

Meghan T. Rupkey

From: Barbara Keppel <ba13181@yahoo.com>
Sent: Tuesday, August 6, 2024 11:41 AM
To: Meghan T. Rupkey
Subject: RE: Major Family Day home

WARNING: External email. Be cautious when clicking on links or opening attachments.

Meg,

As per our discussion on the special use permit on Gilmer Circle, my main concern is traffic and adequate parking. There are 6 houses in that little circle with driveways that open to Gilmer. They people also park on the street. We already additional traffic on Gilmer from the ARBNB that has the entrance on Gilmer Circle. All of this is a huge safety concern for the neighborhood as well as the parents trying to drop off children.

Thank you!

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Meghan T. Rupkey

From: Thanh Dang
Sent: Tuesday, August 6, 2024 2:43 PM
To: Meghan T. Rupkey
Subject: FW: Special Use permit for 1561 Gilmer Circle

Thanh Dang, AICP | Deputy Director of Community Development
(540) 432-7700 | Thanh.Dang@HarrisonburgVA.gov

From: James Coffman <thcoffman@verizon.net>
Sent: Tuesday, August 6, 2024 2:25 PM
To: Thanh Dang <Thanh.Dang@harrisonburgva.gov>
Subject: Special Use permit for 1561 Gilmer Circle

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This is James Coffman; I live at 1520 Gilmer Circle along with my wife and son. I'm definitely concerned and against adding a Major Family Daycare on Gilmer Circle. Below I listed my concerns.

1. Increased traffic in a residential area where kids have to cross the street to meet the bus.
2. This is a parking permit only area and the cars at this residence do not have parking permits displayed. I assume all other dropping off or picking up would be required to have Guest passes.
3. Parking in the circle where this house is located. This is the smaller circle in the neighborhood that wouldn't support the overflow parking for drop off or pickup.
4. Parking during any event that include. ed parents at the daycare. The circle may hold 7 or so cars if parked properly. any more than that would block driveways, mailboxes, Garbage Pick-up, and snowplows.
5. Safety, the house in question is a 2-story house that has double doors on the second level that do not have a deck, porch or stairs to get down, and it's at least a 15-foot fall if a kid goes out those doors.. For a business I assume this would be against several City Codes including Fire exits. See attached picture.
6. Safety, this house has a very steep driveway that may not be suitable for young kids.
7. Safety, hardly anyone stops at the stop sign where Kramer Courd intersect Gilmer Circle. At least one person on Kramer goes through on the wrong side of the road at full speed.
8. This is one of the last areas to be plowed in the winter and they usually push it to the end of Gilmer Circle. Making it very dangerous to have nonresidents navigating around it.
9. The entrance street to the Stone Spring Village (Decca) allows parking on both sides of the street and they are usually cars parked on both sides near the Intersection of Peach Grove making it hard to navigate safely, even for residents that are used to it. A lot of times one car has to stop to let another through.
10. This is very close to Peach Grove and is not fenced to keep the kids from wondering away.
11. Question. Is the city responsible for making sure the appropriate background, health checks and other inspections are done before approval?



Statement for City Hearing on Zoning Application

Dear Members of the Zoning Board,

My name is Paul Mabrey and I reside at 1580 Kramer Ct. I am writing to express my concerns regarding the zoning application for a home daycare at 1561 Gilmer Circle.

While I understand the importance of providing quality childcare options within our community, I have significant concerns about the potential impact on our neighborhood. Specifically, I am worried about the following:

1. **High Number of children in the home daycare setting:** Our understanding is that the permit/licensing request is for a higher capacity home daycare. Having a higher number of children would magnify each of the other concerns regarding traffic, parking, and safety.
2. **Increased Traffic:** Our cul-de-sac is currently a quiet and safe area for children to play. The addition of a home daycare could lead to a substantial increase in traffic, with parents dropping off and picking up their children throughout the day. In a prior home daycare in the neighborhood, we noticed that the daycare families would drive faster than typical traffic, rushing to work. This could pose safety risks for the children in our neighborhood and disrupt the peaceful environment we currently enjoy. To reach the home in question, you must pass the bus stop.
3. **Parking Issues:** With more vehicles coming and going, parking could become a significant issue. Our street has limited parking space, and the influx of cars could lead to congestion and inconvenience for current residents. Being that the house is on a cul-de-sac, there is already limited space to park on the street. In the past, drivers attending another home daycare in the neighborhood would always leave the car running, with the keys in it, while they double parked to drop off and pick up their children. This blocked other driveways and is a safety concern – having unattended running vehicles in the street. Also, our neighborhood parking is permit-only blue zone parking.
4. **Impact on Property Values:** The presence of a commercial operation in a residential area could potentially affect property values. Homebuyers may be deterred by the increased traffic and noise, which could negatively impact the desirability of our neighborhood.
5. **Liability/Safety:** The home has as many as 9 adjacent homes with backyards adjoining this property's backyard. Without a fence, it is predictable that children outdoors would wander onto other backyards and potentially onto Kramer Cr, or King Edwards Way.

I respectfully request that the zoning board carefully consider these concerns and the potential long-term effects on our community. While I support the idea of expanding childcare options, I believe it is crucial to find a solution that balances the needs of the daycare with the well-being of our neighborhood. The scope and size of the daycare is not appropriate for a private residence on a dead-end residential street. It would

encroach onto the property of the other residence. Perhaps a home daycare of a smaller scale could be considered.

Thank you for your time and consideration.

Sincerely,

Paul and Erika Mabrey
1580 Kramer Ct; Harrisonburg, VA
emabrey@gmail.com

Thanh Dang

From: Colombian Possibilities <colombianpossibilities@yahoo.com>
Sent: Friday, August 9, 2024 7:38 AM
To: Thanh Dang
Subject: Against special use permit, Gilmer Circle

WARNING: External email. Be cautious when clicking on links or opening attachments.

I live at 1570 Gilmer Circle along with my wife. Our names are Marta Ramirez and Adriana Vargas. We are very concerned and against the existence of a Major Family Daycare on Gilmer Circle. We live right next door to the house where this daycare would be located.

This is a strictly residential neighborhood, we moved here because of the quietness it offered, the peacefulness and the feel of a neighbor community.

Bringing a business to this cul de sac would be a huge burden to all of us.

This business will bring high traffic to a tight area. There are 5 houses in the cul de sac and 5 driveways that would surely be blocked at rush hours.

The city made this area a permit parking area for a reason, we can not go back on the reasoning behind it. This house has no fence and kids wonder off and anything could happen, which could bring liability to many houses immediately around it. It isn't an easy area to maneuver either with steep back yards and many trees.

I am an immigrant myself, but it did not feel very reassuring that the adults who are supposedly in charge of this business sent kids to speak about the plans for the opening; that should not be the responsibility of minors. Makes you wonder how serious and committed these adults are to the responsibility it takes to caring for other people's children.

I ask you to take into consideration our very real concerns and give some serious thought to this permit. The benefit of a few should not infringe on the lives of many others.

We thank you for taking the time to read our concerns.

We are unfortunately traveling and will be unable to attend the hearing, but we hope that our voices are heard against this business around our homes.

Should you have any questions please reach me at 540-376-1783.

Thank you

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