

## Pamela S. Ulmer

---

**From:** HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Tuesday, April 13, 2021 4:09 PM  
**To:** Pamela S. Ulmer  
**Subject:** Form submission from: Agenda Comment Form

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

**Submitted on:** Tuesday, April 13, 2021 - 4:09pm

**Name:** Christian Ramirez

**Type of Meeting:** Harrisonburg City Council

**Date of Meeting:** Wed, 04/14/2021

**Agenda Item Number:** 7B

**Comment:**

There is already a high volume of traffic on blue ridge drive and country club with all the extra traffic created by north 38 student apartments adding another complex on the opposite end of the road will not help with the already high volume of traffic. Also speeding is already an issue and its a safety concern for us who actually live on the road and those in the area we feel its going to cause more safety concerns within the area and I have personally been involved in an accident waiting to turn into my driveway on Blue Ridge Drive and there have been several more accidents through out the new year already. So I strongly feel like this is going to cause more issues and safety concerns among the residential community who live here.

**Contact:** Yes

**Contact Info:**

cell phone number - 5408106891 for any follow up questions please feel free to contact my number

## Pamela S. Ulmer

---

**From:** HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Tuesday, April 13, 2021 1:36 PM  
**To:** Pamela S. Ulmer  
**Subject:** Form submission from: Agenda Comment Form

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

**Submitted on:** Tuesday, April 13, 2021 - 1:35pm

**Name:** Daniel L Fitch  
**Type of Meeting:** Harrisonburg City Council  
**Date of Meeting:** Thu, 04/13/2023  
**Agenda Item Number:** 7B  
**Comment:**

I oppose approval of the proposed Two41 high density housing proposal. This proposal was rejected by the Planning Commission as non-conforming to the City's existing criteria for high-density housing. City Council nevertheless asked the City staff to ignore this criteria and move forward with reconsideration.

The rezoning of this tract from single family to high density will adversely affect Spotswood and Reherd Acres homeowners in a number of ways. First, it continues a pattern of making zoning changes to surround existing single family housing in these neighborhoods with apartments and other high density units. This significantly changes the character of the neighborhood and further reduces the available land for building single family housing. Such housing is key to attracting families who wish to raise children in a stand alone home with a yard. While understandable that the City is looking for additional affordable housing, the lack of new single family construction should be a concern for the City if it wants to preserve a growing tax base and promote a sense sense of community. The City leaders must be aware of how this lack of single family development encourages young families to leave and move to the County.

The notion that the new development will attract a large number of young professionals is not realistic. More likely is that transient students will rent apartments there adding little permanency or long term commitment to the community. The development does not have adequate parking, meaning that overflow will spill into the surrounding neighborhoods. Significantly, the main route of egress from Reherd Acres, at its intersection with Country Club Road, will become a severe traffic bottleneck with the addition of four apartment buildings. There is no plan to extend Blue Stone Drive to intersect with Market Street in order to address this significant traffic issue.

City Council rejected a similar application to develop high density housing on Lucy Drive a few years ago, based largely on opposition from the homeowners in Blue Stone Hills. It is hoped that the concerns of homeowners living in Spotswood and Reherd Acres will be heard as well, particularly as the percentage of exiting high density housing surrounding those neighborhoods is already significant. Homeowners should be entitled to rely on the City Council's good faith in enforcing and stabilizing existing zoning laws

**Contact:** Yes  
**Contact Info:** 432-9493

## Pamela S. Ulmer

---

**From:** HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Tuesday, April 13, 2021 12:27 PM  
**To:** Pamela S. Ulmer  
**Subject:** Form submission from: Agenda Comment Form

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

**Submitted on:** Tuesday, April 13, 2021 - 12:26pm

**Name:** Kim Ramirez

**Type of Meeting:** Harrisonburg City Council

**Date of Meeting:** Tue, 04/13/2021

**Agenda Item Number:** 7B

**Comment:**

We have lived at 721 Blue Ridge Dr. for 20 years and do NOT want an apartment complex at the corner of Blue Ridge and Country Club Rd. The traffic is already bad enough with speeders and we can't imagine adding 250 cars at that intersection and by adding 142 apartments for young professionals or whomever will add a huge strain to the already busy neighborhood streets/road which as a homeowner we DO NOT want. There have been three accidents on Blue Rdige Dr since 1/1/21 and adding additional traffic will NOT help resolve the issues but instead will increase the chances of more accidents. In our home is myself, my husband and our two adult children all of whom work and adding additional traffic will increase chances of accidents, increase the noise pollution etc. Please DO NOT approve this apartment complex. Thanks!

**Contact:** Yes

**Contact Info:**

If you have follow up questions I can be contacted by phone, 54-476-2791. Thanks, Kim Ramirez

## Pamela S. Ulmer

---

**From:** HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Tuesday, April 13, 2021 12:19 PM  
**To:** Pamela S. Ulmer  
**Subject:** Form submission from: Agenda Comment Form

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

**Submitted on:** Tuesday, April 13, 2021 - 12:18pm

**Name:** Fred Good

**Type of Meeting:** Harrisonburg City Council

**Date of Meeting:** Tue, 04/13/2021

**Agenda Item Number:** 7B

**Comment:**

I live on Broadview Drive and am opposed to the proposed high-density housing proposed for the former truck terminal off Country Club Road. Reherd Acres is a well established single family home neighborhood but we have witnessed the negative impact that the high-density student housing and townhouse development between Blue Ridge Dr. and Old Furnace Rd. has created for Blue Ridge Dr. & Country Club Road. These roads are dealing with more & more traffic congestion, especially as drivers use Country Club as an alternative to the traffic nightmare of Rt. 33. Building more high density housing for "young professionals" (aka, students), rather than single family homes (the real need of this city) without improving the infrastructure is not appropriate. Also, there is not adequate parking provided for the proposed number of units, causing further problems. This is not something that should be done during the time that the city is in the middle of a zoning ordinance study. Please do not approve this high-density housing at this time.

**Contact:** No

**Contact Info:**

## Pamela S. Ulmer

---

**From:** HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Tuesday, April 13, 2021 12:06 PM  
**To:** Pamela S. Ulmer  
**Subject:** Form submission from: Agenda Comment Form

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

**Submitted on:** Tuesday, April 13, 2021 - 12:05pm

**Name:** Cheryl Henderson

**Type of Meeting:** Harrisonburg City Council

**Date of Meeting:** Tue, 04/13/2021

**Agenda Item Number:** 7B

**Comment:**

As a resident of Reherd Acres, I am opposed to the proposed development for high-density housing on the corner of Country Club Road and Blue Ridge Drive. Besides the fact that the infrastructure to support such density is adequate (Country Club Road and Carlton Street CANNOT support the current traffic now), Harrisonburg does not need more high density housing; the city needs affordable single family homes. It is perplexing (?) that you, as city council, originally recommended against the developer's request, as did the planning commission (aside from the two who assisted the developer in the proposal - pocket lining?), then you ignored your own proposal (hmmmm???) This during the time when city staff are in the middle of a study to revise zoning ordinances. Shame on you city council!!

**Contact:** No

**Contact Info:**

## Pamela S. Ulmer

---

**From:** HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Tuesday, April 13, 2021 10:55 AM  
**To:** Pamela S. Ulmer  
**Subject:** Form submission from: Agenda Comment Form

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

**Submitted on:** Tuesday, April 13, 2021 - 10:54am

**Name:** Alison Banks  
**Type of Meeting:** Harrisonburg City Council  
**Date of Meeting:** Tue, 04/13/2021  
**Agenda Item Number:** 7.b.  
**Comment:**  
Members of Harrisonburg City Council,

This letter is in regard to a rezoning and special use permit request for 161 and 241 Blue Ridge Drive, which is on your agenda for April 13, 2021. The applicant for the request is seeking to rezone the R-1 property to R-5 conditional and allow for multifamily dwellings of more than 12 units per building. (Item 7.b. on tonight's agenda)

My husband and I have resided in our home at 909 Spotswood Drive for more than 26 years; we are located 5 lots from the subject rezoning site. Our neighborhood is an affordable, single-family home neighborhood located in the center of Harrisonburg. If approved, the requested rezoning would allow for 142 dwelling units, situated within four multi-family buildings, to be constructed within our neighborhood.

The requested rezoning site consists of a non-conforming truck terminal and paved parking lot. There is also the fact the property is bordered by train tracks and contains the flood plain and power lines along one side. As a neighborhood, we have been led to believe throughout this process that the subject site is not really conducive for a single-family or duplex development because of the burden of the tracks, flood plain and power lines. This may very well be true for the R-1 Single Family Zoning District or even the R-2 Residential Zoning; but what about the R-8, Small Lot Residential Zoning District which the City adopted in June 2019? The R-8 zoning district is intended for medium to high density single-family and duplex uses, or, in certain circumstances, townhomes by special use permit.

[https://library.municode.com/va/harrisonburg/codes/code\\_of\\_ordinances?nodeId=PTIITHCOGEOR\\_TIT10PLDE\\_CH3ZO\\_ARTL4SMLOREDI](https://library.municode.com/va/harrisonburg/codes/code_of_ordinances?nodeId=PTIITHCOGEOR_TIT10PLDE_CH3ZO_ARTL4SMLOREDI)

The R-8 zoning district would allow for home ownership of affordable dwellings, while fitting in with the existing neighborhood.

We would also like to point out that the City is currently working on a comprehensive re-write of the zoning ordinance and the subdivision ordinance. Knowing that higher density and smaller lot sizes for single-family dwellings, both detached and attached, are something that the City desires more of, along with affordable housing for home ownership, we would think that it might be worth waiting to see the outcome of the re-write before approving the 142 unit multi-family development within our single-family home neighborhood. There may be changes within the zoning ordinance re-write that would allow for greater density than the current zoning of R-1 and would align better with the current land use designation of Medium Density Mixed Residential; rather than any "special circumstance" that would allow for high density, multi-family apartment units.

A lot of hard work, time and effort is being put into the comprehensive zoning and subdivision ordinance re-write, just as was done with the recent Housing Study. We should be thinking ahead and giving the re-write the same consideration as the housing study, before applying high-density where it may not work best.

We ask that you vote to deny the rezoning and special use permit request as presented tonight.

Sincerely,  
Con and Alison Banks  
909 Spotswood Drive

**Contact: No**

**Contact Info:**

## Pamela S. Ulmer

---

**From:** HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Monday, April 12, 2021 12:29 AM  
**To:** Pamela S. Ulmer  
**Subject:** Form submission from: Agenda Comment Form

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

**Submitted on:** Monday, April 12, 2021 - 12:29am

**Name:** Marion Hosseini  
**Type of Meeting:** Harrisonburg City Council  
**Date of Meeting:** Tue, 04/13/2021  
**Agenda Item Number:** 7B

**Comment:**

I am very concerned about the proposal to rezone the corner of Country Club Road and Blue Ridge Drive to allow high-density housing.. I live in Reherd Acres and the traffic on Country Club Road has become steadily worse over the past few years. The traffic coming from North 38 and the townhouses in that area has made the whole situation worse.. And now you want to allow construction of new apartments on Country Club Road! Where will people park? Each apartment will probably have 2-3 people in it with the potential for extra parking for 2-3 cars for each apartment. We all know that it will turn into student housing. I can just imagine the traffic backups when the train comes through. And what about the traffic on Carlton Street. Getting over that light is bad enough without the additional traffic.

I don't normally pay much attention to what the City Council votes on, but in this case, I will be watching the voting very closely.

**Contact:** Yes  
**Contact Info:** marionhosseini@gmail.com