRISONBURG VA 22801



THE STATE OF VIRGINIA)  
COUNTY OF ROCKINGHAM)

I certify that the document to which the authentication is affixed is a true copy of a record in the Rockingham County Circuit Court Clerk's Office and that I am the custodian of that record.

CLERK OF COURT  
ROCKINGHAM COUNTY, VIRGINIA

## Thanh Dang

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**From:** Gary Shears <gdshears@gmail.com>  
**Sent:** Wednesday, January 12, 2022 9:34 AM  
**To:** Thanh Dang  
**Cc:** Gail Shears; Carley Shears  
**Subject:** Planning Commission Public hearing -January 12, 2022; comments

**WARNING: This email was sent from outside of your organization.**

- Thanh;
- Thank you for relaying our concerns to the Planning Commission. These comments concern the topics set out below;
- 
- Comprehensive Plan Amendment – Property on Lucy Drive located between Deyerle Avenue and Evelyn Byrd Avenue (Land Use Change: Limited Commercial to Mixed Use)
- Rezoning – Property on Lucy Drive located between Deyerle Avenue and Evelyn Byrd Avenue (R-3 to R-5C)
- Special Use Permit - Property on Lucy Drive located between Deyerle Avenue and Evelyn Byrd Avenue (Section 10-3-55.4 (1) to Allow Multi-Family Dwellings of More Than Twelve Units Per Building)
- 
- This project appears to be substantially similar to a project proposed in 2018. That project was rejected by neighborhood citizens at a city Council meeting at that time.
- The planning commission had recommended approval to City Council prior to the meeting, but citizen sentiment was overwhelmingly negative towards the request.
- We can't help but believe that neighborhood sentiment has not changed in the intervening 3 to 4 years. That parcel is too close to the R3 neighborhood, and too much of a departure from the R3 restrictions. It is not right or fair to expect the neighbors, especially on Emerald Drive, to stand idle while their home values and lifestyles are negatively affected by issues the increased density will bring. This issue was hashed out in 2018, in excruciating detail, and it will likely happen again if this goes to Council in an approved form.
- We asking you to consider that this request does not get a recommendation from the Planning commission due to concerns expressed in the past meetings.
- Should the Planning Commission choose to approve this effort or one like it, We will continue to oppose it.
- Thanks for the opportunity to express our opinions.
- 
- Sincerely;
- Gary Shears,
- Gail Shears,
- Carley Shears
- 2205 Pearl Lane, Harrisonburg.

Maria Buchholz  
290 Emerald Drive

Concerns regarding Lucy Drive requests:

- Area is residential townhomes, single-family homes and does not need these large buildings housing 111 dwelling units.
- Lucy Drive has developed with doctor's offices and other businesses and should not develop as this residential use.
- There will be more traffic on Lucy Drive and in Blue Stone Hills area.
- There will be more noise.
- Concerned that parking on street will become a problem.
- Security concerns for existing residents.
- Emergency access to the rear of townhomes on Emerald Drive.

Leslie Falconi  
249 Blue Stone Hills Dr. (1)

What is the purpose of zoning? Well Harrisonburg Community Development states and I quote “the purpose of zoning is to promote health, safety, morals, and general welfare of the community, to protect and conserve the value of buildings and encourage the most appropriate use of the land. A locality’s zoning ordinance is a written regulation and law that defines how property in specific geographic zones can be used.”

If this regulation is law why then do we the residents of the surrounding community have to be forced to accept a change in the law. All the other many developers who have built in our neighborhood over the last several years, they had to abide by the current R3 zoning. Charleston Townes a student community comprised of 4 bedroom townhomes on Lucy Drive, the Townes at Bluestone are all townhomes located on Deyerle and Blue Stone, Bio Life and all the businesses at Pro Pointe Center – they all had to abide by the current law. Why then does a new developer from out of town get to come into our community and change the zoning to R-5 high density solely for the purpose of accommodating his proposed structure and his needs.

Joanne Knauf a realtor in our neighborhood says that she knows of a few parcels of land already zoned R-5 comparably priced as the Lucy Drive parcel that would be very suitable for this Woda Cooper project.



We all agree **affordable housing** is a necessity and is required in our city as it is in all the other cities as well. And we also agree that it needs to be placed where it is consistent with the surrounding buildings and existing community, which as we know is basically R-3 zoning.

What we do not agree with is forcing it upon an established neighborhood where there are no existing sidewalks, traffic signals or other needed infrastructure and where you must first change the existing law or R-3 zoning in order to get it approved.

When I research for R5 zoning in the Harrisonburg VA Code of Ordinances under section 10-3-55.6 a section titled **Other Regulations** states that the uses listed in this particular subsection shall be integrated into the residential community so as to not adversely affect local traffic patterns and levels and views from surrounding residential areas and public streets. Such integration shall be achieved through effective site planning, compatible architectural design, and landscaping and screening of parking lots, utilities, mechanical/electrical/telecommunications equipment and service refuse functions.

Continuing researching R-5 zoning once again in the Harrisonburg VA Code of Ordinances Sec. 10-3-55.2 I found another section titled **Purpose of District.**

This district is intended for medium to high density residential development, including townhomes and multiple-family dwelling units, together with certain governmental,

3

educational, religious, recreational and utility uses. Vehicular, pedestrian and bicycle transportation is facilitated through a connected system of roads, sidewalks, and shared use paths so as to provide many choices with regard to mode and route and to provide a safe and comfortable pedestrian environment that promotes walkability for residents and visitors.

Based on these regulations for R-5 zoning does it even sound like these conditions will be met with the proposed Woda Cooper buildings? I venture to say under the present proposal these conditions cannot be met.

During this third wave of the covid pandemic , I and a few neighbors were able to go door to door to inform our community of the Woda Cooper agenda that will impact their properties and their lives, and I can truthfully say that we encountered no problems at all with the exception of one person, with neighbors signing our petition for concerned citizens against changing the zoning from R- 3 to R-5. I submit a list of 110 names. Furthermore, I suggest that the worst of this last wave which has now peaked, will hopefully resend itself and we will once again have a very strong showing of persons at the next City Council Meeting to make our voices heard. Please we ask you to hear us and listen to us and consider what is in the best interest of our little community and our quiet, lovely part of the Valley that we all love and cherish.



**CITIZENS AGAINST zoning change from R-3 medium to R-5 high density**

| Full Name                | Home Address                             | Phone Number | E-Mail                      | Signature |
|--------------------------|--|--------------|-----------------------------|-----------|
| DEBORAH BURKE            | 205 EMERALD DR<br>HARRISONBURG           | 540.246.6672 | dburke1080@aol.com          |           |
| ASTER AMINE              | 271 EMERALD DR                           | 540 208 8998 | Asteramine94@gmail.com      |           |
| Timothy Wines            | 255 EMERALD DR                           | 540-578-2496 | Timothy.K.Wines@aol.com     |           |
| Molly McMahon            | 257 Emerald Dr.                          | 540-246-6030 | Charmedchalkboard@gmail.com |           |
| Andrey McMahon           | 257 Emerald Dr.                          | 540-434-1264 |                             |           |
| Adris Gelani             | 279 Emerald D                            | 571-265-7145 | gelani.adris@gmail.com      |           |
| Clint & Hillary Richards | 2311 Crystal Spring<br>Harrisonburg, Va. |              |                             |           |
| Doug Hulvey              | 307 EMERALD DR                           | 540-421-3375 | dghulvey@gmail.com          |           |
| Karen Walter             | 2253 Pearl Ln                            | 540-383-7426 | jandkr1@aol.com             |           |
| Jeff Walter              | 2253 Pearl Ln                            | 540-383-7427 | jandkr1@aol.com             |           |
| TWANA HASAN              | 315 Emerald Dr                           | 540-246-8261 | hasan.twana@gmail.com       |           |
| Clay Daugherty           | 319 Emerald Dr.                          | 571-882-3395 | clay.w.daugherty@gmail.com  |           |
| Colleen McWilliam        | 319 Emerald Dr.                          | 703-903-1696 | colleen.mcwilliam@gmail.com |           |
| Sharon Mue               | 325 EMERALD DR                           |              |                             |           |
| WILLIAM WALKER           | 139 BLUE HILLS                           | 540-221-0874 |                             |           |
| CYNTHIA PATE             | 180 EMERALD                              | 814 636 9957 |                             |           |

Note: One signature per household.

(16)



**CITIZENS AGAINST zoning change from R-3 medium to R-5 high density**

| Full Name          | Home Address                                 | Phone Number | E-Mail                             | Signature          |
|--------------------|--|--------------|------------------------------------|--------------------|
| Mike Sneed         | 2181 Deyerle                                 | 706-627-3273 | michael.sneed@gmail.com            | <i>[Signature]</i> |
| Laura Downey       | 2185 Deyerle                                 | 717-449-9826 | nygardla@dukesjmei.edu             | <i>[Signature]</i> |
| John O. McKenna    | 2189 Deyerle                                 | 410-330-8274 | JOBVCK2K@YAHOO.COM                 | <i>[Signature]</i> |
| Heather Easley     | 2193 Deyerle                                 | 479-238-6467 | heather.easley479@gmail.com        | <i>[Signature]</i> |
| Kaelah Ringle      | 351 Blue Stone Hills                         | 540 236 8330 | Kaelah.foo@gmail.com               | <i>[Signature]</i> |
| Julie Cecil        | 357 Blue Stone Hills                         | 814-720-2364 | julievickers@gmail.com             | <i>[Signature]</i> |
| Jeff Dyle          | 363 Blue Stone                               | 714 216 3681 | jdyle@yahoo.com                    | <i>[Signature]</i> |
| Julie Falconi      | 249 Blue Stone                               | 540 383 3022 | kes542004@yahoo.com                | <i>[Signature]</i> |
| RICHARD NAGEL      | 95 BLUE STONE HILLS DR. HBRG                 | 703-863-6742 | RNAGEL66@HOTMAIL.COM               | <i>[Signature]</i> |
| Jenny Wetsel       | 1801 Janet Hburg VA                          | 540 746 2839 | Jenny.wetsel@hotmail.com           | <i>[Signature]</i> |
| Laurie             | 377 BLUESTONE HILLS DR. HURG                 | 540-810-0941 | lauriecieta@gmail.com              | <i>[Signature]</i> |
| Nadia Ramsey       | 2042 PRO POINTE LN HARRISONBURG VA 22801     | 540 421-1876 | restorativemassage.hburg@gmail.com | <i>[Signature]</i> |
| Brooke Roudersbush | 2042 PRO POINTE LN HARRISONBURG VA 22801     |              |                                    | <i>[Signature]</i> |
| Allyandra Fakari   | 129 Emerald Dr Hburg                         | 540-908-0153 | aif29@yahoo.com                    | <i>[Signature]</i> |
| Anne Maria Adamson | 177 Diamond Ct Hburg, VA 22801               | 540-246-8032 | mariaadamson7@gmail.com            | <i>[Signature]</i> |
| BRENDAN J. BAKER   | 238 E. WATER ST. #319 HARRISONBURG, VA 22801 | 703 200 2490 | BRENDAN@BRENDANBAKER.COM           | <i>[Signature]</i> |

Note: One signature per household.



**CITIZENS AGAINST zoning change from R-3 medium to R-5 high density**

| Full Name                 | Home Address    | Phone Number | E-Mail                           | Signature |
|---------------------------|-----------------|--------------|----------------------------------|-----------|
| MAKSHA L. FELTER          | 302 EMERALD DR. | 540-421-1321 | MLFELTER1@gmail                  |           |
| Paul Clancey              | 261 Emerald Dr  | 5405609902   | paul@kathysssuba.com             |           |
| Kathy Clancey             | 261 Emerald Dr  | 540435-9399  | kathy@kathysssuba.com            |           |
| Nale Rose                 | 272 Emerald     | 540-830-2690 | Dblrose7@gmail                   |           |
| Faith Williams-Turrell    | 276 Emerald     | 540-860-2734 | faith.williams-turrell@gmail.com |           |
| Bashar Mohammed           | 284 Emerald Dr  | 5404761979   | bashardima2@gmail.com            |           |
| THU BUI                   | 288 Emerald Dr  | 540-246-3787 | jessybui@yahoo.com               |           |
| Betty Giuliano            | 305 Emerald Dr  | 540-432-1908 | balg.47@hotmail.com              |           |
| ARTHUR S. GIULIANO        | 305 Emerald Dr  | 540-432-1908 | balg.47@hotmail.com              |           |
| Jared Johnston            | 311 Emerald Dr  | 757-831-7184 | jpjohns1969@gmail.com            |           |
| Rachel Hill               | 330 Emerald DR  | 540-601-7624 |                                  |           |
| Suzanne L Meyerhoff       | 320 Emerald Dr. | 540-432-1937 | meyerhoffsl@jmu.edu              |           |
| CELIA E. BAUER            | 312 Emerald Dr  | 571-285-4202 |                                  |           |
| Rachel Miller<br>Buchholz | 308 Emerald     | 207-5609     | RIKHTAPL59MILLER@GMAIL.COM       |           |
| Cherise                   | 290 Emerald     | 703 407 2959 | cherisebuc@comcast               |           |
| Michelle                  | 250 Emerald     | 202 540 3715 | Michelle                         |           |

Note: One signature per household.

John

(16)

**CITIZENS AGAINST zoning change from R-3 medium to R-5 high density**

| Full Name               | Home Address            | Phone Number | E-Mail                   | Signature |
|-------------------------|-------------------------|--------------|--------------------------|-----------|
| W. Jerry Duncan         | 331 Emerald Dr.         | 540 421 2173 | le.stpedal051@yahoo.com  |           |
| Paulo Roberto Steinberg | 300 Emerald Dr.         | 540 383 4981 | paulosteinberg@gmail.com |           |
| CHAD GELTZ              | 294 EMERALD DR          | 540-830-5826 | SGED2163@GMAIL.COM       |           |
| JANE PIRCOZ             | 2217 Pearl Ln           | 540 438 1980 | j.pircoz4@comcast.net    |           |
| David Pircoz            | " " "                   | 540 438 1980 | d.pircoz4@comcast        |           |
| Anne Joacks             | 248 Emerald Dr          | 856 9796395  |                          |           |
| Maria McCallan          | 244 Emerald Dr          | 540-433-4732 | Maria McCallan@gmail.com |           |
| J. M. [unclear]         | 224 Emerald Dr          |              |                          |           |
| Chris O'Leary           | 219 Diamond Dr          | 540-820-5555 |                          |           |
| Susan Adamson           | 177 Diamond Ct          | 540 246 1150 | SNAdamson@comcast.net    |           |
| Ronald Archat           | 229 Blue Stone Hills    | 540-432-3388 |                          |           |
| Catherine Archat        | 229 Blue Stone Hills Dr | 540-432-3388 |                          |           |
| Marti Reel              | 269 Blue Stone Hills Dr | 540-435-1928 | marti Reel               |           |
| BILL Reel               | " "                     | 540-435-1934 | Bill Reel                |           |
| MATT CROSS              | 172 Emerald Drive       | 571-830 7803 | Mcross4get@gmail.com     |           |
| Betty B Dove            | 170 Emerald Dr          | 540-433-6439 | bbdove@aol.com           |           |

Note: One signature per household.



**CITIZENS AGAINST zoning change from R-3 medium to R-5 high density**

| Full Name                      | Home Address            | Phone Number | E-Mail                | Signature                     |
|--------------------------------|-------------------------|--------------|-----------------------|-------------------------------|
| Catherine B. de la Sablonniere | 159 Bluestone           |              | bdlsatheine@gmail.com | Catherine B de la Sablonniere |
| Aaron Largent                  | 346 Bluestone           |              | mymoka007@gmail.com   | Aaron Largent                 |
| Justice Organ                  | 350 Bluestone           |              | honey01@aol.com       | Justice Organ                 |
| Jack Presbury                  | 358 Blue Stone Hills Dr |              | presburyj@ju.edu      | Jack Presbury                 |
| Nathan Speman<br>Kerry Smith   | 2211 Lapis Lane         |              | kms.da10th4@gmail.com | Kerry Smith                   |
| Cody Freeze                    | 376 Bluestone Hills     |              | CodyFreeze@gmail.com  | Cody Freeze                   |
| Julia Lagoda                   | 378 Blue Stone Hills Dr |              | jlagoda87@gmail.com   | Julia Lagoda                  |
| Jerome Li                      | 509 Blue Stone Hills    |              |                       | Jerome Li                     |
| Angela Lopez                   | 1588 Emerald Dr         |              | ad72550@gmail.com     | Angela Lopez                  |
| Tom Nardi                      | 1588 Emerald Dr.        |              | narditar@gmail.com    | Tom Nardi                     |
| Paul Fry                       | 174 Emerald Dr          |              |                       | Paul Fry                      |
| PAUL FISCHER                   | 142 EMERALD RD          |              | fischepjejmu          | Paul Fischer                  |
| Janet E. Reser                 | 138 Emerald Dr.         |              | djr660@gmail.com      | Janet E Reser                 |
| DAVID RESER                    | " "                     |              | " "                   | David Reser                   |
| Linda Shuler                   | 136 Emerald Dr          |              |                       | Linda Shuler                  |
| ERVIN ANDERSON                 | 128 EMERALD DR          |              |                       | Ervin Anderson                |

Note: One signature per household.

Ann Anderson 128 Emerald Dr.

(17)

**CITIZENS AGAINST zoning change from R-3 medium to R-5 high density**



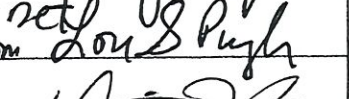



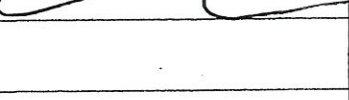
| Full Name           | Home Address          | Phone Number | E-Mail                      | Signature              |
|---------------------|-----------------------|--------------|-----------------------------|------------------------|
| JOSE R. PEREL       | 236 EMERALD DR        | 540-421-6587 |                             | <i>Jose Perel</i>      |
| Patricia A Wade     | 228 EMERALD DR        | 540-421-0195 |                             | <i>P. Wade</i>         |
| MARSHALL FELTER     | 301 Bluestone Hill    | 540-421-1321 |                             | <i>Marshall Felter</i> |
| GRAHAM MOTT         | 297 BLUE STONE HILLS  | 540 8305190  |                             | <i>Graham Mott</i>     |
| Tony Diksa          | 281 Blue Stone Hill   | 540-422-2893 |                             | <i>Tony Diksa</i>      |
| Chris Diksa         | 281 Bluestone Hill    | 540-422-3888 |                             | <i>Chris Diksa</i>     |
| Ruth Gier           | 211 " "               |              |                             | <i>Ruth Gier</i>       |
| Donall L. Meyer     | 307 Bluestone Hill    | 540-434-0007 |                             | <i>Donall L Meyer</i>  |
| Nathaniel E Adamsen | 177 Diamond CT        | 540-433-1570 | adamsens@hotmail.com        | <i>N. E. Adamsen</i>   |
| Jillie Olygin       | 219 Blue Star Hill Dr | 540-363-1462 | Jillie@arrsdalebasgroup.com | <i>Jillie Olygin</i>   |
| <i>Eden</i>         | 177 Emerald DR        | 954 614 3900 | elli's6300@ATT.net          | <i>Eden</i>            |
| <i>Stan</i>         | 177 Emerald Dr        | 954-616-7105 |                             | <i>Stan</i>            |
| Denise Liskey       | 137 EMERALD DR        | 540-4998     |                             | <i>Denise Liskey</i>   |
| Cristobal Jones     | 121 Emerald Dr        |              |                             | <i>Cristobal Jones</i> |
| Randal Johnson      | 123 EMERALD DR        |              |                             | <i>Randal Johnson</i>  |
| Kathleen Cabbag     | 129 Emerald Dr.       | A:           |                             |                        |

Note: One signature per household.

*Emmalynn* 129 Emerald Dr



**CITIZENS AGAINST zoning change from R-3 medium to R-5 high density**

| Full Name          | Home Address                        | Phone Number | E-Mail                      | Signature   |
|--------------------|-------------------------------------|--------------|-----------------------------|---|
| Jeff Tyrrell       | 89 Blue Stone Hills                 | 201-739-9613 | jeffrey-j.tyrrell@gmail.com |  |
| Darcy Tyrrell      | "                                   | "            | dattyrell@comcast.net       |  |
| Lou Pugh           | 91 Blue Stone Hills                 | 5408202812   | loupugh2@gmail.com          |  |
| Diane Foucar-Szab  | 187 Blue Stone Hills                | 540-383-6165 | foucard@jmu.edu             |  |
| Regina Foucar-Szab | 189 Blue Stone Hills                | 540-383-6541 | foucard@jmu.edu             |  |
| RICHARD W. NAGEL   | 95 BLUE STONE HILLS DR. HARBURG, VA | 703-863-6742 | RICHARDW.NAGEL@GMAIL.COM    |  |
| TANIA CORTES       | 95 BLUE STONE HILLS DR. HARBURG, VA | 703-593-6307 | tcortes16@icloud.com        |  |
|                    |                                     |              |                             |   |
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Note: One signature per household.

**CITIZENS AGAINST zoning change from R-3 medium to R-5 high density**

| Full Name       | Home Address      | Phone Number | E-Mail                        | Signature                |
|-----------------|-------------------|--------------|-------------------------------|--------------------------|
| Reatha Whitcomb | 263 Emerald Dr    | 540-908-0287 | Reatha.twinkletunes@gmail.com | <i>Reatha Whitcomb</i>   |
| Carla Robertson | 264 Emerald Dr    | 540-292-3529 | karak264@icloud.com           | <i>Carla R. Whitcomb</i> |
| Barbara Knupp   | 1338 Meadowlark   | 540-433-1831 | knupp@50ADK.com               | <i>Barbara Knupp</i>     |
| Pamela Gray     | 1940 Kimberly Ct. | 434-962-8090 | pamsjolinder@mindspring.com   | <i>Pamela L. Gray</i>    |
| Tami Lamb       | 277 Emerald Dr    | 540-908-7126 | tamilamb@gmail.com            | <i>Tami Lamb</i>         |
|                 |                   |              |                               |                          |
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Note: One signature per household.

## Thanh Dang

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**From:** Clint Sellers <clint@sellers.law>  
**Sent:** Wednesday, January 12, 2022 5:40 PM  
**To:** Thanh Dang  
**Subject:** Written Comments Re: Jan 12 - Comprehensive Plan Amendment Request

**WARNING: This email was sent from outside of your organization.**

Dear Ms. Dang:

Thank you for reviewing and forwarding these comments to the Planning Commissioners and staff, as well as including them in the City Council's agenda packet for the February 9, 2022 meeting.

We represent Brett Barnes, who has owned residential property at 111 Bluestone Hills Drive (Harrisonburg City Tax Account No. 074-G-2) since 2003. This property and others like it are near and would be affected by the proposed project that is not in harmony with the current Harrisonburg Comprehensive Plan. Dr. Barnes and other property owners like himself have based their decision to purchase and maintain real estate in this neighborhood because of the City's regulation and correct zoning of nearby properties.

Although the Comprehensive Plan is not a regulatory document per se, it does establish the long term vision for our community and is a touchstone for City officials in the course of developing and implementing policies and decision making. It even states on the first page that it is the "central organizing umbrella under which other plans, regulations and initiatives exist" and is intended to provide guidance for land use regulations, including the zoning and subdivision ordinances.

In 2018, the Comprehensive Plan was adopted to lay the groundwork for the City's growth and development policies for the next five years, with a stated goal of establishing a long-term planning vision for the next 20-30 years. It does state that the City Planning Commission and the City Council expect to consider revisions to the plan, especially at the next review scheduled for 2023.

Our client asks the Planning Commission and the Council to preserve their commitments to the community's well being. If we are to have a community in which people who buy and invest in real estate can do so reliably, then he argues that there is little percentage in stating a rule concerning land use planning and a (relatively short) period in which the set of rules shall be reviewed if the City will undertake an earlier review at a commercial developer's request.

Aside from the inherent policy difficulties in the proposed amendment request, granting this request would fundamentally change the character of the Bluestone Hills neighborhood and the professional offices that surround the homes there. Traffic is moderate, but adding high-density residential units in that sector would mean more congestion, noise and light pollution. It would significantly decrease the desirability of properties in that neighborhood and lower the value of homes and businesses on and in the vicinity of Lucy Drive, Deyerle Avenue and Evelyn Byrd Avenue.

There are alternate properties on the north and south ends of Harrisonburg as well as property that has already been developed as commercial property that could be re-zoned to accommodate such a request without creating such a disruption.

Our client asks, if under these circumstances Harrisonburg grants this request to amend the Comprehensive Plan and then to permit rezoning and the associated special use permit, how can residents and property owners rely on land use plans, zoning rules and feel as though City resources have been well spent on developing these plans and rules.

Thank you for your time, effort and consideration of these comments and concerns.

Clint Sellers

Sellers Law Firm PLLC  
Real Estate | Wills | Business | Trials | Family Law  
66 South Court Square  
Harrisonburg, Virginia 22801  
(540) 437-9400  
www.sellers.law

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I'm Joanne Knauf. My husband, John, and I live at 120 Diamond Court.

It is puzzling to us that this parcel continues to come up for rezoning requests asking for more dense and non-conforming development when it has been defeated numerous times. At what point does the city stop introducing projects that the citizens have clearly indicated they don't support for very well researched and informed reasons? As the Principal Broker and Owner of Valley Realty Associates I can tell you that there are several pieces of property, currently available, which are closer to city services, have better walking scores, that would be much better suited to a high density development. I would be happy to share those locations with the city and the developer.

My biggest concerns are as they have always been.

1. There are not continuous sidewalks in the area that would allow pedestrians to safely walk, rather than walking in the street. I understand that the city would require any new development to include a sidewalk in front of the project but that will just create another "sidewalk to nowhere" forcing pedestrians into a heavily trafficked road with many drivers exceeding the speed limit. Lucy Drive is a popular "cut through" road.
2. There is not adequate parking. The neighborhood already has many parking issues making it difficult for city and school buses, mail and other deliveries, bike

riders and pedestrians to travel in and around the neighborhood.

3. The geography of the neighborhood is not conducive to adding additional traffic. Blue Stone Hills Drive is a very hilly and windy road with many driveways. Past traffic studies revealed many drivers exceeding the 25 mile per hour speed limit with many recorded at over 50 miles per hour.

To speak to the issue regarding precluding students from renting the units it can be considered discrimination. It will be difficult to enforce and easy for students to get around.

A new concern is that should this proposal and the Regal Theater both be approved the impact on the schools, especially Stone Spring, will be significant and there are no parks within safe walking distance. The 600 ft playground seems very small for a project with this many families. Maybe a better use of this property would be to create a city park.

Lastly, I know we are virtual for everyone's safety and I am glad for that. I must say that I am shocked at the quality both online and on the local channel 3. I hope that can be improved for future meetings.

We hope that the city and the developer will find a more appropriate location for this project.

Thank you for your time and consideration.

## Thanh Dang

---

**From:** Alison Banks  
**Sent:** Thursday, January 13, 2022 9:14 AM  
**To:** Pamela S. Ulmer  
**Cc:** Thanh Dang  
**Subject:** RE: Form submission from: Agenda Comment Form

Thank you, Pam.

Thanh, I believe you may already have this one.

Alison

---

**From:** Pamela S. Ulmer <Pamela.Ulmer@harrisonburgva.gov>  
**Sent:** Thursday, January 13, 2022 9:09 AM  
**To:** Alison Banks <Alison.Banks@harrisonburgva.gov>  
**Subject:** FW: Form submission from: Agenda Comment Form

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**From:** HarrisonburgVA.gov via HarrisonburgVA.gov <[noreply@harrisonburgva.gov](mailto:noreply@harrisonburgva.gov)>  
**Sent:** Wednesday, January 12, 2022 5:46 PM  
**To:** Pamela S. Ulmer <[Pamela.Ulmer@harrisonburgva.gov](mailto:Pamela.Ulmer@harrisonburgva.gov)>  
**Subject:** Form submission from: Agenda Comment Form

**WARNING: This email was sent from outside of your organization.**

**Submitted on:** Wednesday, January 12, 2022 - 5:45pm

**Name:** Molly McMahon

**Type of Meeting:** Harrisonburg Planning Commission

**Date of Meeting:** Wed, 01/12/2022

**Agenda Item Number:** Rezoning Land on Lucy Drive and Altering the Land Use

**Comment:**

Dear Planning Commission,

My name is Molly McMahon, and I reside with my mother at 257 Emerald Drive. My mother, Audrey McMahon, owns the property at 257 Emerald Drive. While her home is an investment, it is not a rental property. The proposed low-income apartment rental will do nothing to improve the aesthetics of her neighborhood, and it will decrease the value of her investment. The proposal to change the zoning at 2343 Lucy Drive from R3 to R5 is inappropriate, and both my mother and I are strongly opposed to the zoning change and land use alteration. My mother and father bought their home on Emerald Drive over 25 years ago. They did so when they were "sixty-something" retirees of Fairfax County. Back then, Harrisonburg seemed like an ideal location to retire. Today, retired folks are choosing to live outside the city limits. The city's growing practice of changing the zoning from its original intent has caused many to rethink retirement plans. Many existing residents are leaving Harrisonburg. They go because of the hardships and negative consequences

high-density housing imposes on their quality of life. The constant rezoning has created a lot of stress and anxiety throughout many subdivisions within the city. Allowing high-density three-story apartment complexes erected next to medium-density residential properties is a breach of trust. The existing homeowners of the Blue Stone Hills subdivision deserve better than bait and switch zoning/land use.

Finally, transparency of the land ownership is requested. According to a document found in the Rockingham County Courthouse, the land is gifted to the "Blue Ridge Community College Educational Foundation." This foundation is a non-profit, tax-exempt organization. I fail to understand how the "Blue Stone Land Company Inc and Others" can sell the land. Please seek the answer to this question. For your convenience, I have attached the document showing the "deed of gift" dated February 15, 2007 to the attachment sent to Ms. Dang today.

Respectfully yours,

Molly McMahon

**Contact:** Yes

**Contact Info:** [charmedchalkboard@gmail.com](mailto:charmedchalkboard@gmail.com)

## Thanh Dang

---

**From:** Graham Mott <grahamnigel.mott@gmail.com>  
**Sent:** Thursday, January 13, 2022 8:48 AM  
**To:** Thanh Dang  
**Cc:** Joanne Knauf; AnneMaria Adamson; Kimberly Siever; ohmx@jmu.edu; suzannesloane85@gmail.com; Kimberly Siever; Adamson, Svetlana; Ben Saadatmand; Bob Falter; Cartha Smith; cc: Donna Triplett; Connie Seligson; Deepa Pokharel; Diane Davis; Harry & Jun; Hossain Heydurian; James McHone; Jessica Kuyper; Jill Kastanek; Joe Hinkle; Kevin Comer; Linda Saadatmand; N Adamson; Tammy Falter; Taranath Pokharel; Ted Sudol; The Andersons; Tim Smith; Tim Smith; to: Tiffany Dawn; Tommy K; Vada Kelley; grahamnigelmott@gmail.com; kathy kathysscuba.com; les542004@yahoo.com; Mac and Lorna Nichols; Michael Brady; mlfelter@gmail.com; Susan Adamson; suzannesloane@gmail.com; tylrron@gmail.com  
**Subject:** Protest to Planning Committee meeting 1/12/2022

**WARNING: This email was sent from outside of your organization.**

Thanh

Can you please let the Harrisonburg residents know how we can protest last nights meeting. After waiting 5 hours for our opportunity to voice opposition to the Lucy Drive proposal we (many dozen residents) were denied that opportunity when the phone system went down and we were unable to phone in, whereas the developer was able to join the meeting via Zoom. This must be a violation of City protocol and the meeting should not have continued.

Please send this notification of protest to Planning Committee members.

It was disappointing to her your obvious support for the project which would without question destroy the integrity of the Blue Stone Hills and surrounding neighborhoods. I repeat the question I posed yesterday that was not answered; Why did the staff not direct the developer to the R5 - mixed use zoned property at the junction of Evelyn Byrd and E. Market and leave the R3 Lucy Drive properly well alone? There is absolutely no rationale to going outside the boundary of the very recent (2018) Harrisonburg Comprehensive Plan when there is already appropriately zoned property just a few hundred yards away. It is important to note that while 'housing crisis' was mentioned throughout last nights meeting, undoubtedly as a set up for the Lucy Drive discussion, that the R3 zone designation for the Lucy Drive property allows for 50-100 town homes to be built already and likely could accommodate a similar number of residents. It was clear from the data presented by one of the committee members that there remains a similar lack of available 'higher end' properties as there does 'lower end' properties.

I strongly oppose the Lucy Drive proposal and recommend another planning committee meeting be set so that the Harrisonburg residents can voice their opposition and questions. It was inexcusable that the meeting continues last night when the committee full well knew that the phone lines were down

Sincerely

Graham Mott

Sent from my iPhone

On Jan 12, 2022, at 10:48 PM, Thanh Dang <thanh.dang@harrisonburgva.gov> wrote:

Messages received. Thank you.

**Thanh Dang, AICP** | Assistant Director of Community Development

## Thanh Dang

---

**From:** Graham Mott <grahamnigel.mott@gmail.com>  
**Sent:** Thursday, January 13, 2022 11:15 AM  
**To:** brentfinnegan@gmail.com; Richard Baugh; darmstrong@albany.edu; newmanruddle@gmail.com; kawhitten@comcast.net; abyrd@vt.edu; Laura A. Dent  
**Cc:** Thanh Dang  
**Subject:** Protest to Planning Committee meeting 1/12/2022

**WARNING: This email was sent from outside of your organization.**

### **Subject: Protest to Planning Committee meeting 1/12/2022**

Planning Committee & Staff

After waiting 5 hours for our opportunity to voice opposition to the Lucy Drive proposal we (many dozen residents) were denied that opportunity when the phone system went down and we were unable to phone in, whereas the developer was able to join the meeting via Zoom. This must be a violation of City protocol, and the meeting should not have continued.

I think it was completely disingenuous of staff and the Planning Committee to have continued the meeting with the full knowledge that the phone system was not working and that Harrisonburg residents would not be able to participate.

Please send this notification of protest to City Council members.

It was disappointing to hear the obvious staff support for the project which would without question destroy the integrity of the Blue Stone Hills and surrounding neighborhoods. I repeat a question I posed to staff yesterday that was not answered; Why did the staff not direct the developer to the R5 - mixed use zoned property at the junction of Evelyn Byrd and E. Market and leave the R3 Lucy Drive properly well alone? There is absolutely no rationale to going outside the boundary of the very recent (2018) Harrisonburg Comprehensive Plan when there is already appropriately zoned property just a few hundred yards away. It is important to note that while 'housing crisis' was mentioned throughout last night's meeting, undoubtedly as a set up for the Lucy Drive discussion, that the R3 zone designation for the Lucy Drive property allows for 50-100 town homes to be built already and likely could accommodate a similar number of residents. It was clear from the data presented by one of the committee members that there remains a similar lack of available 'higher end' properties as there does 'lower end' properties.

A comment was made by one of the Planning Committee that the proposed development would bring much needed tax revenue to the City. Not true! If the Town Homes currently allowed by zoning R3 be built these would certainly be additive to the total value of the Blue Stone Hills neighborhood property values and hence higher tax base. If the proposed Lucy Drive be approved and built the property values of the total Blue Stone Hills neighborhood will be decimated, a net negative tax base for the City.

Let's be clear with the availability of proximate and suitable already R5 zoned property a few hundred yards away, the only reasoning for the development proposal is greed, greed on behalf of the current land owner and greed of the developer. I strongly oppose the Lucy Drive proposal and recommend another planning committee meeting be set so that the Harrisonburg residents can voice their opposition and questions. It was inexcusable that the meeting continued last night when the committee full well knew that the phone lines were down. In 2018 over 70 neighborhood resident

voiced their opposition in person to the Planning Committee and City Council, of the then Lucy Drive proposal, this time over 100 neighborhood residents oppose this new proposal.

Sincerely  
Graham Mott  
Blue Stone Hills resident

\*



## Thanh Dang

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**From:** Hector Rivera <hector.rivera.rodz@gmail.com>  
**Sent:** Sunday, January 16, 2022 9:56 PM  
**To:** Thanh Dang  
**Subject:** Rezoning Lucy Drive

**WARNING: This email was sent from outside of your organization.**

I am Hector Rivera owner and resident of 289 Emerald Dr, Harrisonburg.

I am reaching out to you to express that I and my family are against rezoning.

10 years ago we moved to this neighborhood to move away from apartment complexes and student housing, five years ago we decided to buy based on the zoning of the lots adjacent to us.

Changing this zoning not only affects the value of our property but also fundamentally changes our way of living. From increasing car and foot traffic to adding noise/air/light pollution. Potentially introducing crime to a relatively crime free space.

This rezoning goes against the current city planning and betrays the trust of residents/electorate in our local government.

This is the second time in 3 years we have to come to a meeting that goes against our City planning.

I am also requesting that our public hearing not be combined with others. This is a sensitive topic that can potentially affect the lives of hundreds of people. We have the right to the original allotted time.

I am eager to hear you agree with me and my neighbors.

Respectfully,  
Hector Rivera  
(540) 246-2993  
289 Emerald Dr  
Harrisonburg, VA

## Thanh Dang

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**From:** Lucatorto, Jeffrey A. <jeffrey\_lucatorto@merck.com>  
**Sent:** Thursday, January 20, 2022 3:12 PM  
**To:** Thanh Dang; brent.finnegan@harrisonburgva.gov  
**Cc:** lucatolx@jmu.edu  
**Subject:** Public Hearing 01-12-22

**WARNING: This email was sent from outside of your organization.**

Public

Chairman Finnegan and Ms. Dang,

My name is Jeff Lucatorto and I own both 295 & 323 Emerald Drive. Also, my son and my sister both live on Emerald Drive.

On January 12, the Planning Commission Public Hearing opened the floor for Public Comment on the Lucy Drive application. The public hearing was unable to close and no Public comments were received due to phone difficulties. According to your standard procedures, this meeting should continue on Feb 9 and closed after Public comments are complete. Business completed by the Planning Commission on Feb 9 should move to the City Council on Mar 8. I was made aware that there are plans for a potential for deviation from standard procedures with the intention to bring the Lucy Drive application to City Council on Feb 8. I feel that this is a serious breach of trust by my local government in fair process and favors the Applicant interests of those of your constituents.

### **Regarding the proposal for the Lucy Drive application:**

I have serious concerns regarding this application:

1. The comprehensive plan correctly placed the light commercial zoning as the appropriate transition space between Emerald Drive and the commercial area across Lucy Drive. We have several offices along that corridor (dentist and healthcare) that mesh well with the surrounding properties, provide a soft buffer, and neither disturb or impact the surrounding properties or property owners. Staff's suggestion that this application represents a similarly appropriate transition space makes no sense. Commissioner

Whitten summed it up well when she suggested that this application was “far afield” from the comprehensive plan.

2. None of the proffers for this application can be enforced in perpetuity. Students will live there as ownership changes. Downlighting will be replaced with stark, intrusive lights. Trees and soft buffer greenspace will be cut down. Dumpsters, loud HVAC units, and all of the things associated with high-density housing will be placed in the rear of the housing unit, adjacent to the back yards of the Emerald Drive Tenants. Property values, and living conditions will suffer. This simply does not belong there.
3. There are actually 3 proposals for Lucy Drive (Comprehensive Plan Amendment, Rezoning R3 to R5c and SUP density variance). The commission lumped these together. I would like to address each individually as was done for prior applications. Again, giving an unfair advantage to the Applicant over your constituents.
4. This proposal is very different than the prior agenda item (Regal Cinemas) that was approved. Although the Regal Cinemas proposal did not match the comprehensive plan and was not ideal, it was less objectionable because it reinvigorated a dead parking lot and a nearly dead theatre with much needed housing. There seemed to be few neighboring property owners to object to anything except traffic. The adjacent businesses (Outback, O’Neils, etc.) would all benefit from the conversion of the parking lot to housing units. None of these benefits exist by converting the 4 acres of green space into a high density housing unit. I echo Commissioner Armstrong’s desire to strategically place/keep green space within the comprehensive plan.

I look forward to a comprehensive plan that finds the right locations and infrastructure to place high density, mixed-use developments into our community. I look forward to not needing to debate ad hoc zoning changes as a community, but rather allow the market to execute in accordance with the comprehensive plan. And I look forward to a thoughtful “no” to this proposal from this Commission.

Thank you for your service and consideration. Kind Regards,

Jeff Lucatorto

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## Thanh Dang

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**From:** Logan Bricker <lbricker@gmail.com>  
**Sent:** Wednesday, January 26, 2022 10:53 AM  
**To:** Thanh Dang  
**Subject:** WODA Cooper/Lucy DR. Proposal

**WARNING: This email was sent from outside of your organization.**

To Whom it May Concern,

My name is Logan Bricker, I am the owner of 383 Blue Stone Hills Dr. Harrisonburg, VA 22801.

I STRONGLY OPPOSE the zoning change proposal on Lucy Drive from R-3 to R-5C. According to the 2018 Harrisonburg Comprehensive Plan, "new zoning for high density multi-family development is only for select areas as recommended by the Land Use Guide", which states that there must be "careful controls to ensure compatibility with adjacent land use." Obviously, these proposed buildings do not ensure compatibility with the adjacent neighborhood. We all bought or built our homes under the current zoning R-3, for many reasons including but most importantly safety.

Would you want new section 42 housing to be built in your backyard?

--

Sincerely,

Logan D. Bricker  
(540) 383-4667

## Thanh Dang

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**From:** Pat Haden <pfhaden@comcast.net>  
**Sent:** Friday, January 28, 2022 4:15 PM  
**To:** Thanh Dang  
**Subject:** Fwd: WODA Cooper/Lucy Dr Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**WARNING: This email was sent from outside of your organization.**

----- Original Message -----

From: Pat Haden <pfhaden@comcast.net>  
To: "Thang.Dang@harrisonburgva.gov" <Thang.Dang@harrisonburgva.gov>  
Date: 01/28/2022 4:10 PM  
Subject: WODA Cooper/Lucy Dr Proposal

I am totally opposed to the requested rezone of the Lucy Drive property from R-3 to R-5C and to the requested amendment to the Land-Use Guide Map from Limited Commercial to Mixed Use and to the Special-Use for the 12 Unit per building permit. This use of the property is not compatible with the existing area. High density, subsidized housing has no place beside an already fully developed neighborhood and existing nursing home facility. Please stop the "piecemeal" target zoning efforts going on in the city. You are lowering your standards and it needs to end.  
Pat Haden

## Thanh Dang

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**From:** Leslie Falconi <les542004@yahoo.com>  
**Sent:** Friday, January 28, 2022 4:31 PM  
**To:** Thanh Dang  
**Subject:** [BULK]

**Importance:** Low

**WARNING: This email was sent from outside of your organization.**

Hey Thanh,

Let me see if I understand this correctly. In order to allow an out of town developer who has not even been vetted on their basic business practices or management much less on the satisfaction they render to their customer base their future renters, we are forced to accept the following:

1. A change to the current Comprehensive Plan
2. A change to the Land Use Guide
3. A change to the Virginia Ordinance concerning zoning which is the regulation and the current law
4. A change to zoning from R3 medium density to R5 high density in essence a spot change to zoning
5. A change to the Harrisonburg Community Development's mission statement
6. A change to get a special use permit to allow multi-family dwellings with more than 12 units per building.

The Better Business Bureau of Ohio lists 14 customer reviews on Woda Cooper and based on those, that gave them one star out of 5. Also we know that Woda is not accredited with the BBB.

Wow..... all these changes forced on the surrounding neighborhoods, where we the neighbors bought and built our homes expecting that parcel of land to be developed within the R3 zoning guidelines that all of us had to adhere to. Where is the trust that we expect from our city officials to uphold the law thus protecting us from massive changes to our neighborhood!

We understand that affordable housing is a needed requirement in growing cities. However, forcing it on a neighborhood where all of the existing regulations and laws must be changed first, is not right and is not fair and is not how government is suppose to work. **The number one priority of government should be to protect its citizens and we the citizens of Blue Stone Hills are adamant and mostly unanimous in our opposition to this change!!!**

Thank you Thanh for your time and for forwarding these remarks to the Planning Commission and also City Council.  
Leslie Falconi – Blue Stone Hills Drive.

**Thanh Dang**

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**From:** Paul Ignosh <paulignosh@gmail.com>  
**Sent:** Sunday, January 30, 2022 8:37 PM  
**To:** Thanh Dang  
**Subject:** WODA Cooper/Lucy Drive Proposal

**WARNING: This email was sent from outside of your organization.**

To the Harrisonburg Planning Commission;  
For the record, I respectfully submit my opposition to development plans to rezone the Lucy Drive land parcel from R-3 to R-5C. This proposal is in direct conflict with the explicit goals, objectives, and strategies stated in the 2018 Harrisonburg Comprehensive Plan. Rezoning the Lucy Drive parcel will significantly increase traffic and noise and cause parking problems throughout the Blue Stone Hills neighborhood. The Harrisonburg Planning Commission must keep the R-3 zoning that is currently in place and under which we all bought or built our homes, knowing full well that one day this land would be developed with these zoning guidelines in place.

Thank you for your time and consideration.

Regards,  
Paul Ignosh  
2335 Blue Stone Hills Drive  
Harrisonburg, VA 22801



## Thanh Dang

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**From:** Rachel Wray <rachtwwin@gmail.com>  
**Sent:** Monday, January 31, 2022 8:42 AM  
**To:** Thanh Dang  
**Subject:** Oppose rezoning Lucy Dr

**WARNING: This email was sent from outside of your organization.**

I am oppose to the rezoning plan for Lucy Dr.

Rezoning will increase traffic on surrounding streets, and cause parking problems.

Thank you,  
Concerned Citizen Rachel Wray

## Thanh Dang

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**From:** Suzan Guynn <sguynn1@gmail.com>  
**Sent:** Monday, January 31, 2022 10:09 AM  
**To:** Deanna R. Reed; George J. Hirschmann; Christopher B. Jones; Sal T. Romero Jr; Laura A. Dent; Ande Banks; Thanh Dang  
**Subject:** WODA Cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

Dear Council Members,

Please refrain from vacating the R-3 zoning currently in place - and avoid any inclination to rezone to R-5C in order to accommodate high density subsidized housing. Currently our country is welcoming millions of unknown, illegally immigrating people into our cities, and a large subsidized housing project will attract among others, these very people seeking affordable low rent housing. This is not a political statement, but it is a fact: meth and fentanyl distribution and deaths (and related crime) have reached unprecedented levels - along with trafficking that accompanies a portion of this illegally entering population. Harrisonburg does not need to invite more crime and more danger. Surely it is not in the best interest of our community to rezone with the intent to enable such housing to be placed in the busy center of our city, and in such close and attractive proximity to the I-81 corridor (a primary distribution route for this portion of the country).

Those of us who have selected to invest in Harrisonburg City property should be able to rely upon the City's commitment to its Comprehensive Plan's goals and objectives and trust that our property purchase decisions are made with the integrity of the Planning Commission's assurances in mind.

Rezoning may make someone a little wealthier, but the resulting and intended project of such revision will forever after alter the community and family friendly atmosphere making this area of the city so desirable to call home. Thank you for your hard work and for your consideration.

Sincerely,  
Suzan Guynn  
(Blue Stone Hills neighborhood)

## Thanh Dang

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**From:** B Knupp <bknupp14@yahoo.com>  
**Sent:** Monday, January 31, 2022 11:00 AM  
**To:** Thanh Dang  
**Subject:** Lucy Drive Proposal

**WARNING: This email was sent from outside of your organization.**

Regarding the WODA Cooper - Lucy Drive proposal:

Please enter my concerns about the request to change zoning from R3 to R5C and also the request for a Special-Use permit to add additional units over and above the zoning change. Although I do not live adjoining to this project I am concerned about the increased traffic and integrity of the neighborhood as I move through this area doing business. That is a huge increase in units, and I am not sure it is worthy based on the condition of other properties this group has their name attached to. You certainly do not want businesses that bring in revenue to move out of the area.

As a city resident I am also greatly concerned when you start carving out exceptions to the current zoning that was carefully crafted with consideration for parking and traffic among many other items that go into serious planning. To start disregarding these plans is a real concern and is not acceptable.

I also see red flags when the City Council disregards the zoning plan and the recommendations of the Planning Commission.

Thank you for passing this along to be included in any public comments.

Barbra Knupp  
1338 Meadowlark Dr  
H'burg, VA 22802  
540-433-1831  
1/28/2022

## Thanh Dang

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**From:** John Gira <jdgira5@yahoo.com>  
**Sent:** Monday, January 31, 2022 11:02 AM  
**To:** Thanh Dang  
**Cc:** Deanna R. Reed; George J. Hirschmann; Christopher B. Jones; Sal T. Romero Jr; Laura A. Dent; Ande Banks  
**Subject:** WODA Cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

Hi all!

I hope this message finds everyone and their families safe/healthy and prosperous so far in 2022. My name is John Gira. I live on Pearl Lane, right off Blue Stone Hills Drive. We received a letter from a concerned neighbor detailing the application to re-zone the large plot on Lucy Drive (adjacent to Deyerle) from R-3 to R-5C.

I don't want to take an aggressive tone, because I trust that city leadership recognizes without my input what a ludicrous proposal this is, but did want to take a moment to comment. I am not morally or ethically opposed to subsidized housing. I realize very firmly that many are not as fortunate as others, and that it's a societal responsibility to ensure that everyone has their basic needs met in a dignified manner. HOWEVER, doing so at the foot of one of Harrisonburg City's most prestigious neighborhoods is simply nonsensical. Closer to JMU, or closer to the hospital, or somewhere else... absolutely. The residents in Blue Stone Hills invested heavily, not only in their structures/dwellings, but also in the land/community on which those structures stand. It's a peaceful and serene neighborhood. It's safe to take walks with our young kids and pets. Adding 111 units of subsidized housing (and the 200-500 cars that would logically come with those) suddenly changes the feel of everything. I wouldn't feel safe sitting in my office wondering if my wife and young kids were walking down to see me on a nice day (my office is located just past the lot in question). And, as it stands, there is already so much overflow parking cluttering up Deyerle and Blue Stone Hills drives. Adding any more spillover parking to those roads and you'd have to start making Blue Stone Hills neighborhood a series of one way streets. Even if it wasn't subsidized low-income housing, the nature of the proposal would NOT ensure compatibility with adjacent land use.

Honestly, it's a big plot of land, and someone owns it and is looking to invest in it. I understand that. But there will be proposals that make sense - this simply is NOT one of them, by ANY reasonable consideration. It baffles me why someone doesn't try to build a series of larger (low density) luxury apartments, or luxury townhomes with master bedrooms on main floor. Something like that would make sense for the lot/location and would address a definite need/demand in the community.

It should be worth noting, the other owners on Pearl Lane have some messages back and forth about this on a group chain - I expect you'll hear a strong voice of opposition from them. And please also consider opposition from my grandmother, who lives right up behind the lot in question at 311 Blue Stone Hills Drive. She's too old to email, but wanted to make sure I relayed her extreme discontent with the proposal.

Kindest regards,  
John Gira

## Thanh Dang

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**From:** Sharon Zale <sharonzale@yahoo.com>  
**Sent:** Monday, January 31, 2022 11:12 AM  
**To:** Thanh Dang  
**Subject:** WODA/Lucy Dr. Proposal

WARNING: This email was sent from outside of your organization.

We live at 119 Blue Stone Hills Dr. and strongly oppose the rezoning of Lucy Dr. For all reasons 1-3. This will change our quality of life for all the wrong reasons.

Thank you,  
Sharon Zale

Sent from my iPad

## Thanh Dang

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**From:** Harry Chandler <hlchandler@gmail.com>  
**Sent:** Monday, January 31, 2022 11:40 AM  
**To:** Thanh Dang  
**Subject:** Lucy Drive Rezoning Request

**WARNING: This email was sent from outside of your organization.**

Dear Harrisonburg Planning Commission,

Rezoning the Lucy Drive parcel from R-3 to R-5C will significantly increase traffic and noise, and cause parking problems throughout the Blue Stone neighborhood.

Allowing a Special-Use Permit would allow multi-family dwellings (apartments) with more than 12 Units per building, which is significantly more than currently allowed, and is NOT compatible with the surrounding R-3 zoning.

Rezoning the Lucy Drive parcel will directly increase traffic, and the bright parking lot lights and excessive noise will affect the Emerald Drive and Blue Stone neighborhood.

We ask that you vote NO to this rezoning request.

Regards,

Harry Chandler  
Marlene Chandler  
Owners 127 Blue Stone Hills Dr.

--

Best Regards

Harry Chandler  
[hlchandler@gmail.com](mailto:hlchandler@gmail.com)

M 540 421-3871

H 540 442-1505

## Thanh Dang

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**From:** Carol Ignosh <carol.ignosh@gmail.com>  
**Sent:** Monday, January 31, 2022 11:46 AM  
**To:** Thanh Dang  
**Subject:** WODA Cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

To the Harrisonburg Planning Commission

For the record, I respectfully submit my opposition to development plans to rezone the Lucy Drive land parcel from R-3 to R-5C. This proposal is in direct conflict with the explicit goals, objectives, and strategies stated in the 2018 Harrisonburg Comprehensive Plan. Rezoning the Lucy Drive parcel will significantly increase traffic and noise and cause parking problems throughout the Blue Stone Hills neighborhood. The Harrisonburg Planning Commission must keep the R-3 zoning that is currently in place and under which we all bought or built our homes, knowing full well that one day this land would be developed with these zoning guidelines in place.  
Thank you for your time and consideration.

Thank you,  
Carol Ignosh  
2335 Blue Stone Hills Drive  
Harrisonburg, VA 22801

## Thanh Dang

---

**From:** Andrea Konstant <konstaas@gmail.com>  
**Sent:** Monday, January 31, 2022 11:46 AM  
**To:** Thanh Dang; Deanna R. Reed; Sal T. Romero Jr; george.hirshmann@harrisonburgva.gov; Laura A. Dent; Christopher B. Jones; Ande Banks  
**Subject:** WODA Cooper Lucy Drive Proposal

**WARNING: This email was sent from outside of your organization.**

Dear Sirs,

I am writing to implore you to please deny the proposal for the proposed rezoning on Lucy Dr. As this is directly in my backyard, this rezoning would be very upsetting for a variety of reasons. In the 4 years I have lived in the Blue Stone Hills area, there has already been a large uptick in traffic and noise, moving the vacant lot at Lucy Dr from R3 to R5 will only increase the noise and traffic in the area. The proposal is in direct conflict with the 2018 Harrisonburg Comprehensive Plan, and does not conform with the recommendation to use "careful controls to ensure compatibility with adjacent land use." Everyone who moved into this neighborhood moved in with the expectations that the land would remain zoned R3 and developed under those guidelines. It is imperative the council votes to maintain the integrity of this neighborhood.

I would also like to note that the reviews for WODA Cooper online are alarming, and this doesn't sound like the kind of development that we want in Harrisonburg. We do need to increase affordable housing in the City, but in reading the hundreds of reviews of this company across several online platforms, it sounds like they are in the business of financially exploiting lower income families. This would not help the residents of Harrisonburg.

Respectfully,

--

Andrea Konstant, CMCA, AMS  
Director of Association Management  
Matchbox Realty  
Licensed in the Commonwealth of Virginia



## Thanh Dang

---

**From:** JOSE BUCHHOLZ <joerbu41@comcast.net>  
**Sent:** Monday, January 31, 2022 4:04 PM  
**To:** Thanh Dang  
**Cc:** George J. Hirschmann; laura.dent@harrisonburgva.va.gov  
**Subject:** WODA cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

The proposed rezoning will go against established and long standing zoning regulations that were set to limit the amount of traffic, noise, street and building lighting that would affect the established residential area on Emerald Dr. Blue Stone Hills and all the surrounding neighborhood not to mention the hardship causes to emergency vehicles and rescuers in case of an emergency.

Please take into consideration the above mentioned that out weight any financial benefit that the City of Harrisonburg may be the recipient of such rezoning.

## Thanh Dang

---

**From:** Karen Sodikoff <ksoda1551@gmail.com>  
**Sent:** Monday, January 31, 2022 6:38 PM  
**To:** Thanh Dang  
**Subject:** WODA Cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

To whom it may concern:

I would like for this to go on record. I am totally against the zoning change that will affect the Blue Stone Hills neighborhood. I live on Pearl Lane and travel on Blue Stone Hills Drive several times a day. In my opinion, there is already too much traffic and the changes would only increase traffic and noise to this quiet residential area. People use Blue Stone Hills Drive as a thorough fare, Some days it is almost impossible to cross the intersection of Neff Ave. and Deyerle because of all the traffic. I can't imagine what it would be like if there were apartment buildings with 111 units, that would be at least an additional 111 cars driving through our beautiful, quiet neighborhood several times each and every day!

We chose to build our home in the Village of Blue Stone because it was quiet, secluded and beautiful, everything we wanted. Now, if you make the change to the zoning rules, we will be surrounded by apartments and multi-family dwellings...we are not at all happy with this plan.

We are hoping you will reconsider, and NOT rezone Lucy Drive to allow high density, subsidized housing.

Sincerely,

Karen and Steve Sodikoff

## Thanh Dang

---

**From:** Presbury, Jack - presbujh <presbujh@jmu.edu>  
**Sent:** Monday, January 31, 2022 6:50 PM  
**To:** Thanh Dang

**WARNING: This email was sent from outside of your organization.**

Dear Sir or Madam

I am opposed to the re-zoning of the area on Lucy Drive which would allow high-density housing. Ours is an area of townhouses and single-family dwellings. The proposed construction will alter the nature of our neighborhood and result in an increase in traffic that would be problematic.

Thank you for your consideration,

Jack Presbury 358 Blue Stone Hills Drive

Jack Presbury Ph.D.  
Emeritus Professor  
Counseling Program  
Department of Graduate Psychology  
James Madison University

## Thanh Dang

---

**From:** Vada Kelley <vada@estland.us>  
**Sent:** Monday, January 31, 2022 7:23 PM  
**To:** Thanh Dang  
**Subject:** Opposition to Rezoning and Development Proposal for Lucy Drive

**WARNING: This email was sent from outside of your organization.**

Dear City Council,

I would like you to consider opposing the proposal to rezone Lucy Drive submitted by WODA Cooper Companies. I have lived in the Blue Stone Hills neighborhood on Diamond Court for the last 5 years with my family and small children. I also own and operate a business located within the office existing complexes on Blue Stone Hills Drive. We are opposed to the rezoning of Lucy drive as it would increase traffic and noise in our safe and quiet neighborhood. It would also directly conflict with the goals and strategies of your 2018 Harrisonburg Comprehensive Plan. There also seem to be other appropriately zoned areas in the city that would better accommodate such a development.

It has also been brought to my attention that this particular developer has a very poor rating with the BBB which is also cause for concern. I hope you investigate that further before reaching your decision.

I truly appreciate your time and consideration of this request and I also appreciate your service to our community.

Thank you,

Vada Kelley

--

ESTLAND

OFFICE 540.217.5870 | TOLL FREE 844.220.3428 | CELL 540.421.3489  
ADDRESS 2262 Blue Stone Hills Drive, Unit D Harrisonburg, VA 22801  
MAILING ADDRESS P.O. Box 89 Harrisonburg, VA 22803

[ESTLAND.US](http://ESTLAND.US)

## Thanh Dang

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**From:** Tami Lamb <tamislamb@gmail.com>  
**Sent:** Monday, January 31, 2022 7:32 PM  
**To:** Thanh Dang  
**Subject:** Rezoning proposal of Lucy Drive

**WARNING: This email was sent from outside of your organization.**

Dear Planning and Zoning Commission,

I am writing to the planning commission again after the meeting we had on January 12th pertaining to the Lucy Drive development project.

Since this meeting I have done some checking into the WODA Cooper Companies, Inc. You don't have to look far to read reviews from residents that are unsatisfactory and very disturbing. To have this type of development in our city and in the backyard of the Bluestone Subdivision endangers the citizens that pay their fair share of taxes and expect to feel safe and secure in their homes.

It conflicts with the objectives stated in the 2018 Comprehensive Plan for the city which states to have careful controls to ensure the compatibility of the businesses and neighborhoods in the vicinity of the developments surrounding it.

To rezone from R-3 to R-5C would significantly increase traffic throughout streets, not to mention excessive noise, bright lights from parking lots and traffic problems in the area.

I am not in favor of jeopardizing our peaceful neighborhood to benefit the owner and developer's monetary gain. I ask that the planning commission seriously consider blocking this proposal from going forward to the City Council.

Thank you,  
Tami Lamb  
277 Emerald Dr. Harrisonburg, VA

## Thanh Dang

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**From:** jeffrey.j.tyrrell@gmail.com  
**Sent:** Tuesday, February 1, 2022 2:24 PM  
**To:** Deanna R. Reed; George J. Hirschmann; Christopher B. Jones; Sal T. Romero Jr; Laura A. Dent; Ande Banks; Thanh Dang  
**Subject:** Opposition to the Woda Cooper/Lucy Drive development proposal--The attachment contains 21 pages of issues listed by the Better Business Bureau  
**Attachments:** Opposition to the rezoning and to the Woda Cooper-Lucy Drive development proposal.pdf

**WARNING: This email was sent from outside of your organization.**

February 1, 2022

From: Jeff Tyrrell  
89 Blue Stone Hills Drive  
Harrisonburg, VA 22801

To: Harrisonburg City Council: Deanna Reed, George Hirschmann, Cristopher Jones, Sal Romero, Laura Dent, Ande Banks, Thanh Dang

**Subject: Opposition to the rezoning and to the WODA Cooper/Lucy Drive development proposal**

Good afternoon,

Thank you for the opportunity to express my opposition. I do not think this proposal warrants the zoning changes, and I have concerns that Woda Cooper could develop the property and manage it appropriately.

The proposal is inconsistent with the Use Guides, "careful controls to ensure compatibility with adjacent land use".

The Woda Cooper Companies has nine complexes in Virginia. Four include three-story apartments, and all appear like those in their proposal drawing. The pictures of the buildings on their website are less attractive. They are below the standards of all the nearby residences and rental units. This website shows the nine complexes:

[https://properties.wodagroup.com/searchlisting.aspx?ftst=&txtState=VA&LocationGeold=0&renewpg=1&LatLng=\(39.2820287,-94.8966332\)&](https://properties.wodagroup.com/searchlisting.aspx?ftst=&txtState=VA&LocationGeold=0&renewpg=1&LatLng=(39.2820287,-94.8966332)&)

My larger concern is that Woda Cooper Companies does not have the infrastructure to manage the subsidized housing apartments.

A quick internet search show issues with Woda Cooper Companies. It is a fast growing development company focusing on subsidized housing. It has a strong corporate headquarters, but it struggles with property management. It likely does better when it has several complexes in close proximity. It can share management resources. The Harrisonburg development would be far from any of its larger complexes in Richmond, Petersburg, Norfolk, and Newport News.

The Better Business Bureau, Indeed, and Glassdoors all list many issues with Woda's local management of complexes. The following page summarizes the issues, and the appendices list the complaints to the Better Business Bureau.

Please decline this rezoning and Woda Cooper Companies development proposal.

Respectfully,

Jeff Tyrrell

**Attachments:** *Better Business Bureau Reviews and Complaints, Comments from Indeed, Comments from Glassdoor*

## Woda Cooper Company: Reviews and notes from the internet

### Better Business Bureau (BBB) Reviews and Complaints (Not BBB Accredited)

Most of the complaints have similar issues based on the lack of service or response to tenant issues. The likely number of complaints and issues is much higher than those brought to the Better Business Bureau.

- One Star out of Five, 14 reviews averaging 1.07, Reviews in Appendix A
- 33 complaints closed in the last three years, Complaints in Appendix B
  - 17 for Problems with Products/Services
  - 9 for Billing and Collection
  - 3 for Advertising/Sales
  - 1 for Delivery
  - 3 unpublished
- B+ rating

### Comments from Indeed

132 Employees wrote reviews, about half rated it very high and half rated it very low. The higher ratings were principally from employees at the corporate office. The lower ratings typically came from the regional managers. These would be the type of employees who would manage the complex in Harrisonburg. Their comments included the lack of resources to manage the communities and the lack of support from the corporation.

I suspect that the corporate office can make an excellent presentation to warrant the zoning change. If the Harrisonburg Planning Commission were to allow this high-density complex, it would likely finish behind schedule and Woda would manage it poorly.

The result would likely be subsidized apartment buildings with higher-than-average, on-going problems.

### Comments from employee interview on GlassDoor

Managing a high-density, subsidized apartment complex will require experienced managers. Interview comments from Woda employees indicate that the rapid growth and turnover will make it unlikely that Woda will be able to manage the complex appropriately. These are the summarized Pros and Cons from the employee comments:

#### Pros

- "The [Woda Group](#) is a diversified company that provides a very fast paced work environment" (in 15 reviews)
- "Its [fast paced](#) but the goal has always been to provide a quality product" (in 8 reviews)
- "I highly recommend The [Woda Cooper Companies](#) and trust me, I was not told to write this review or compensated to do so" (in 7 reviews)
- "[Company is growing](#) at a rapid pace, and many roles are recession proof" (in 7 reviews)
- "Woda Cooper Companies is a [great place](#) to work" (in 7 reviews)

#### Cons "

- "[Upper management](#) turnover and rapid growth" (in 15 reviews)
- "I have no issues at [woda](#) cooper companies" (in 11 reviews)
- "[Pay is low](#) to average, stop hiring people with no experience, pay the money and make good hires" (in 7 reviews)
- "[High turnover](#) rate of managers and upper management in Michigan" (in 5 reviews)
- "Do to the [rapid growth](#) of the company they are still working on going from what was a smaller corp to a larger organization" (in 4 reviews)





Virus-free. [www.avast.com](http://www.avast.com)

February 1, 2022

From: Jeff Tyrrell  
89 Blue Stone Hills Drive  
Harrisonburg, VA 22801

To: Harrisonburg City Council: Deanna Reed, George Hirschmann, Cristopher Jones, Sal Romero, Laura Dent, Ande Banks, Thanh Dang

**Subject: Opposition to the rezoning and to the WODA Cooper/Lucy Drive development proposal**

Good afternoon,

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[https://properties.wodagroup.com/searchlisting.aspx?ftst=&txtState=VA&LocationGeold=0&renewpg=1&LatLng=\(39.2820287,-94.8966332\)&](https://properties.wodagroup.com/searchlisting.aspx?ftst=&txtState=VA&LocationGeold=0&renewpg=1&LatLng=(39.2820287,-94.8966332)&)

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Please decline this rezoning and Woda Cooper Companies development proposal.

Respectfully,

Jeff Tyrrell

**Attachments:** *Better Business Bureau Reviews and Complaints, Comments from Indeed, Comments from Glassdoor*

## Thanh Dang

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**From:** LaVonne Crist <lavonnecrist@gmail.com>  
**Sent:** Tuesday, February 1, 2022 5:19 PM  
**To:** Thanh Dang  
**Subject:** Woda Cooper Company/Rezoning Request/Please Say NO

**WARNING: This email was sent from outside of your organization.**

Members of the Harrisonburg Planning Commission,

This email is in reference to the proposed rezoning for a parcel of land on Lucy Drive to allow a change from R-3 (medium Density) to R-5 (high Density) in order to build a subsidized apartment building complex. As a resident of the Blue Stone Hills neighborhood, I'm asking you to say NO to this proposal. In researching this company, it is clear it is not a good fit. It will increase traffic congestion and excessive noise and lighting issues. There are pictures available of similar complexes this company has built. The pictures of these complexes are of great concern. It is evident that these buildings will not be compatible with our adjacent neighborhood. Those of us who bought or built homes in this neighborhood did so because we were told the zoning on Lucy was designated for R-3 development. Please DENY this request.

Thank you,

LaVonne Crist  
Blue Stone Hills Drive resident

## Thanh Dang

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**From:** kathy kathysscuba.com <kathy@kathysscuba.com>  
**Sent:** Tuesday, February 1, 2022 5:45 PM  
**To:** Thanh Dang  
**Subject:** Lucy Drive - WODA Cooper

**WARNING: This email was sent from outside of your organization.**

Please forward to the members of the Planning Commission and City Council.

My name is Paul Clancey, and my wife Kathy and I purchased 261 Emerald Drive as our retirement home fully aware of the by right uses of an R-3 property.

We strongly oppose the 3 requested changes to 290, 294 & 298 Lucy Drive. As we understand it, if the changes to the map, zoning and special use permit are granted, there is no legal requirement that what WODA Cooper is proposing would be constructed. It would allow something much more intrusive and incompatible to be constructed. The project that was planned for this parcel 3 years ago had their dumpsters in the back corner of their property; just 75 feet from the back wall our home.

The property line for tax map parcel 77-A-1 and 261 Emerald is shared. Our property line is 65 feet from the back wall of our home. Adding 23 feet of proffered buffer puts the 213-stall parking lot 83 feet from our rear deck which we use for family BBQs on weekends. The parking lot for the "workforce" will be active 24/7/365 creating noise pollution, light pollution, and leaked fluids from vehicles. At night there will be headlights of the cars coming and going to sweeping across the back of our homes and illuminating the interiors of our homes through our back windows and glass doors. Has the environmental impact of that many vehicles parked in a confined space been considered?

The measurement (65 feet) used for our "back yards" is roughly the same for 32 townhomes and duplexes on the North side of Emerald Drive.

We also share a property line with Shenandoah Women's Health Center and The Spa at Shenandoah. That is a by right for R-3 and was constructed after we purchased our home. As a Commercial neighbor approx. 110 feet from our bedroom window they are perfect. Their illuminated parking lot is empty at night and not noticeable or intrusive.

If this structure is built as illustrated, there will be 111 units with 213 bedrooms for families. The pedestrian traffic will increase dramatically on Lucy Dr. which does not have any sidewalks

at this time. Shenandoah Women's Health Center does not have a sidewalk on Lucy Dr. This means people would have to walk in the street or in the grass to Evelyn Byrd Ave which is 4 lanes wide. To walk to either grocery store in the area this 4 - lane highway must be crossed and there is no signal or crosswalk, and no sidewalk on the other side. There is no infrastructure to support pedestrian traffic. There are no traffic signals in the neighborhood (one is desperately needed at the intersection of Lucy Dr. and Evelyn Byrd Ave). The only sidewalks in the neighborhood are on Deyerle Ave and a short portion on the North side of Emerald Dr. that lead to nowhere. Crosswalks are not to be found in the neighborhood.

My guess is that the Blue Stone Hills Neighborhood was designed and envisioned to be a modified higher density version of Sunset Heights where I grew up in the late 50's and early 60's. It is not designed to accommodate 2 apartment houses.

R-3 has many by rights. The 2018 rewrite left this area unchanged. The 2018 applications were much the same and denied. We ask that you vote no on the 3 requests being made by the WODA Cooper Companies and follow the Comprehensive Plan as it now stands.

Sincerely,  
Paul and Kathy Clancey  
261 Emerald Drive  
Harrisonburg, VA

## Thanh Dang

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**From:** tom potter <tigertj@yahoo.com>  
**Sent:** Tuesday, February 1, 2022 10:55 PM  
**To:** Thanh Dang; Deanna R. Reed; Sal.romero@harrisonburg.gov; George J. Hirschmann; Laura A. Dent; Christopher B. Jones; Ande Banks  
**Subject:** WODA Cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

Dear Ms. Dang:

This is Qingjiu Tao from 206 blue stone hills drive. I am against the proposal from WODA Cooper Companies to rezone the Lucy Drive to allow high density, subsidized housing.

This rezone proposal is in direct conflict with 2018 Harrisonburg Comprehensive Plan. It will have a significant negative impact on the property value of the area and potential traffic jam as well as other safety related issues

in this region.

We demand the Harrisonburg Planning Commission to hear the voice of the Blue Stone Hills community and keep the original R-3 Zoning intact.

Best regards,

Qingjiu Tao, Ph.D.

Email: tigertj@yahoo.com



## Thanh Dang

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**From:** Sharyn Miller <sharynm89@gmail.com>  
**Sent:** Wednesday, February 2, 2022 10:08 AM  
**To:** Thanh Dang  
**Subject:** WODA Cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

To Whom It May Concern:

I am writing to oppose the Lucy Drive proposal. My husband and I relocated to the “Friendly City” less than a year ago from Northern Virginia (NOVA). As residents of a Pearl Lane property, one of the biggest factors in moving to this neighborhood was the lack of noise from traffic and the lack of high-density housing (both of which were a hot commodity in NOVA living). This proposal will eliminate the very thing that caused us to move here. We love our neighborhood, and want to maintain the quiet, friendly atmosphere. As such, we kindly request that the Lucy Drive proposal be denied.

Thank you for considering this request. Please let us know if there are questions or concerns.

Best,

Sharyn and John Rutt  
2237 Pearl Lane  
Harrisonburg, VA 22801

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**Sharyn E. Miller, MS**  
**Mobile: (540).244.1355**

## Thanh Dang

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**From:** Robert Hinkle <hinklerr@yahoo.com>  
**Sent:** Wednesday, February 2, 2022 12:11 PM  
**To:** Thanh Dang  
**Subject:** WODA Cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

To whom it may concern,  
I am opposed to the WODA Cooper Lucy Drive rezoning request. As a property owner in close proximity, I am concerned about increased traffic on Lucy Drive which is an already busy "short cut road" between shopping and heaving density student housing area; about encroaching parking from those living and visiting the proposed high density housing, and I am disappointed that such a significant change in zoning categorization is even under consideration by zoning officials.  
Respectfully,

Robert R Hinkle, Ph.D.  
Harrisonburg Hearing Services  
339 Lucy Dr  
Harrisonburg VA 22801

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**Richard W. Nagel**

95 Blue Stone Hills Drive  
Harrisonburg, VA 22801  
richardwnagel@gmail.com

February 2, 2022

**City of Harrisonburg Planning Commission**

409 S. Main Street  
Harrisonburg, VA 22801

Dear Mr. Chairman and Members of the Planning Commission,

I am writing in opposition to the WODA Cooper rezoning and development application for the Lucy Drive project that is on the Planning Commission's agenda for February 9, 2022. I respectfully request that all members of the Planning Commission deny this rezoning application.

The proposed R-5 Woda Cooper development is not consistent with the current M-1 commercial and R-3 residential zoning in the 2018 Comprehensive Plan for Blue Stone Hills and the surrounding commercial areas. The intent behind any change should be in accordance with the Comprehensive Plan. Here, if R-5 rezoning is approved, the developer would be permitted to exceed the current R-3 zoning density. The developer is not being prohibited from R-3 residential development and has a duty to justify a deviation from the Comprehensive Plan. Therefore, the Planning Commission must be consistent as to avoid arbitrary action and deny the rezoning application.

An R-5 density development will affect the safety and welfare of the surrounding community. Virginia Code Section 15.2-2223 states the Comprehensive Plan shall be made to best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities. Here, excessive traffic and increased accident risk could occur along the Lucy Drive corridor, in addition to other issues adversely affecting the welfare of the community such as the lack of continuous sidewalks to city resources, work or transportation. This poses a considerable safety risk to those who must walk to work or to access community resources or commercial establishments including the residents of a nursing facility.

In conclusion, The 2018 Comprehensive Plan should be upheld and followed. In 2018, the city voted against granting a rezoning application to a developer who intended to develop the same parcel based on similar issues Here, since many adverse issues regarding WODA Cooper have been uncovered

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subsequent to the last hearing, I submit that Woda Cooper is not the proper partner for the City of Harrisonburg. All future developers should be required to work within the Comprehensive Plan and follow the same R-3 zoning standards that previous developers followed in the Emerald Drive and Blue Stone Hills neighborhoods. For the reasons stated above, the Planning Commission should deny the Woda Cooper rezoning application and adhere to the consistency and integrity of the Comprehensive Plan.

Sincerely,

Rick Nagel

President, Vista Terrace Homeowners Association

95 Blue Stone Hills Drive, Harrisonburg, VA 22801

A DUE DILIGENCE STUDY FOR THE  
HARRISONBURG CITY COUNCIL &  
HARRISONBURG PLANNING  
COMMISSION

# WODA COOPER COMPANIES

# WHO IS WODA COOPER COMPANIES?

A LOT CAN BE LEARNED BY EXAMINING  
THE PATTERN AND PRACTICE AT  
EXISTING WODA COOPER OWNED  
PROPERTIES, AS WELL AS COMMENTS  
FROM TENANTS AND NEWS RELEASES.



# Woda Cooper Companies' BBB Customer Review Rating is a **RED** flag

**Not BBB Accredited**

**Customer Reviews**  
Woda Cooper Companies, Inc.  
Real Estate Rentals

Multi Location Business [Find locations](#)

[View Business profile >](#)

What do you think? Add your review.

Tell us what you think!

Customer Review Rating  
★☆☆☆☆ 1.07/5

# BBB Complaints from tenants in existing Woda Cooper properties:



Tom M



11/15/2021

Noisy environment, tenants overstep boundaries and go wild! Very invasive due to pop up inspections. Monthly inspections, reasonable indeed. The complex tends to receive biweekly inspections. Assuming there is a reason for this act.



Patricia R



09/25/2019

Lack of management/maintenance at properties. NO compassion for disabled.



Brittani H



10/19/2021

\*\*\*\*\* apartments in \*\*\*\*\* are a joke. Dont bother calling corporate they just make you feel like you are in trouble instead of the person or people you are complaining about. Management also \*\*\*\*\*..live here if you want to get sexually assaulted by the maintenance guy and other tenants and have nothing done about it. They also get to pocket your deposit ALL OF IT if you leave before your lease is up. How can anyone live somewhere that they dont feel safe/comfortable at??

# AUDUBON CROSSING DAYTON, OHIO

AN EXISTING WODA COOPER PROPERTY

# FEDERAL LAWSUIT FILED JANUARY 14, 2022 ALLEGING DISABILITY DISCRIMINATION AT AUDUBON CROSSING

A PROPERTY OWNED AND OPERATED BY  
AUDUBON CROSSING APARTMENTS &  
WODA COOPER COMPANIES

2021-01-14 Audubon Crossing:  
[https://www.mvfairhousing.com/pdfs/2021-01-14\\_Audubon\\_Crossing.PDFg.PDF](https://www.mvfairhousing.com/pdfs/2021-01-14_Audubon_Crossing.PDFg.PDF) (mvfairhousing.com)

NEWS RELEASE  
FAIR HOUSING CENTER & WOMAN LIVING WITH DISABILITIES FILE FEDERAL LAWSUIT  
January 14, 2021  
Page 3

NEWS RELEASE  
FAIR HOUSING CENTER & WOMAN LIVING WITH DISABILITIES FILE FEDERAL LAWSUIT  
January 14, 2021  
Page 2



Miami Valley Fair Housing Center, Inc.  
505 Riverside Drive  
Dayton, OH 45405  
937-223-6035  
Jim McCarthy, President/CEO

## NEWS RELEASE

FOR IMMEDIATE RELEASE

FURTHER INFORMATION:

Jim McCarthy, President/CEO  
(937) 223-6035 | [jim.mccarthy@mvfhc.com](mailto:jim.mccarthy@mvfhc.com)

or

Steve Dane, Attorney at Law  
Dane Law LLC  
(419) 873-1814 | [sdane@fairhousinglaw.com](mailto:sdane@fairhousinglaw.com)

### FAIR HOUSING CENTER AND WOMAN LIVING WITH DISABILITIES FILE LAWSUIT ALLEGING DISABILITY DISCRIMINATION AT AUDUBON CROSSING, AN AFFORDABLE HOUSING PROPERTY FOR SENIORS AND INDIVIDUALS LIVING WITH A DISABILITY

The Miami Valley Fair Housing Center (MVFHC) and Latisha Martin have filed a federal lawsuit alleging that the Audubon Crossing Apartments, and Woda Cooper Companies—which owns and operates Audubon Crossing, 50-unit development for seniors and disabled individuals located within the Old Dayton View neighborhood of Dayton – engaged in discrimination in violation of federal law. The building opened in December 2018. Woda Cooper Companies developed the facility with \$750,000 from the Ohio Housing Trust Fund and \$380,000 in Low Income Housing Tax Credits (LIHTC). Audubon Crossing also participates in Ohio’s Section 811 Project Rental Assistance Program for people with disabilities, a program operated by the Ohio Housing Finance Agency (OFHA). Audubon Crossing was constructed on the last remaining parcel of the Salem Crossing HUD HOPE VI Revitalization site.

Latisha Martin has been a resident of Audubon Crossing Apartments since April 2019. She uses a power wheelchair for mobility and has limited use of her limbs. The lawsuit says that both prior

EQUAL OPPORTUNITY SPECIALISTS  
NATIONAL FAIR HOUSING ALLIANCE OPERATING MEMBER

commodation under the  
regulations. Ms. Martin’s  
her unit. Latisha’s  
to unlock the door, lean  
the door open with her  
so, her wheelchair was  
door was causing an  
it creating potential

using Center is a critical  
. Martin would likely still  
, Chair of the Board of

request for reasonable  
to be installed, along with  
ly before Woda Cooper  
modification regarding the  
er, the lawsuit alleges  
, and not supported by  
n a meaningful  
possible alternative

door in late July,  
suit alleges that each of  
did not supported by any  
engage in a meaningful  
possible alternative

on to have a new door  
e the project. Two  
oor opener on her unit  
e. The lawsuit alleges

tes itself as a company  
Fair Housing Act and  
als, all with specious  
Center.

r assistance. MVFHC  
ousing opportunities.  
plaint through the  
variation of Ms. Martin’s  
ouncil, a Fair Housing  
ban Development

in December 8, 2020,  
disability discrimination  
mission to eliminate

d operates more than  
ic and Southeast. Any  
table to providing  
” McCarthy continued.

did while the Dayton  
the DHRC, Woda  
elling unit that met her



# FREEDMAN POINT, HOPEWELL, VIRGINIA

AN EXISTING WODA COOPER COMPANIES PROPERTY

## MAINTENANCE ISSUES: WATER DRAINAGE FROM UTILITY ROOM





# CAUSING FLOODING IN ADJACENT PARCEL



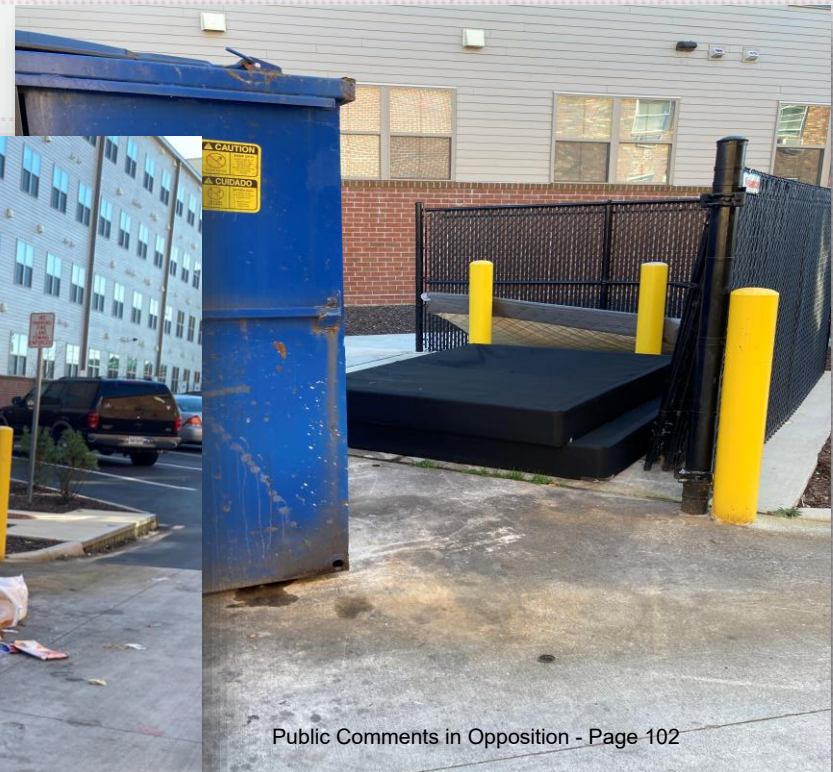
FREEDMAN POINT, HOPEWELL, VIRGINIA  
AN EXISTING WODA COOPER COMPANIES PROPERTY



# FREEDMAN POINT HOPEWELL, VIRGINIA

AN EXISTING WODA COOPER COMPANIES PROPERTY

## PUBLIC HEALTH HAZARDS: TRASH AREAS NOT MAINTAINED & UNCONTAINED SPILLS ON DRIVEWAY





# FREEDMAN POINT HOPEWELL, VIRGINIA

AN EXISTING WODA COOPER COMPANIES PROPERTY

## TRASH BLOWING INTO OPEN AREAS & ADJACENT PROPERTIES





# More BBB Complaints from tenants in existing Woda Cooper properties:



lamsunshine717



12/29/2020

I think they're ripping off the government and the people they don't fix things like they say and then they try to charge people for fixing the repairs which is why people rent in the first place have not moved out of my apartment I have to pay \$300 for some holes that were here before even took over the complex I live in they show up without a 24-hour notice for inspection and say oh because you have no income you don't have the same rights as everyone else I've lived in my apartment for almost seven years they've owned it for two maybe three when you try to talk to them you can't get ahold of anyone or they start charging you money that you don't have and they know you don't we need to set up some kind of payment arrangement for \$300 repairs that were not even necessary because it was just drywall holes that were here before they even bought apartments it went through at least four or five managers I have not gotten a copy of my new lease they're trying to tell me has changed in the last six almost seven years that I've lived here all of a sudden now my lease is changed and I don't have the same rules as everyone who has an income I'm not impressed with their people they're not very friendly in the maintenance does not do a good job my door that they finally replaced after 3 years of them kicking it in still leaks are my walls have not been drywall fix like they said and then they put dust everywhere that I had to clean up they're not a good running business they definitely are not out to help their tenants nor nor there for their tenants



Kim L



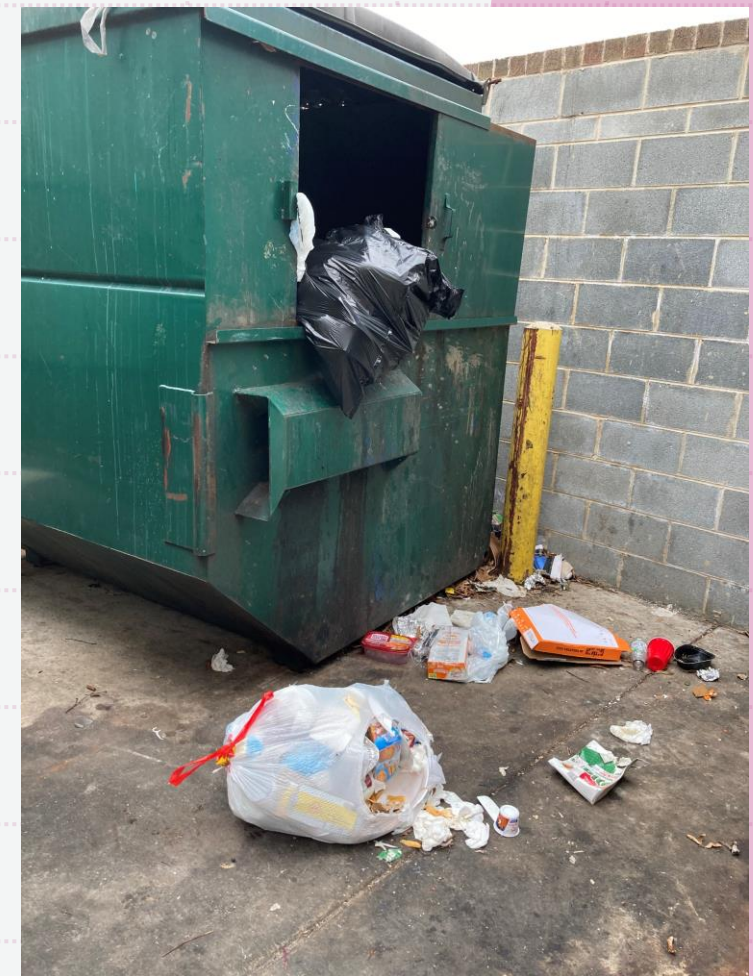
10/11/2021

WODA owns my apartment complex and completely ignores residents' complaints. The property manager has harassed me for years over my emotional support dogs. She makes up lies about them & threatens me constantly for nothing. I took a video today of the maintenance man squirting a bottle of \*\*\*\* in my yard because of a complaint to the health department. I called the health \*\*\*\*\* NEVER got a complaint about my dogs. They lie to harass me. YOU DO NOT WANT TO LIVE IN A WODA OWNED PROPERTY!!!! THEY DO NOT CARE ABOUT YOU!!!!



# BRENNAN POINT I & II NEWPONT NEWS, VIRGINIA

AN EXISTING WODA COOPER COMPANIES PROPERTY



**PUBLIC HEALTH HAZARD:  
TRASH AREAS NOT  
SECURED OR MAINTAINED  
& OPEN TO RODENTS**



# BELL DIAMOND MANOR NORFOLK, VA

AN EXISTING WODA COOPER  
COMPANIES PROPERTY

## MAINTENANCE ISSUES: DEBRIS & EQUIPMENT ISSUES

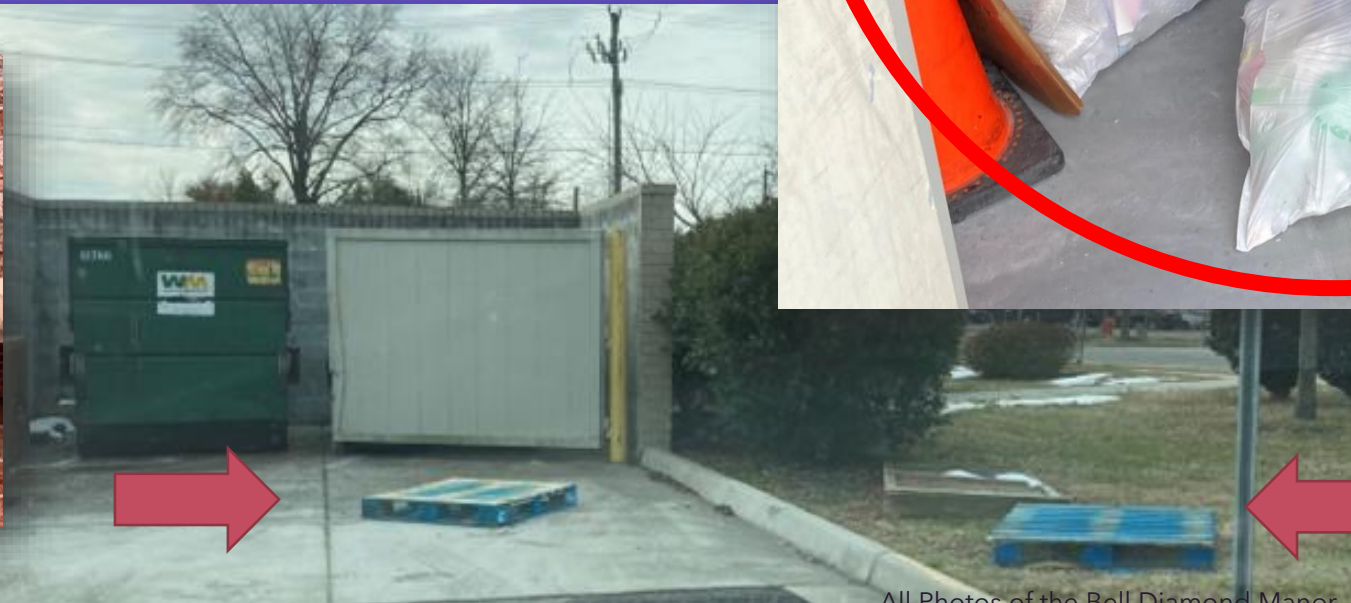




# BANKS AT BERKLEY NORFOLK, VA

AN EXISTING WODA COOPER  
COMPANIES PROPERTY

## MAINTENANCE ISSUES: TRASH, FIRE RISKS, & PUBLIC HEALTH HAZARDS

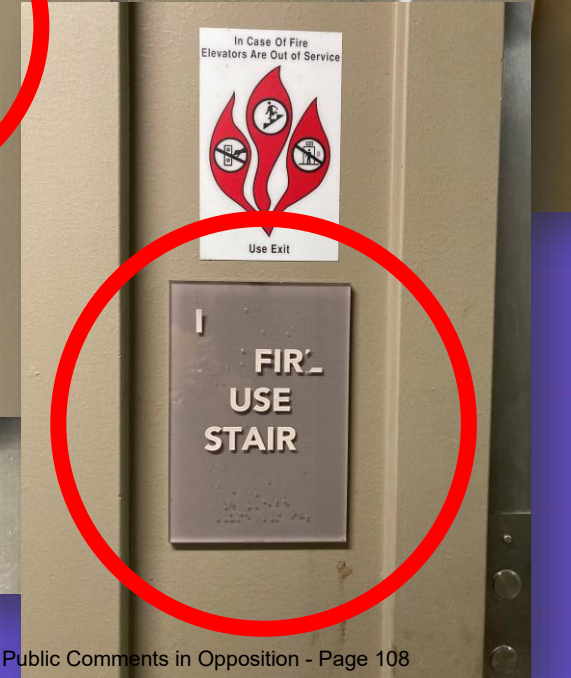
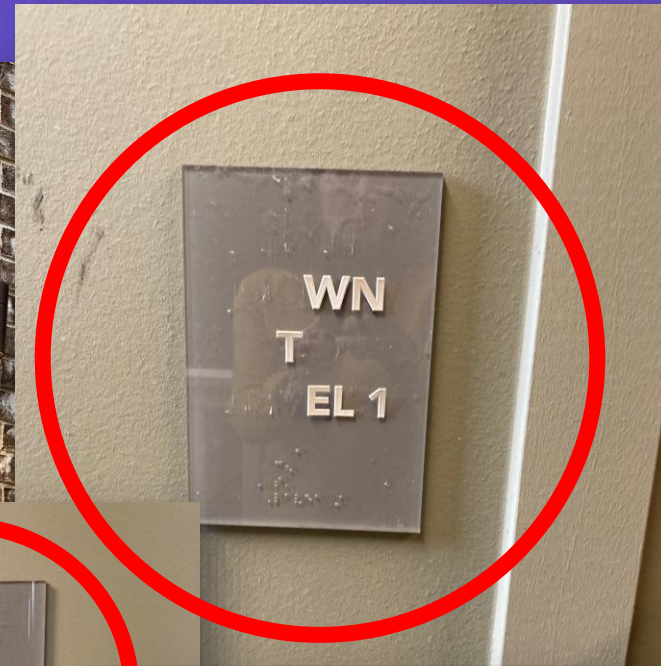
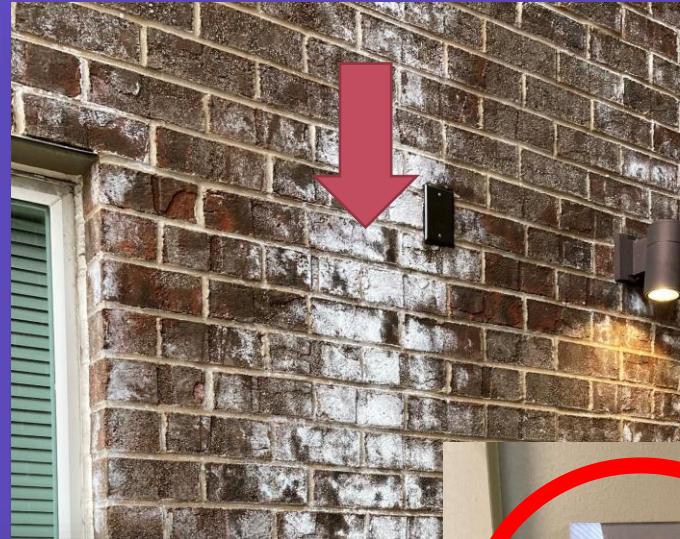




# BRENNAN POINTE NEWPORT NEWS, VA

AN EXISTING WODA COOPER COMPANIES  
PROPERTY

## BRICK EFFLORESCENCE, MAINTENANCE ISSUES, & FIRE HAZARDS





# EFFLORESCENCE

[efe 'resns]  
NOUN

Efflorescence is a powdery, crystalline deposit of salts on brickwork, rock, or other masonry building surfaces.

Efflorescence occurs when water containing dissolved salts is brought to the surface of brickwork and masonry. The white, greyish tint salt deposits remain on the surface after water evaporates.





# More BBB Complaints from tenants in existing Woda Cooper properties:



Ross W



10/25/2021

Woda Property management ignores their mission statement. We felt entitled to a safe and secure neighborhood. Woda ignores this. We have never felt under the umbrella of their management. They ignored our pleas to secure an entry door, we were encroached by a homeless person and the final months of our stay there a criminal was allowed to live in our housing complex. Other complaint seem to echo this sentiment. The local manager is \*\*\*\*\* pies to replace her go unanswered. We were forced to leave because we felt unsafe, unhappy and scared. Luckily we found a place to move to - our community has exhausted its rental housing base because of a boom in a local corporation and transient people. We welcomed our stay on \*\*\*\*\* in Menominee. WE had no intention of moving and would have stayed afloat longer if it weren't for poor management. Over two years we tried to reach upper management with many phone calls and e-mails. It culminated when the local manager allowed a person to move in without a background check. (Our check for the checks was returned - should have been a red flag.) WE have sent a certified letter to \*\*\*\* Cooper part owner of the business with no response. Nothing courteous and professional with these folks. Craif Patterson has been congenial with our complaints but no compensation except for return of our security deposit which was due to us. Besides a complaint here we are pursuing other actions. The grounds are deteriorated as is the



MissNancy



06/30/2020

Instead of fixing two 2" holes in carpet, they put all new carpet. And charged me. It was only 3 years old. Their Covid 19 responses were slightly lacking... (except their maintenance crew) allowing people to stack debris, shoes, giveaways, near my hallway and in common areas. Especially on days no resident manager would be there. Food Bank items causing people to congregate and riffle thru it. Who knows what!? Sanitary?? Plus management distributing a un-authorized newsletter advising us to all "get along" with other residents. Insultingly-worded, considering many conflicts WERE based on non-enforcement of lease violations. Otherwise a very nice place to live. Mostly nice residents.



# CITY VIEW PLACE RICHMOND, VIRGINIA

AN EXISTING WODA COOPER PROPERTY

## BUILDING MAINTENANCE, BUILDING CODE VIOLATIONS, TRASH & HEALTH HAZARDS





# BAILEYS CROSSING STANARDSVILLE, VA

AN EXISTING WODA COOPER COMPANIES PROPERTY

## BUILDING MAINTENANCE ISSUES & PUBLIC SAFETY HAZARDS





# BAILEYS CROSSING STANARDSVILLE, VA

AN EXISTING WODA COOPER COMPANIES  
PROPERTY

## MAINTENANCE ISSUES & FIRE HAZARDS



Public Comments in Opposition - Page 113

All Photos of the Bailey Crossing, Silver Spring, MD site were taken on January 25, 2022



**THIS IS NOT  
THE DEVELOPMENT  
HARRISONBURG WANTS.**

**DON'T RISK HAVING WODA COOPER  
COMPANIES' MANAGEMENT &  
PRACTICES IN HARRISONBURG.**

**HARRISONBURG DESERVES BETTER.**

# HARRISONBURG PLANNING COMMISSION & CITY COUNCIL: DENY THE WODA COOPER PLAN & REZONING OF THE LUCY DRIVE PARCEL

UPHOLD THE INTEGRITY OF CITY ZONING AND THE EXISTING  
HARRISONBURG ZONING ORDINANCE. HOLD DEVELOPERS  
ACCOUNTABLE TO THE 2018 HARRISONBURG COMPREHENSIVE PLAN

LISTEN TO THE HARRISONBURG COMMUNITY:

DO NOT APPROVE REZONING TO BUILD WODA COOPER COMPANIES'  
HIGH-DENSITY HOUSING ON LUCY DRIVE.



## Thanh Dang

---

**From:** ted sudol <tjsesq@gmail.com>  
**Sent:** Wednesday, February 2, 2022 2:57 PM  
**To:** Thanh Dang  
**Subject:** Lucy Drive Proposal

**WARNING: This email was sent from outside of your organization.**

Thanh -

Greetings!

I'm writing to you in advance of the Virtual Public Hearing on Wednesday, February 9 regarding a proposal to rezone property in the City (on Lucy Drive) so as to permit a major construction project that otherwise would not be permitted on the parcel in question.

As you well know and can appreciate, the entire purpose and history of zoning has functioned in Harrisonburg - and across the country - to stimulate the creation of a city that has a variety of neighborhoods and areas, each with a particular purpose and theme so as to collectively create a carefully, thoughtfully, strategically designed place where residents can live and work that aligns with their basic aesthetic, professional, and personal sensibilities. The distinctions among residential areas, retail areas, commercial areas, industrial areas, and mixed-use areas serve an array of purposes - the chief being that taxpaying homeowners invest in their homes - and their city - with the expectation that their investments are protected by the zone and the zoning priorities of the city. Without an expectation that the city's elected and appointed officials will respect the zones and the zoning priorities from year to year and over time, the chaotic outcome that would result would discourage willing residents to invest their financial resources in a residential property in the city. Without taxpaying homeowners, our city - like any city - would ultimately and inevitably deteriorate in quality and interest.

So, when a developer comes along - especially one that is not a part of our community - and decides that a parcel would make for a profitable construction project, without any regard for our city, our zones, or our future - and has only one interest - its own profit - then we who are here (and who have been here for a long time) has a reasonable expectation that our city officials will honor and respect our zones and deny a request to rezone a property so that the developer cannot do what was never intended to be done on the particular parcel

It's really that simple.

We have a parcel that is zoned a particular way for a particular reason. The zone designation reflects an intention to limit the use of the parcel to particular purposes, at the exclusion of all others. And, the rationale for the limitations is to ensure that the area in which the parcel sits will be protected from uses that do not conform to the zone requirements established for the parcel. Everyone who invests in property in the area that is proximate to this parcel has a reasonable expectation that the city will honor and respect the limitations on the use of this parcel and not change the zone designation to allow a use that was never intended for the parcel.

It's not like there are not places in the city where the desired project could be accomplished without the need for rezoning. That's the value of zones - so that a developer can locate a parcel appropriate for the developer's intended use and then proceed with the desired project in a place where the intended project should be pursued.

Are there ever situations in which a rezoning decision could properly be made? Yes.



But not this one.

To rezone this parcel would fly in the face of all prior precedent in the city. It would change the very character of the particular parcel - and the area around it. To grant city permission to the developer to construct a three-story 111-unit Section 42 housing complex would create added traffic, increased lights, higher levels of noise, and a physical structure never intended for this area of the city - and, one that is simply not compatible with the area. Those who have invested in property in the area never would have expected that the city would permit such a use for a parcel in this area. The city has a fiduciary duty to its taxpaying residents to protect them and not harm them - and the requirement to protect includes not just physical harm but also financial harm. There must be a holistic perspective that guides the city's decision-making - that takes into consideration its fiduciary responsibility to its taxpaying residents to protect them - and this perspective seems to be missing so far.

For all these reasons, i trust - as someone who has for decades invested substantial time, talent, and financial resources to help Harrisonburg be a great place to live and work - that the city will act with due diligence to deny the request for a rezoning of this parcel on Lucy Drive.

If you have a question, or need more information, please do not hesitate to contact me.

Thank you for your time and commitment to our city, Thank.

ted

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ted sudol  
168 diamond court  
harrisonburg, va 22801  
540.820.0246  
[tjesq@gmail.com](mailto:tjesq@gmail.com)

## Thanh Dang

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**From:** Jessica Kuyper <jessica.kuyper22@gmail.com>  
**Sent:** Wednesday, February 2, 2022 3:27 PM  
**To:** kawhitten@comcast.net; Thanh Dang; darmstrong@albany.edu; abyrd@vt.edu; Laura A. Dent; newmanruddle@gmail.com; Richard Baugh; brentfinnegan@gmail.com  
**Subject:** WODA Cooper/ Lucy Drive

**WARNING: This email was sent from outside of your organization.**

Hello members of the Planning Commission,

I'm reaching out to voice my concerns and opposition of the WODA Cooper spot zoning proposal. I have lived in the Bluestone hills neighborhood for 3 years and would like to continue to live here for many more. I walk my dogs along Blue Stone Hills Drive every day and I can tell you this road is already a absolute safety risk to the walkability of this community. I need to be extremely vigilant that my dogs dont get hit as we walk since many parts of this road are blind with the hills and curves especially with the speed that people fly down it. People use this road as a cut thorough to avoid long and frustrationg stoplights along HWY 33 and adding a large housing complex to this neighborhood would put a huge burden on this road and a neighborhood with NO SIDEWALKS already, literally NONE.

Please consider the impact of this population density change on an already strained neighborhood with families, pets, and kids that want to walk around and enjoy our neighborhood but already feel somewhat unsafe doing so. Tenants of a multi-family complex would definitely figure out this road can be used as a cut through to avoid 2 stoplights on their way home from any location east of town and easily double the traffic on this already busy road.

WODA does not have a good track record for previous projects. The do not manage or maintain their properties well. This would not only be a bad situation for those needing affordable housing as they would be living somewhere that is not well kept and would not be supported by their property managers but it would be bad for the community and neighborhoods surrounding as it would be an eyesore and drive down property value. WODA is not the right developer, not even a local developer to allow a spot zoning in this location.



[WHO IS WODA COOPER - DUE DILIGENCE STUDY V5 02012022 FINAL.pdf](#)  
[7.7 MB](#)

## Thanh Dang

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**From:** Jakanes <jakanes@aol.com>  
**Sent:** Wednesday, February 2, 2022 3:32 PM  
**To:** Thanh Dang  
**Subject:** Lucy Drive Parcel

**WARNING: This email was sent from outside of your organization.**

Mr Dang -

Good Afternoon!

I am writing to you about the proposal to rezone property on Lucy Drive to permit a major construction project that otherwise would not be permitted on this parcel.

I believe you would concur with me that the **taxpaying homeowners who invest in their homes - and their city - do so with the expectation that their investments will be protected by the zone requirements and system established in the city.**

After all, without an expectation that the city will respect the zones, the outcome that would result would discourage folks from ever investing their hard earned money in a residential property in the city - and, without taxpaying homeowners, our city would end up someplace that families and individuals will lose interest in as a place to live or work.

You and I both know that the developer is driven by a profit motive. Nothing wrong with that. But, the developer's desire to make a profit CANNOT come at the expense of our community, our neighborhoods, and our financial investment in our residences. There are other places to build such a profit and the Economic Development Staff should work with the developer to find a suitable and zone-appropriate parcel somewhere else in the city.

It is a reasonable expectation on my part to believe that **our city officials will honor and respect our zones** and deny a request to rezone a property so that the developer cannot do what was never intended to be done on the particular parcel. The city should not change the zone designation to allow a use that was **never intended** for the parcel.

For all these reasons, i trust - **as someone who has for decades invested substantial professional and volunteer time and talent, and personal financial resources to help Harrisonburg be a great place to live and work** - that the city will **deny the request for a rezoning of this parcel on Lucy Drive.**

Thank you for your time and commitment to our city.

Jill A. Kastanek, M.D.

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168 diamond court  
harrisonburg, va 22801  
540.421.8246  
jakanes@aol.com

## Thanh Dang

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**From:** Suzanne Sloane <suzannesloane85@gmail.com>  
**Sent:** Wednesday, February 2, 2022 4:47 PM  
**To:** Thanh Dang  
**Subject:** Fwd: Woda Cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

As a resident in the area of this proposed rezoning, I want to formally state my opposition to the zoning change on Lucy Drive land parcel from R-3 to R-5c. This rezoning will significantly increase traffic and noise and cause parking problems. It will allow more than 12 units per building which is significantly more than currently allowed. I am concerned about the safety of my family should this change occur. There are other options nearby that would be more feasible due to their location. Please do not approve this zoning change.

Sincerely,  
Suzanne Sloane



## Thanh Dang

---

**From:** paul kathysscuba.com <paul@kathysscuba.com>  
**Sent:** Wednesday, February 2, 2022 6:40 PM  
**To:** Brent Finnegan -; Adriel Byrd -; Richard Baugh; Donna Armstrong -; Jim Orndoff -; Kathy Whitten -; Laura A. Dent; Thanh Dang  
**Subject:** Board of Zoning Appeals-Aiken. SC-February 25, 2020 Meeting

**WARNING: This email was sent from outside of your organization.**

Included is a link to a video that shows concerns about WODA Cooper Companies. Please watch the portions listed below.

<https://www.youtube.com/watch?v=J1bOM72PYww>

|         |   |
|---------|---|
| 5:55    | The portion of the meeting concerning Woda Cooper Companies begins. |
| 1:04:00 | Citizen refers to an F rating by the BBB concerning WCC             |
| 1:27:20 | Citizen refers to an F rating by the BBB concerning WCC             |

WCC representatives were present and I did not hear them address the F rating at all.

At present searching the BBB site for Woda Cooper Companies Columbus Ohio shows a B+ However the BBB states: 1) THIS BUSINESS IS NOT BBB ACCREDITED and 2) Customer Reviews are not used in the calculation of BBB Rating.

Customer Reviews show as a 1.07 starts out of 5.

Please vote to deny WODA Cooper Companies (3) zoning requests.

Thank You

Paul & Kathy Clancey  
261 Emerald Dr.

## Thanh Dang

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**From:** Leslie Falconi <les542004@yahoo.com>  
**Sent:** Wednesday, February 2, 2022 7:37 PM  
**To:** Thanh Dang  
**Subject:** Lucy Drive Simms Pointe please forward for the packet

**WARNING: This email was sent from outside of your organization.**

Hello Thanh and hello fellow citizens who are serving on our **Planning Commission and our City Council**,

First and foremost let me **APOLOGIZE** on behalf of an unknown person or persons who may have emailed you attacking you personally or as a body of city employees using atrocious language and belittling folks who are already disenfranchised and unable to stand up for themselves. This is beyond **reprehensible** and does not in any way represent us, the Blue Stone Hills residents, who are simply trying to make our arguments against spot rezoning to high density R-5 in our neighborhood.

We do not discriminate against immigrants nor people who are less fortunate than we are. Furthermore, we all understand that affordable housing is needed and required in a growing city such as Harrisonburg. That said, we adamantly oppose changing all the current regulations and laws that are now in place and have been in place when we all bought and built our homes. We oppose:

1. Changing the comprehensive plan and land use guide
2. Changing zoning from R-3 medium density to R-5 high density
3. Granting a special use permit which would allow multi- family dwellings with more than 12 units per building.

An affordable housing complex with townhomes that require no changes to zoning nor the comprehensive plan and land use guide and need no special use permit to be issued, this would be acceptable to us as long as it is well constructed and managed. This would keep the density down, traffic more minimized, parking contained to the complex and noise should be no more than what is currently produced in the other townhomes. This ensures “careful controls to ensure compatibility with adjacent land uses” per the land use guide.

You are aware **300 to 400** more people living on the quiet side street of **Lucy Drive** increases tremendously the **traffic** and the flow onto Evelyn Byrd Ave. monitored only by a STOP sign. **1.5 parking spaces** per unit where the overwhelming majority of units will be 3 bedroom is not sufficient – overflow parking onto to Emerald Drive and Deyerle Avenue is **unacceptable** and **unavoidable** at 1.5 parking spaces per unit.

Help us, help the disenfranchised citizens we owe them a safe place to live where their concerns and complaints will be heard and properly addressed in a timely manner. We have uncovered a tremendous amount of information here in Virginia and recently at Woda properties in West Virginia ( not included in the deck you received) that leads us to believe that Woda Cooper is not the proper developer to achieve this goal for our beautiful friendly city.

Leslie Falconi  
Blue Stone Hills

## Thanh Dang

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**From:** Gail Shears <glshears@comcast.net>  
**Sent:** Wednesday, February 2, 2022 7:58 PM  
**To:** Thanh Dang  
**Subject:** Planning Commission Public Hearing - February 9, comments

**WARNING: This email was sent from outside of your organization.**

- Thanh;
- Thank you for relaying our concerns to the Planning Commission. These comments concern the topics set out below;
- Comprehensive Plan Amendment – Property on Lucy Drive located between Deyerle Avenue and Evelyn Byrd Avenue (Land Use Change: Limited Commercial to Mixed Use)
- Rezoning – Property on Lucy Drive located between Deyerle Avenue and Evelyn Byrd Avenue (R-3 to R-5C)
- Special Use Permit - Property on Lucy Drive located between Deyerle Avenue and Evelyn Byrd Avenue (Section 10-3-55.4 (1) to Allow Multi-Family Dwellings of More Than Twelve Units Per Building)
- This project appears to be substantially similar to a project proposed in 2018. That project was rejected by neighborhood citizens at a city Council meeting at that time.
- The planning commission had recommended approval to City Council prior to the meeting, but citizen sentiment was overwhelmingly negative towards the request.
- We can't help but believe that neighborhood sentiment has not changed in the intervening 3 to 4 years. That parcel is too close to the R3 neighborhood, and too much of a departure from the R3 restrictions. It is not right or fair to expect the neighbors, especially on Emerald Drive, to stand idle while their home values and lifestyles are negatively affected by issues the increased density will bring. This issue was hashed out in 2018, in excruciating detail, and it will likely happen again if this goes to Council in an approved form.
- We are asking you to consider that this request does not get a recommendation from the Planning commission due to concerns expressed in the past meetings.
- Should the Planning Commission choose to approve this effort or one like it, We will continue to oppose it.
- Thanks for the opportunity to express our opinions.
- Sincerely;
- Gail Shears
- Carley Shears
- 2205 Pearl Lane

## Thanh Dang

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**From:** Meyerhoeffer, Suzann L - meyerhsl <meyerhsl@jmu.edu>  
**Sent:** Wednesday, February 2, 2022 8:22 PM  
**To:** Thanh Dang  
**Subject:** Rezoning of Lucy Drive Property

**WARNING: This email was sent from outside of your organization.**

Hello,

I am writing to express my opposition the rezoning of the property on Lucy Drive which would allow for High Density, Subsidized Housing.

The reasons for my opposition to this rezoning and subsequent development being proposed by WODA Cooper Companies are the same reasons I expressed regarding the development of this same parcel of property in the fall of 2018 by Madison Lucy LLC.

Just like the proposed student housing complex, the subsidized housing project repeats the same concerns .....increased traffic, bright lighting and excessive noise. If the architectural design shown in the drawings is an accurate depiction of what the buildings will look like, it does not add to the attractiveness of our neighborhood in my opinion.

I realize this property owner wants to sell his land and wants to get the maximum amount of dollars. I have lived here since 1997 and that property has remained undeveloped. I am curious why that has been.....I think I know. I had envisioned more doctor's offices or professional offices being the eventual occupants of this property. I have thought about the possibility of a "55 and older" community that is not connected with a retirement community. I feel there is a need for this type of housing in Harrisonburg as well. Never, ever would I have envisioned the types of developments that have been, and are now being, proposed for this property.

I am asking that you consider the home owners who border this property and ask yourself, "would I be in favor of this development in my neighborhood"?

Thank you for the opportunity to express my OPPOSITION to the rezoning of the Lucy Drive property from R-3 (medium density) to R-5C (high density) and the development of subsidized apartment buildings.

Suzann Meyerhoeffer  
320 Emerald Drive  
Harrisonburg, VA. 22801.

Get [Outlook for iOS](#)



## Thanh Dang

---

**From:** H Hu <xf\_hu@msn.com>  
**Sent:** Wednesday, February 2, 2022 10:33 PM  
**To:** Thanh Dang  
**Subject:** WODA Cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

Dear Ms. Thanh Dang,

Recently, we learned the hearing of rezoning a parcel on Lucy Dr for high-density residential building. We are writing to you to express my concerns and strong opposition.

Please allow me to use the Community Bike Map of Harrisonburg (URL: <https://www.harrisonburgva.gov/bike-map>) because of the color scheme that is in line with the traffic volume, i.e. red for high traffic, green for low traffic, and etc. The attached partial map shows the area of Lucy Drive and Deyerle Ave with the approximate location of the discussed parcel circled.



The circled area is the location for the desirable 111-unit apartment buildings. To the best my knowledge, it will have 111 units with 25 one-bedrooms, 74 two-bedrooms, 25 three-bedrooms. Although the acreage seems large enough to have the proposed high-density residential buildings, Lucy Drive along with the adjacent streets and the neighboring R1 and R3 areas cannot accommodate the increased vehicle and pedestrian traffic.

Here are the reasons:

1. Traffic Jam on adjacent streets. Reservoir St, Neff Ave, and Evelyn Byrd Ave, being major streets in Harrisonburg, already have constant traffic jams because of the expanding city and JMU enrollment. Assuming two cars per unit, 111 units can add up to 222 cars. Aligning 222 cars in a traffic can exceed over one mile. They will be all relying on the above streets for incoming or outgoing traffic, and will significantly worsen the current traffic conditions of the above streets.

The attached TIA (traffic impact analysis), conducted in 2019 before the COVID19 pandemic, is outdated. Since the pandemic, significant traffic increase was observed due to the fact that more students are driving. An extensive up-to-date TIA is required to reevaluate the traffic conditions.

2. Pedestrian safety, traffic and noise on neighboring R1 and R3 areas. Streets as Emerald Dr, part of Crystal Ln, part of Deverle Ave, part of Bluestone Hills Dr, Pearl Ln and Diamond Ct have been regularly

used by pedestrians for walking, jogging, and dog walking because of the reasonable density of residential building and the walking-friendly neighborhood. The total length of walkable streets is only 3 miles. It's the only walking-friendly neighborhood within the boundaries of Reservior St, Lucy Dr, Evelyn Byrd Ave, and Chestnut/Stonewall. Residents within the above boundaries as students and residents living on Chestnut Ridge Dr routinely use this area for walking and jogging. Having high-density residential buildings adjacent will expose the current residents in R1 and R3 areas, who already have to share the streets with pedestrians from neighboring streets, with R5-level of pedestrian traffic and noise. Any additional traffic of pedestrian or car can cause serious traffic accidents due to the curvature and rise/drop of the streets in this area.

3. Parking overflow and impact to existing cycling traffic. Residents in the neighboring R1 and R3 areas who choose to travel with bicycles usually use Deyerle Ave and Lucy Drive because of paved bicycle lanes and less car traffic. Having high-density residential building on the Lucy dr will significantly impact the safety of these residents because of increased traffic on Lucy Dr.

As to parking, assuming 2 vehicles for each unit, 222 parking spots are required for 111 vehicles. More spots are needed if visitors are taken into an account. Unfortunately, the proposal only shows the 199 onsite parking spots, which likely assumes directing parking overflow onto Lucy Drive or other neighboring streets. This indicates that the bicycle lanes on Lucy Drive will have to be removed.

Clearly, this high-density multi-family development will cause direct conflict with the interests of the neighboring residents, and doesn't fit in the existing neighborhood. The traffic problem is impossible to solve because of the existing high traffic volume on the neighboring major streets. Therefore, we strongly oppose to this high-density multi-family development.

Thank for your kind consideration of our concerns and opposition to this development.

Harry Hu and Jun Yin  
111 Diamond Court  
540-830-0884

## Thanh Dang

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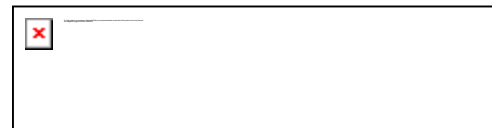
**From:** JOSEPH D CAMPBELL <JDCAMPB3@sentara.com>  
**Sent:** Wednesday, February 2, 2022 11:22 PM  
**To:** Thanh Dang  
**Subject:** WODA Cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

Please Vote NO to rezoning of my neighborhood, WODA Cooper/Lucy Dr. Proposal. I am not political but I do take this matter very seriously and will do everything in my power against this action. I hold you responsible for the vote you cast. Thanks for your time.

Dr. Joseph DB Campbell  
216 Blue Stone Hills Dr  
Harrisonburg, VA 22801  
Cell 540-290-6474

Joseph D Campbell, Pharm.D.  
Sentara RMH Medical Center  
Out-Patient Pharmacy  
2010 Health Campus Drive  
Harrisonburg, VA 22801  
Phone 540-689-2400  
Fax 540-689-2407  
Email [JDCampb3@Sentara.com](mailto:JDCampb3@Sentara.com)  
Web <https://www.sentara.com/harrisonburg-virginia>



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## Thanh Dang

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**From:** betty giuliano <balg.47@hotmail.com>  
**Sent:** Thursday, February 3, 2022 12:06 AM  
**To:** Thanh Dang  
**Subject:** WODA Cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

Sent from [Mail](#) for Windows

My husband and I own two properties in the city and one in the county. We live at 305 Emerald Drive, directly behind the proposed construction on Lucy Drive. We are not opposed to development. We realize that development will come. However, we *ARE Opposed* to changing the master plan, changing existing zoning requirements and using special use permits to accomplish this.

This development will increase traffic, noise, and light pollution in an existing residential neighborhood. There are a number of small children in our area. Increased traffic will increase the possibility of accidents.

In watching the January planning commission meeting, I was concerned by the manner in which the developer pushed to get this through. We felt that his agreement to decrease the number of units from 111 to 80 was too quick. When questioned about the project in Standardsville, he was eager to say "disgruntled renters". I felt we heard whatever we needed to hear to get this through.

If both this development and the one at the theaters does through, how is the fire department on Lucy Drive affected?

We ask that you vote NO to the WODA Cooper/Lucy Drive proposal.

Thank you.

Arthur and Betty Lewis Giuliano



## Thanh Dang

---

**From:** Michael Brady <jmichaelbrady@hotmail.com>  
**Sent:** Thursday, February 3, 2022 8:02 AM  
**To:** Thanh Dang  
**Cc:** brentfinnegan@gmail.com; abyrd@vt.edu; Richard Baugh; darmstrong@albany.edu; newmanruddle@gmail.com; kawhitten@comcast.net; Laura A. Dent  
**Subject:** WODA Cooper Companies - Lucy Drive Development - February 9, 2022 Planning Commission Public Comment  
**Attachments:** WHO IS WODA COOPER - DUE DILIGENCE STUDY V5 02012022 FINAL.pdf

**WARNING: This email was sent from outside of your organization.**

Thanh Dang  
City of Harrisonburg  
Planning Commission

Please forward letter below and attached file, for the record, to all Harrisonburg Planning Commission Members regarding WODA Cooper – Lucy Drive Development Public Comment on February 9, 2022.

**Letter below is addressed to the City of Harrisonburg Planning Commission for Public Comment regarding WODA Cooper - Lucy Drive Development**

Harrisonburg Planning Commission,

I'm writing to you in advance to oppose the WODA Cooper Companies' rezoning and development application for the Lucy Drive parcel that is on the February 9, 2022 Planning Commission Agenda for virtual Public Comment, and urge all members of the Harrisonburg Planning Commission to oppose and deny the Woda Cooper Companies rezoning application.

The Harrisonburg Planning Commission must uphold the integrity of Harrisonburg zoning ordinances and require developers to work within established zoning ordinances and requirements to develop land parcels. Do not approve spot zoning and uphold your fiduciary obligation to respect the established Harrisonburg Zoning Ordinances. Hold WODA Cooper Companies to the same R-3 zoning ordinances and standards for developing the Lucy Drive parcel that the Harrisonburg Planning Commission required of the developers of The Townes at Blue Stone, Brookdale, Charleston Townes, and the developers of the Emerald Drive and Blue Stone Hills neighborhoods.

The proposed WODA Cooper Companies' R-5 zoned development does not conform with the existing R-3 residential and M-1 commercial zoning in the Blue Stone Hills neighborhoods and surrounding commercial areas. If R-5 rezoning is approved, the developer would be allowed, by right, to exceed the current development proposed, and build 24 units per acre, which is 171% increase over the existing R-3 zoning density. Nothing is limiting the developer from building a R-3 residential development on the Lucy Drive parcel, so uphold the Harrisonburg City Council's 2018 decision to deny R-5 rezoning for the Lucy Drive parcel.

Any R-5 rezoning to allow high-density development of this parcel is in direct conflict with the 2018 Harrisonburg Comprehensive Plan. This development does not enhance social interaction, nor create a walkable community, nor improve safety in the community. This proposed development is dominated by excessive high-rise buildings with expansive paved parking lots that do not align with the quality, design, or facility characteristics of the Plan, nor preserve

open spaces. Harrisonburg is a rural community that must maintain its open space areas and rural town feel. The Planning Commission can not support unprecedented high-density developments in Harrisonburg, a rural community, that are designed for urban and high density areas. The developer clearly doesn't have any concept of the Harrisonburg community or its needs; this proposal is an urban area development that is better suited for Columbus, Ohio, where WODA Cooper Companies is based.

**2018 Harrisonburg Comprehensive Plan:**

**Strategy 4.1.3** To develop design guidelines or requirements to improve the design quality of all residential development. Such provisions may address building setback and orientation standards that enhance social interaction; street system design that promotes connectivity and provides for traffic calming measures to reduce speeding and improve safety; requirements for sidewalks and shared use paths that facilitate and encourage walking and bicycling; streetscape planting requirements; standards for placement of parking areas and garages so as to avoid streetscapes dominated by parking lots and garage doors; and the size, quality, design, character, and facilities within preserved open spaces. See Chapter 15, Revitalization's Goal 18 for related objectives and strategies.

Any R-5 development density will have significant impact on traffic safety – creating excessive vehicle traffic and increased accident risk at all uncontrolled intersections along Lucy Drive. This development, as proposed, would require the installation of additional traffic signals along Lucy Drive and adjacent streets to mitigate traffic accident risk. The traffic impact will far exceed the developer's calculation of 1.5 vehicles per unit. As of the 2019 Harrisonburg census data, Harrisonburg averages two (2) vehicles per household, which is a 33% increase over the vehicle density calculated by the developer in this proposal, and does not consider the fact that 33% of Harrisonburg households own three (3) or more vehicles.

This proposed high-density development also presents significant safety risks and egress problems for a Section 42 affordable housing and ADA compliant development. The Lucy Drive and surrounding neighborhoods and commercial areas do not have adequate and continuous sidewalks for walkable access to city resources, work, and transportation. Sidewalks that are not continuous cause significant safety risk to residents who would depend on walking to work, community resources, and local businesses. The developer is depending on transportation infrastructure and sidewalk improvements that would be paid for by the City of Harrisonburg. The bottom-line is that sidewalks are inadequate for safely walking in this section of Harrisonburg and this site is not located near commercial area with significant employment opportunities, which will further increase the dependency on vehicles well beyond the calculated 1.5 vehicle per unit and further aggravate traffic impacts.

As a member of the Harrisonburg community and a homeowner who will be directly and adversely impacted by this rezoning application, I urge all members of the Harrisonburg Planning Commission to reject the WODA Cooper Companies' Lucy Drive rezoning application outright and uphold the integrity of the Harrisonburg zoning ordinances by maintaining the R-3 zoning of this parcel. In doing so, you will also be upholding the 2018 Harrisonburg City Council decision to reject the rezoning application for the Lucy Drive parcel to increase density, an application submitted by Woda Cooper Companies, and will therefore hold developers accountable to the zoning ordinances and standards of our community.

Finally, understanding the pattern and practice of Woda Cooper Companies and current risk indicators is critically important to ensure that the citizens of Harrisonburg are properly served and that the City of Harrisonburg avoids unnecessary risk from improper management practices. Studying the current practices at existing Woda Cooper Companies properties, as well comments from as existing tenant and press releases, are strong indicators of what Harrisonburg should expect from a Woda Cooper Properties development and the long-term negative impacts and risks to the Harrisonburg community. The attached Woda Cooper Properties case study must be considered in evaluating this rezoning request and any Woda Cooper Properties development application in Harrisonburg.

Respectfully,

Michael Brady  
Homeowner on Emerald Drive, Harrisonburg, VA

Sent from [Mail](#) for Windows

A DUE DILIGENCE STUDY FOR THE  
HARRISONBURG CITY COUNCIL &  
HARRISONBURG PLANNING  
COMMISSION

# WODA COOPER COMPANIES

# WHO IS WODA COOPER COMPANIES?

A LOT CAN BE LEARNED BY EXAMINING  
THE PATTERN AND PRACTICE AT  
EXISTING WODA COOPER OWNED  
PROPERTIES, AS WELL AS COMMENTS  
FROM TENANTS AND NEWS RELEASES.



# Woda Cooper Companies' BBB Customer Review Rating is a **RED** flag

**Not BBB Accredited**

**Customer Reviews**  
Woda Cooper Companies, Inc.  
Real Estate Rentals

Multi Location Business [Find locations](#)

[View Business profile >](#)

What do you think? Add your review.

Tell us what you think!

Customer Review Rating  
★☆☆☆☆ 1.07/5

# BBB Complaints from tenants in existing Woda Cooper properties:



Tom M



11/15/2021

Noisy environment, tenants overstep boundaries and go wild! Very invasive due to pop up inspections. Monthly inspections, reasonable indeed. The complex tends to receive biweekly inspections. Assuming there is a reason for this act.



Patricia R



09/25/2019

Lack of management/maintenance at properties. NO compassion for disabled.



Brittani H



10/19/2021

\*\*\*\*\* apartments in \*\*\*\*\* are a joke. Dont bother calling corporate they just make you feel like you are in trouble instead of the person or people you are complaining about. Management also \*\*\*\*\*..live here if you want to get sexually assaulted by the maintenance guy and other tenants and have nothing done about it. They also get to pocket your deposit ALL OF IT if you leave before your lease is up. How can anyone live somewhere that they dont feel safe/comfortable at??

# AUDUBON CROSSING DAYTON, OHIO

AN EXISTING WODA COOPER PROPERTY

# FEDERAL LAWSUIT FILED JANUARY 14, 2022 ALLEGING DISABILITY DISCRIMINATION AT AUDUBON CROSSING

A PROPERTY OWNED AND OPERATED BY  
AUDUBON CROSSING APARTMENTS &  
WODA COOPER COMPANIES

2021-01-14 Audubon Crossing:  
[https://www.mvfairhousing.com/pdfs/2021-01-14\\_Audubon\\_Crossing.PDFg.PDF](https://www.mvfairhousing.com/pdfs/2021-01-14_Audubon_Crossing.PDFg.PDF) (mvfairhousing.com)

NEWS RELEASE  
FAIR HOUSING CENTER & WOMAN LIVING WITH DISABILITIES FILE FEDERAL LAWSUIT  
January 14, 2021  
Page 3

NEWS RELEASE  
FAIR HOUSING CENTER & WOMAN LIVING WITH DISABILITIES FILE FEDERAL LAWSUIT  
January 14, 2021  
Page 2



Miami Valley Fair Housing Center, Inc.  
505 Riverside Drive  
Dayton, OH 45405  
937-223-6035  
Jim McCarthy, President/CEO

## NEWS RELEASE

FOR IMMEDIATE RELEASE

FURTHER INFORMATION:

Jim McCarthy, President/CEO  
(937) 223-6035 | [jim.mccarthy@mvfhc.com](mailto:jim.mccarthy@mvfhc.com)

or

Steve Dane, Attorney at Law  
Dane Law LLC  
(419) 873-1814 | [sdane@fairhousinglaw.com](mailto:sdane@fairhousinglaw.com)

### FAIR HOUSING CENTER AND WOMAN LIVING WITH DISABILITIES FILE LAWSUIT ALLEGING DISABILITY DISCRIMINATION AT AUDUBON CROSSING, AN AFFORDABLE HOUSING PROPERTY FOR SENIORS AND INDIVIDUALS LIVING WITH A DISABILITY

The Miami Valley Fair Housing Center (MVFHC) and Latisha Martin have filed a federal lawsuit alleging that the Audubon Crossing Apartments, and Woda Cooper Companies—which owns and operates Audubon Crossing, 50-unit development for seniors and disabled individuals located within the Old Dayton View neighborhood of Dayton – engaged in discrimination in violation of federal law. The building opened in December 2018. Woda Cooper Companies developed the facility with \$750,000 from the Ohio Housing Trust Fund and \$380,000 in Low Income Housing Tax Credits (LIHTC). Audubon Crossing also participates in Ohio’s Section 811 Project Rental Assistance Program for people with disabilities, a program operated by the Ohio Housing Finance Agency (OFHA). Audubon Crossing was constructed on the last remaining parcel of the Salem Crossing HUD HOPE VI Revitalization site.

Latisha Martin has been a resident of Audubon Crossing Apartments since April 2019. She uses a power wheelchair for mobility and has limited use of her limbs. The lawsuit says that both prior

EQUAL OPPORTUNITY SPECIALISTS  
NATIONAL FAIR HOUSING ALLIANCE OPERATING MEMBER

commodation under the  
regulations. Ms. Martin’s  
her unit. Latisha’s  
to unlock the door, lean  
the door open with her  
so, her wheelchair was  
door was causing an  
it creating potential

using Center is a critical  
. Martin would likely still  
, Chair of the Board of

request for reasonable  
to be installed, along with  
ly before Woda Cooper  
modification regarding the  
er, the lawsuit alleges  
, and not supported by  
n a meaningful  
possible alternative

door in late July,  
suit alleges that each of  
id not supported by any  
ngage in a meaningful  
possible alternative

on to have a new door  
e the project. Two  
oor opener on her unit  
e. The lawsuit alleges

tes itself as a company  
Fair Housing Act and  
als, all with specious  
Center.

r assistance. MVFHC  
ousing opportunities.  
laint through the  
variation of Ms. Martin’s  
ouncil, a Fair Housing  
ban Development

in December 8, 2020,  
disability discrimination  
mission to eliminate

d operates more than  
ic and Southeast. Any  
table to providing  
” McCarthy continued.

id while the Dayton  
the DHRC, Woda  
elling unit that met her



# FREEDMAN POINT, HOPEWELL, VIRGINIA

AN EXISTING WODA COOPER COMPANIES PROPERTY

## MAINTENANCE ISSUES: WATER DRAINAGE FROM UTILITY ROOM





# CAUSING FLOODING IN ADJACENT PARCEL



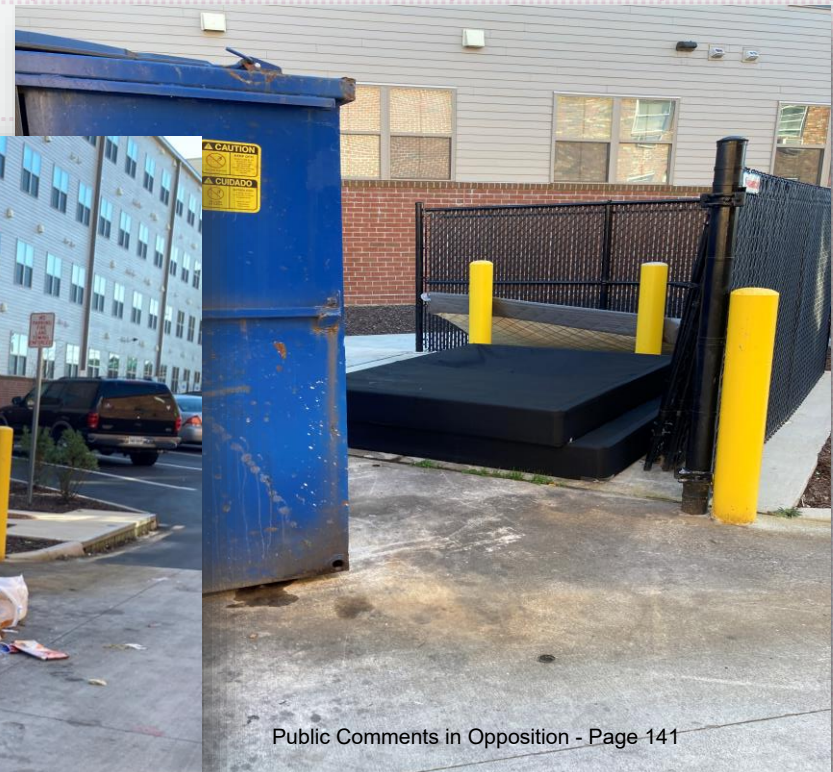
FREEDMAN POINT, HOPEWELL, VIRGINIA  
AN EXISTING WODA COOPER COMPANIES PROPERTY



# FREEDMAN POINT HOPEWELL, VIRGINIA

AN EXISTING WODA COOPER COMPANIES PROPERTY

## PUBLIC HEALTH HAZARDS: TRASH AREAS NOT MAINTAINED & UNCONTAINED SPILLS ON DRIVEWAY





# FREEDMAN POINT HOPEWELL, VIRGINIA

AN EXISTING WODA COOPER COMPANIES PROPERTY

## TRASH BLOWING INTO OPEN AREAS & ADJACENT PROPERTIES





# More BBB Complaints from tenants in existing Woda Cooper properties:



lamsunshine717



12/29/2020

I think they're ripping off the government and the people they don't fix things like they say and then they try to charge people for fixing the repairs which is why people rent in the first place have not moved out of my apartment I have to pay \$300 for some holes that were here before even took over the complex I live in they show up without a 24-hour notice for inspection and say oh because you have no income you don't have the same rights as everyone else I've lived in my apartment for almost seven years they've owned it for two maybe three when you try to talk to them you can't get ahold of anyone or they start charging you money that you don't have and they know you don't we need to set up some kind of payment arrangement for \$300 repairs that were not even necessary because it was just drywall holes that were here before they even bought apartments it went through at least four or five managers I have not gotten a copy of my new lease they're trying to tell me has changed in the last six almost seven years that I've lived here all of a sudden now my lease is changed and I don't have the same rules as everyone who has an income I'm not impressed with their people they're not very friendly in the maintenance does not do a good job my door that they finally replaced after 3 years of them kicking it in still leaks are my walls have not been drywall fix like they said and then they put dust everywhere that I had to clean up they're not a good running business they definitely are not out to help their tenants nor nor there for their tenants



Kim L



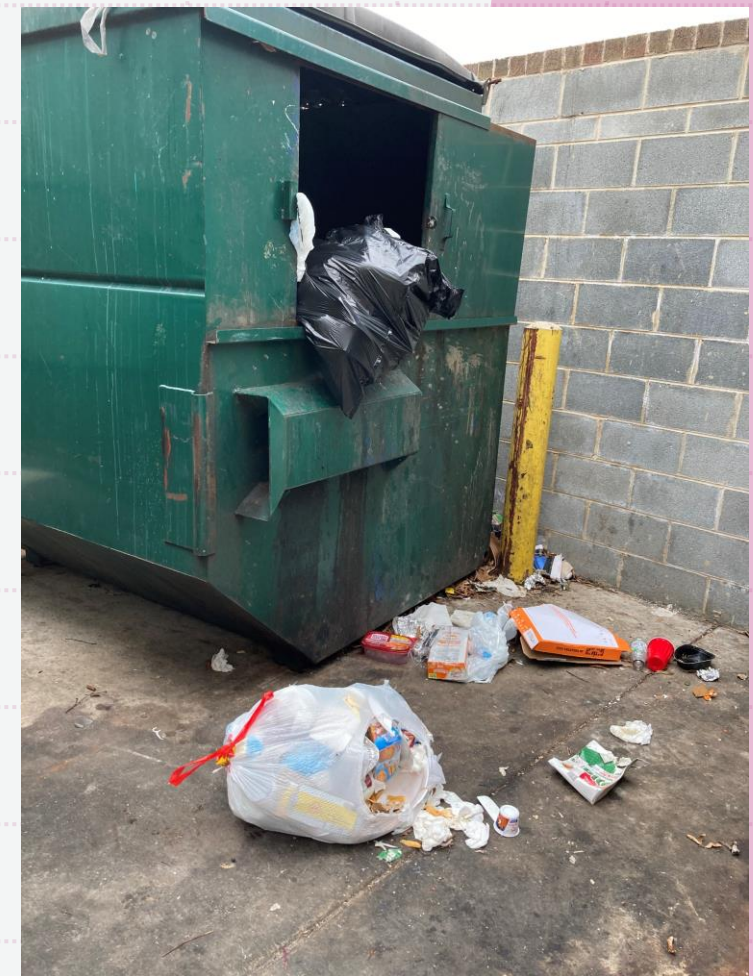
10/11/2021

WODA owns my apartment complex and completely ignores residents' complaints. The property manager has harassed me for years over my emotional support dogs. She makes up lies about them & threatens me constantly for nothing. I took a video today of the maintenance man squirting a bottle of \*\*\*\* in my yard because of a complaint to the health department. I called the health \*\*\*\*\* NEVER got a complaint about my dogs. They lie to harass me. YOU DO NOT WANT TO LIVE IN A WODA OWNED PROPERTY!!!! THEY DO NOT CARE ABOUT YOU!!!!



# BRENNAN POINT I & II NEWPONT NEWS, VIRGINIA

AN EXISTING WODA COOPER COMPANIES PROPERTY



**PUBLIC HEALTH HAZARD:  
TRASH AREAS NOT  
SECURED OR MAINTAINED  
& OPEN TO RODENTS**



# BELL DIAMOND MANOR NORFOLK, VA

AN EXISTING WODA COOPER  
COMPANIES PROPERTY

## MAINTENANCE ISSUES: DEBRIS & EQUIPMENT ISSUES





# BANKS AT BERKLEY NORFOLK, VA

AN EXISTING WODA COOPER  
COMPANIES PROPERTY

## MAINTENANCE ISSUES: TRASH, FIRE RISKS, & PUBLIC HEALTH HAZARDS

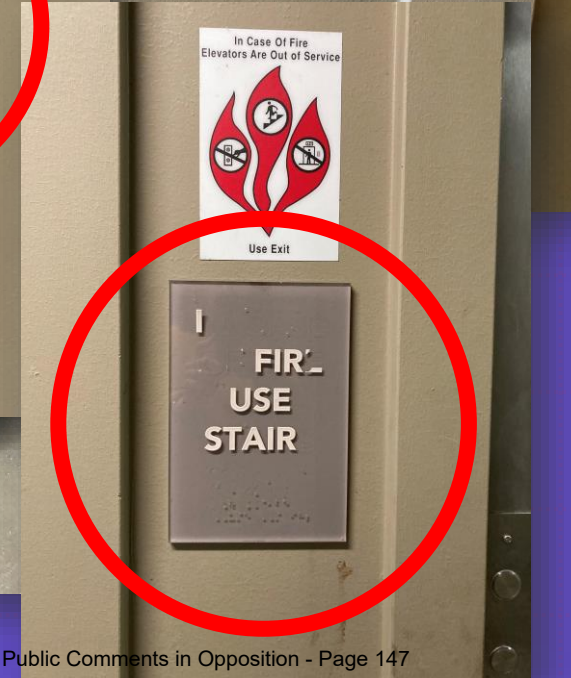
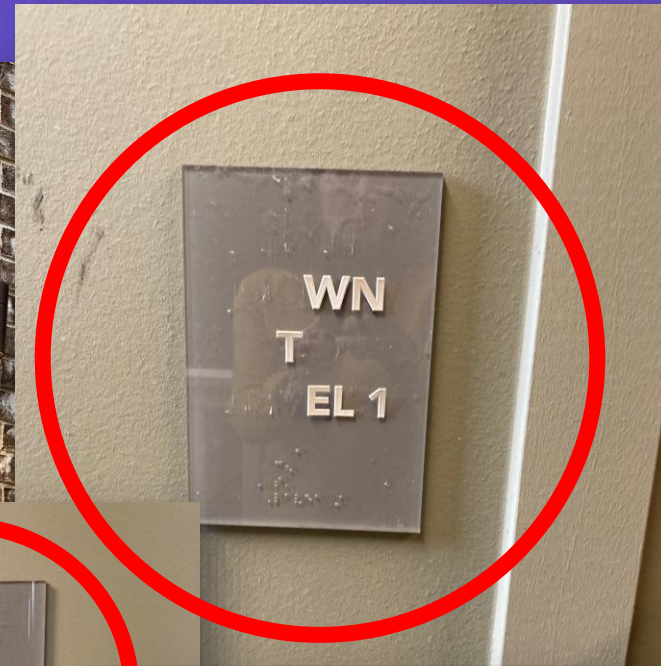
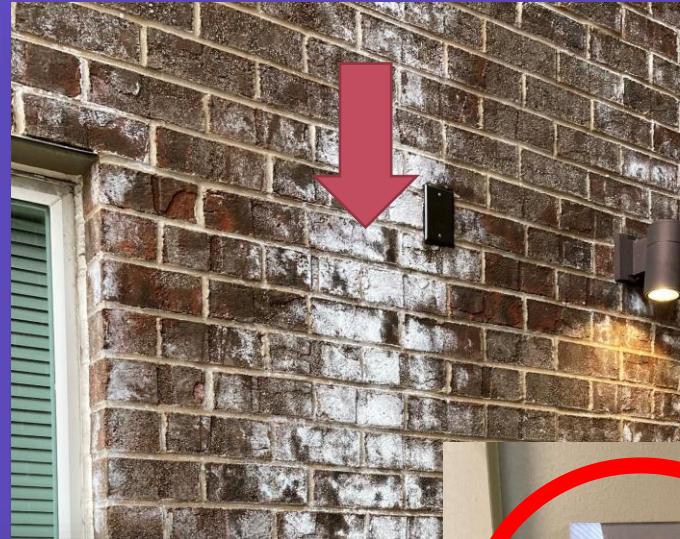




# BRENNAN POINTE NEWPORT NEWS, VA

AN EXISTING WODA COOPER COMPANIES  
PROPERTY

## BRICK EFFLORESCENCE, MAINTENANCE ISSUES, & FIRE HAZARDS





# EFFLORESCENCE

[efe 'resns]  
NOUN

Efflorescence is a powdery, crystalline deposit of salts on brickwork, rock, or other masonry building surfaces.

Efflorescence occurs when water containing dissolved salts is brought to the surface of brickwork and masonry. The white, greyish tint salt deposits remain on the surface after water evaporates.





# More BBB Complaints from tenants in existing Woda Cooper properties:



Ross W



10/25/2021

Woda Property management ignores their mission statement. We felt entitled to a safe and secure neighborhood. Woda ignores this. We have never felt under the umbrella of their management . They ignored our pleas to secure an entry door, we were encroached by a homeless person and the final months of our stay there a criminal was allowed to live in our housing complex. Other complaint seem to echo this sentiment. The local manager is \*\*\*\*\* pies to replace her go unanswered. We were forced to leave because we felt unsafe, unhappy and scared. Luckily we found a place to move to - our community has exhausted its rental housing base because of a boom in a local corporation and transient people. We welcomed our stay on \*\*\*\*\* in Menominee. WE had no intention of moving and would have stayed afloat longer if it weren't for poor management. Over two years we tried to reach upper management with many phone calls and e-mails. It culminated when the local manager allowed a person to move in without a background check. (Our check for the checks was returned - should have been a red flag.) WE have sent a certified letter to \*\*\*\* Cooper part owner of the business with no response. Nothing courteous and professional with these folks. Craif Patterson has been congenial with our complaints but no compensation except for return of our security deposit which was due to us. Besides a complaint here we are pursuing other actions. The grounds are deteriorated as is the



MissNancy



06/30/2020

Instead of fixing two 2" holes in carpet, they put all new carpet. And charged me. It was only 3 years old. Their Covid 19 responses were slightly lacking... (except their maintenance crew) allowing people to stack debris, shoes, giveaways, near my hallway and in common areas. Especially on days no resident manager would be there. Food Bank items causing people to congregate and riffle thru it. Who knows what.!? Sanitary?? Plus management distributing a un-authorized newsletter advising us to all "get along" with other residents. Insultingly-worded, considering many conflicts WERE based on non-enforcement of lease violations. Otherwise a very nice place to live. Mostly nice residents.



# CITY VIEW PLACE RICHMOND, VIRGINIA

AN EXISTING WODA COOPER PROPERTY

## BUILDING MAINTENANCE, BUILDING CODE VIOLATIONS, TRASH & HEALTH HAZARDS

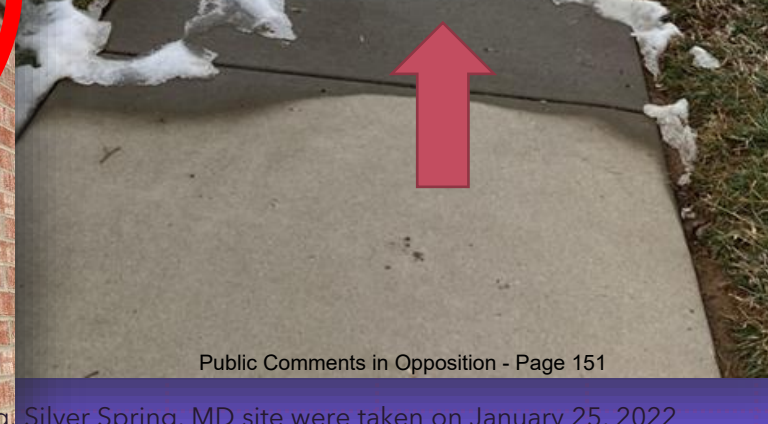




# BAILEYS CROSSING STANARDSVILLE, VA

AN EXISTING WODA COOPER COMPANIES PROPERTY

## BUILDING MAINTENANCE ISSUES & PUBLIC SAFETY HAZARDS





# BAILEYS CROSSING STANARDSVILLE, VA

AN EXISTING WODA COOPER COMPANIES  
PROPERTY

## MAINTENANCE ISSUES & FIRE HAZARDS



Public Comments in Opposition - Page 152

All Photos of the Bailey Crossing, Silver Spring, MD site were taken on January 25, 2022





**THIS IS NOT  
THE DEVELOPMENT  
HARRISONBURG WANTS.**

**DON'T RISK HAVING WODA COOPER  
COMPANIES' MANAGEMENT &  
PRACTICES IN HARRISONBURG.**

**HARRISONBURG DESERVES BETTER.**

# HARRISONBURG PLANNING COMMISSION & CITY COUNCIL: DENY THE WODA COOPER PLAN & REZONING OF THE LUCY DRIVE PARCEL

UPHOLD THE INTEGRITY OF CITY ZONING AND THE EXISTING  
HARRISONBURG ZONING ORDINANCE. HOLD DEVELOPERS  
ACCOUNTABLE TO THE 2018 HARRISONBURG COMPREHENSIVE PLAN

LISTEN TO THE HARRISONBURG COMMUNITY:

DO NOT APPROVE REZONING TO BUILD WODA COOPER COMPANIES'  
HIGH-DENSITY HOUSING ON LUCY DRIVE.

## Thanh Dang

---

**From:** Gary Shears <gdshears@gmail.com>  
**Sent:** Thursday, February 3, 2022 7:54 AM  
**To:** Thanh Dang  
**Cc:** Gail Shears; Carley Shears  
**Subject:** Lucy Drive Comp Plan Amendment, Rezoning, and Special Use Permit Requests

**WARNING: This email was sent from outside of your organization.**

Thanh;

Please include this communication in the agenda packet for the planning commission meeting on February 9.

We remain strongly opposed to the proposed changes from R3 to R5c for the parcel in question. This developer seems interested in marketing the change as low-income housing. Regardless of the intent, the idea that neighbors should be subject to a substantial change in their community, that is above and beyond what they originally signed up for, is unfair at best. This development will have a detrimental effect on property values and greatly diminish the quiet enjoyment of their property by the occupants. We've been made aware of ongoing issues in other developments that are managed by this organization. Their track record is not impressive, and we do not believe this project will be any different. We also question the impact on schools given the proposed make-up of tenants. We hope these concerns can be addressed at the meeting.

Keep it R3. Someone will come along and take advantage of that at some point. This would be in keeping with the expectation of the current owners of adjacent properties, and their neighbors.

- Thanks for the opportunity to express our opinions.

- 

- Sincerely;
- Gary Shears,
- Gail Shears,
- Carley Shears
- 2205 Pearl Lane, Harrisonburg.



## Thanh Dang

---

**From:** Tara Pokharel <pokhareltara@gmail.com>  
**Sent:** Thursday, February 3, 2022 9:49 AM  
**To:** Thanh Dang  
**Subject:** WODA Cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

We strongly oppose this rezoning. This rezoning application to change the property from R-3 to R-5c zoning is unprecedented in virtually every aspect and is NOT compatible with surrounding R-3 zoned neighbourhood and M-1 zoned commercial areas. Thank you for understanding.

Taranath Pokharel  
Deepa Pokharel  
162 Diamond ct, Harrisonburg, VA

--  
iPhone 6

## Thanh Dang

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**From:** Adam <amhx87@gmail.com>  
**Sent:** Thursday, February 3, 2022 11:02 AM  
**To:** Thanh Dang  
**Cc:** Deanna R. Reed; George J. Hirschmann; Christopher B. Jones; Sal T. Romero Jr; Laura A. Dent; Ande Banks  
**Subject:** WODA Cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

Harrisonburg Planning Commission,

This email is to express my concern and opposition to the WODA Cooper Companies development plan to rezone the Lucy Drive parcel 077 A 1 from R-3 to R-5. This proposal conflicts with the goals, objectives, and strategies outlined in the 2018 Harrisonburg Comprehensive plan, which states "new high density multi-family development for only select areas as recommended by the Land Use Guide." The Land Use Guide also states that careful controls to ensure compatibility with adjacent land use will be required.

It is my strong opinion, along with many other residents of Bluestone Hills, The Townes at Bluestone, and the residents of Emerald Drive, that this proposal does not ensure compatibility with our adjacent neighborhoods and is not consistent with the City of Harrisonburg's 2018 Comprehensive Plan.

Thank you for your consideration in this matter.

Sincerely,

Adam Hancock

Townes at Bluestone Resident

## Thanh Dang

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**From:** Douglas Hulvey <dghulvey@gmail.com>  
**Sent:** Thursday, February 3, 2022 11:23 AM  
**To:** Thanh Dang  
**Subject:** WODA Cooper Companies - Re: Lucy Drive

**WARNING: This email was sent from outside of your organization.**

I would like to take this opportunity to express my opposition to the proposed rezoning and the Special-use permit for the property located on Lucy Drive.

As a property owner directly adjacent to this property, I am opposed to this project that would dramatically change the character of our neighborhood. I request that the Planning Commission reject this proposal and maintain the zoning that is specified in the City's Comprehensive Plan and Land Used Guide.

Thank you,  
Doug Hulvey  
307 Emerald Drive

## Thanh Dang

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**From:** Elizabeth Tusing <elizabethtusing@yahoo.com>  
**Sent:** Thursday, February 3, 2022 2:51 PM  
**To:** deanna.reed@harrisonurgva.gov; Sal T. Romero Jr; George J. Hirschmann; Laura A. Dent; Christopher B. Jones; Andebanks@harrisonburgva.gov  
**Cc:** elizabethtusing@yahoo.com  
**Subject:** Rezoning and the Lucy Drive Development Proposal

**WARNING: This email was sent from outside of your organization.**

I am writing to inform you that I strongly oppose the proposed development on Lucy Drive. I do not believe the rezoning to allow this development is in compliance with the objectives and strategies of the 2018 Harrisonburg Comprehensive Plan. That plan was to ensure that there was compatibility with adjacent land areas. These proposed buildings for new high-density multi-family use are not compatible to our current neighborhood. In addition, they will increase traffic and congestion in my neighborhood. I bought my beautiful townhome because it was located in a quiet area with a lovely view of the mountains and the city below. I treasure those qualities of my life here. This proposal will add traffic, noise and congestion, and many drivers already use Blue Stone Hills Drive as a cut-through to other areas..This development will cause even more congestion.

I ask that you oppose this development.

Elizabeth Tusing  
Home Owner  
87 Blue Stone Hills Drive  
Harrisonburg, VA

If you wish to contact me, I can be reached via email at: [elizabethtusing@yahoo.com](mailto:elizabethtusing@yahoo.com), or by phone at 433 2545.

Please don't allow developers to destroy my neighborhood.



## Thanh Dang

---

**From:** Elizabeth Tusing <elizabethtusing@yahoo.com>  
**Sent:** Thursday, February 3, 2022 2:31 PM  
**To:** Thanh Dang  
**Subject:** WODA Cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

Dear Members of the Harrisonburg Planning Commission:

I am sending this note to inform you that I strongly oppose the proposed WODA Cooper/Lucy Drive development. I own the property at 87 Blue Stone Hills Drive and feel this proposed development would negatively impact my neighborhood by increasing traffic and congestion. We already get many cars who use the Blue Stone Drive road as a cut-through to other areas (often speeding as they do so), and I would like to prevent even more congestion.

I recommend you oppose this development.

Elizabeth Tusing  
Home Owner  
87 Blue Stone Hills Drive  
Harrisonburg, VA.

If you need further information from me, I can be reached at [elizabethtusing@yahoo.com](mailto:elizabethtusing@yahoo.com).

## Thanh Dang

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**From:** Connie <cjseligson@gmail.com>  
**Sent:** Thursday, February 3, 2022 8:48 PM  
**To:** Thanh Dang  
**Subject:** WODA Cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

Hello,

I'm writing to you in regards to the virtual meeting on Wednesday, February 9. You will be discussing a proposal to rezone property on Lucy Drive, amend the Land-Use Guide Map and also Allow a Special-Use Permit that will allow multi-family dwellings (apartments) with more than 12 Units per building, which is significantly more than currently allowed. I want to express to you and the other members my strong opposition to these three proposals.

I bought a townhouse on Emerald Drive in 1998. Since then, my husband and I have bought a home on Diamond Court. Both times, the property was purchased in large part, because of the area. We knew that the property on Lucy was vacant and was for sale but we also knew how it was zoned. We also understood that it was recommended in the city's comprehensive plan that it remain zoned that way.

We trusted that the city would not allow this property to be developed in a way that was detrimental to the existing neighborhood. To allow this, we would see an increase in noise, lighting and parking issues. Many of us purchased our property for the view. That view, if the property were to be developed by the existing zoning, would not be affected. Our property values would suffer with this proposal.

I wanted to educate myself on the company that is looking to build on this property. I was appalled by what I found. I know that you will always have negative reviews on any public forum, however they are usually balanced out by positive reviews also. This is not what I found. I found other city meetings where there were discussions of F ratings from the Better Business Bureau for this developer. I then went to BBB to check that. I find that they are no longer BBB accredited at all. Any rating I could find online for any of their properties did not give me any reason to want to welcome them to our neighborhood. I do not understand why you would want to vote to make changes, to welcome an out of town developer, that will only cause headaches down the road for you and for us the people, that will be their next door neighbors.

I watched the earlier meeting that ended with the phone lines down, which resulted in those of us that were ready to call in being unable to. One of the things I heard during that meeting was that they (the developer) said they would not rent to any full time students. I

think you know, that will be impossible to police. That is just the tip of the iceberg, I fear, of problems if you give it the go ahead.

Please vote no to items regarding changes to this property. Please consider us, the folks that have put our trust in you.

Thank you for your time,

Connie Seligson

## Thanh Dang

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**From:** Ken <kennva41@aol.com>  
**Sent:** Thursday, February 3, 2022 9:54 PM  
**To:** Thanh Dang  
**Subject:** February 9th meeting

**WARNING: This email was sent from outside of your organization.**

Hello,

I am writing to you and the Planning Commission regarding the proposal at the upcoming Feb 9th meeting to rezone the property on Lucy Drive.

I am in opposition to this change due to the incongruence with the City's comprehensive plan. Deviations from the plan should be strictly reserved for compelling and unique circumstances which would be highly beneficial to the City and residents. Neither appear to be the case here. In fact, the proposal is detrimental to the neighborhood in terms of density, traffic and noise.

The Planning Commission previously considered and appropriately rejected a similar proposal. I urge you to do the same at this meeting.

Thank you for your attention.

Kenneth Seligson



## Thanh Dang

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**From:** Nichols217@ntelos.net  
**Sent:** Thursday, February 3, 2022 10:15 PM  
**To:** Thanh Dang  
**Cc:** 'Finnegan -'; Richard Baugh; 'Jim Orndoff -'; Laura A. Dent; 'Adriel Byrd -'; darmstrong@albany.edu; kawhitten@comcast.net  
**Subject:** Lucy Drive High Density Development

**WARNING: This email was sent from outside of your organization.**

Thanh, City Planning Commission, and City Council,

While I do appreciate your time and hard work on behalf of all of our Harrisonburg residents including your efforts to provide affordable housing, I strongly oppose the spot zoning of the Lucy Drive R-3 parcel to allow high density multi-family for many reasons. With WODA Cooper pursuing Section 42 tax credits, you are considering disregarding our current neighborhood residents by changing the current Comprehensive Plan, the Land Use Guide, R-3 to R-5, and a change by getting a special use permit that would allow buildings with more than 12 units per building.

The high density will create a large traffic increase on Lucy where it is already difficult to turn onto Evelyn Byrd. This small side street was not designed to handle such high volume. With one, two, and three-bedroom workforce (described as such on WC website fact sheet) apartments allowing up to three unrelated adults, there will be two and a half cars on average. The walkability score is low, not to mention our Harrisonburg workforce families DO want a car for each adult. A car is the American Dream. In a two-adult household residence both adults want and need a car in Harrisonburg, and the teens often get a car, too. This is the case now in apartments with a total income of between \$28,000 and \$35,000. Even if Harrisonburg had the infrastructure for good public transportation, most residents will live frugally to save for cars.

For the above reasons, the parking provision of one and a half per apartment is greatly understated! The overflow will be on Deyerle and Emerald. The R-3 zoning with the current Limited Commercial protects our Bluestone residents from that overflow.

Many living in low income workforce apartments work night shifts and will be arriving and leaving the parking lot and the overflow street parking on Deyerle and Emerald through the night with flashing lights, car engine noise, closing doors and emergency vehicles. This is unfair to our neighborhood residents who bought our homes with no high density in Bluestone.

For those who may want to walk somewhere, the proposed sidewalk simply transverses the front of the property leading to nowhere. This causes safety issues for people walking to Martin's and appears to not be acknowledged by WODA Cooper

Not only does WODA Cooper benefit financially from Section 42 by designing and constructing their buildings, but they also manage the properties themselves at a savings of 8% of total rents and fees collected each year. It appears that they are attempting to increase their profitability by not hiring an outside management company with a professional maintenance staff. Please refer to the maintenance issues pictured in the slide deck.

This parcel was intended for light commercial zoning. The weekday offices there now do not disturb the Emerald residents, and they make a nice visual transition. WODA proffered to plant six foot trees on the low Lucy parcel; these will provide next-to-no visual barrier between the tall buildings and the Emerald properties which will overlook a long paved parking lot and unsightly dumpsters- see slide deck. Bright lights and car engine noise will disturb the residents throughout the night since many workforce residents work night shift. There will be frequent sirens associated with the high density. Also, what will the future hold if WODA decides to sell the development in six to eight years?

Please know that we Bluestone Hills residents do appreciate your efforts to give all Harrisonburg residents affordable housing and enjoyment of our lovely city. I would hope that many of us would try to help that effort as you hopefully will seek a more suitable parcel and a different Section 42 developer. Thank you for serving!

Lorna Nichols  
Diamond Court

## Thanh Dang

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**From:** ken williamson <williamsonkn@gmail.com>  
**Sent:** Friday, February 4, 2022 7:37 AM  
**To:** Christopher B. Jones; Deanna R. Reed; George J. Hirschmann; Laura A. Dent; Sal T. Romero Jr; Thanh Dang  
**Cc:** Ken Williamson  
**Subject:** WODA Cooper/Lucy Dr. Proposal

**WARNING: This email was sent from outside of your organization.**

My purpose in this message is to oppose the development of 3 story, 111 unit section 42 subsidized apartment buildings along Lucy Drive on property adjacent to the Blue Stone Hills neighborhood. A project of this sort was previously successfully opposed by Blue Stone Hills residents for the same reasons it's being opposed now. What has changed that renders this a good idea now when it was amply demonstrated to be a bad idea and rightly denied previously?

The road system on the south side of the Valley Mall comprising Lucy Drive is quite congested at least twice every weekday: morning and late afternoon/early evening rush hour traffic. This congestion has become denser over time as our community grows. The proposed apartments will add significantly to this burden, adding to the traffic volume through and around the Blue Stones Hills neighborhood. It will also almost certainly negatively impact the property values of Emerald Drive residents and add noise and night time lighting "pollution" to that part of the neighborhood.

I respectfully urge the Planning Commission and the City Council to deny this proposed development on this property.

Thank you.

Ken Williamson  
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