

JAY AND CARMEN BARRON  
630 Keezletown Road, Harrisonburg, VA 22802 • (304) 771-4848

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January 2, 2020

**VIA EMAIL AND HAND DELIVERY**

Harrisonburg Planning Commission  
409 South Main Street  
Harrisonburg, VA 22801  
Attn: Alison Banks, Zoning Administrator (alison.banks@harrisonburgva.gov)

**Re: Rezoning Request – 650 Keezletown Road (Juniper Hill Commons) (R-1 to R-7)**

Dear Planning Commission Members:

We write concerning Harrisonburg Cohousing, LLC's (the "Company") request to rezone a 5.48 acre parcel at 650 Keezletown Road from R-1 (Single-family Residential District) to R-7 (Medium Density Mixed Residential Planned Community) and to develop, on what is now largely open green space, a "cohousing" community consisting of 9 buildings, 28 residential units, and parking lots sufficient for 56 spaces (the "Proposed Development"). We own and reside in a single-family home next door to, and on the westward side of, the Proposed Development, at 630 Keezletown Road. We are concerned that the Proposed Development will negatively impact adjacent property owners and the surrounding community and believe, as currently proposed, it is inconsistent with the City of Harrisonburg's Comprehensive Plan and zoning ordinance.

We moved to Harrisonburg in 2016, in large part to be closer to our two granddaughters who live in Northern Virginia. We quickly fell in love with the place. As we all know, Harrisonburg offers the best of all worlds—a picturesque setting with gorgeous Blue Ridge views, a vibrant downtown and restaurant scene, and an active, engaged community. We particularly enjoy our little slice of heaven on Keezletown Road. We chose the property because it offered a rural setting in close proximity to shopping and other amenities. Much of the surrounding property is undeveloped farmland, and because our home sits on a rise, we have beautiful eastward and northward views of rolling hills peppered with cattle, deer, or other wildlife that pass through often. We can even see Massanutten Peak! Those views—and our property value—are now endangered by the Proposed Development, which calls for concentrated construction of numerous multi-story buildings and parking lots just a few feet from our property.<sup>1</sup> After first learning of the Proposed Development, we planted new trees in an attempt to protect the view and create privacy, but given the density of the planned construction and the

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<sup>1</sup> The Company proposes to situate all 9 buildings and parking lots on the southern half of the 5.48 acre parcel located nearest our property. We note that the Company's master plan proposes a maximum density of 8 dwelling units per acre. However, given that all 29 dwelling units will be located on ~two acres, the actual density would be closer to 15 units per acre.

fact that our home sits many feet higher than the site of the Proposed Development, we fear those efforts will be unsuccessful.

Although we stand to suffer the most direct impacts from the Proposed Development, many other nearby property owners will be similarly affected. We are concerned about the likely light pollution in the neighborhood from dozens of new lights (including possible lights over the parking lots proposed on the outside perimeter of the parcel),<sup>2</sup> as well as the additional noise that we believe will result from adding 50+ people (and their motor vehicles) to a small ~two-acre space. In addition, all neighbors will be impacted by likely increased traffic on Keezletown Road and at the intersection with Country Club Road. That four-way intersection, which has no stop light, is already busy, and we expect that the Proposed Development will make it worse.

We believe the Proposed Development is inconsistent with the City of Harrisonburg's long-term plan for the Keezletown Road area. As you know, in late 2018, the Planning Commission and City Council adopted an updated Comprehensive Plan that included a Land Use Guide that recommends a future, long-term (20+ year) plan for land use. The Land Use Guide comprises "the official land use policy of the Comprehensive Plan and is to be used as a guide in such matters as rezonings."<sup>3</sup> Importantly, the Land Use Guide recommends that the site of the Proposed Development and surrounding area be used for "**low density**" residential housing, as opposed to the medium density cohousing community the Company proposes. This low density recommendation is consistent with the current R-1 zoning designation, matches the existing rural character of the area, and would ensure that any future development meshes with, and has minimal impact on, the existing community. We see no good reason at this juncture for the Planning Commission to re-consider the City's long-term plan, which was adopted a little more than a year ago.

Further, we do not believe that the Proposed Development meets applicable zoning requirements. For example, the zoning ordinance states that, with respect to R-7, multi-family development may be permitted only if the applicant:

*has demonstrated that the proposed multifamily development's design is compatible with adjacent existing . . . single-family detached and attached residential development. Compatibility may be achieved through architectural design, site planning, landscaping and/or other measures that ensure that views from adjacent single-family detached and attached residential development and public streets are not dominated by large buildings, mechanical/electrical and utility equipment, service/refuse functions and parking lots or garages.*

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<sup>2</sup> We note that the Company's master plan does not specify the quantity or type of lighting that will be present, other than to state that it will seek to use downward-facing light fixtures.

<sup>3</sup> Chapter 6 of Comprehensive Plan at 9.

Sec. 10-3-57.6(d) (emphasis added).

The Company's proposed master plan appears to ignore the impact of the planned multi-story, multi-family dwellings and numerous parking lots on the views from our home. The Company's plan would place three-story, stacked condominiums ~60 feet from our property line (Building #2), and three-story townhomes ~20 feet from our property line (Building #3). The Company also proposes stacking residential apartments on top of a common house near the location of an existing single-family detached dwelling (Building #1). This building would be positioned on a hill ~90 feet from our property line. Because of its higher elevation, we expect that building would be prominent and visible from nearly all points of our property (both outside and through windows in our home) and from passing traffic on Keezletown Road. The Company's plan would locate the tallest buildings nearest our property (Buildings #1, #2, and #3), while locating the more compact, two-story buildings on the opposite side of the property (Buildings #7 and #8).<sup>4</sup> In addition, the Company plans to construct a large, 20-space parking lot within ~5 feet of our property line. The Company's rezoning narrative notes that parking areas will be placed on the "outskirts of the development," but those "outskirts" are essentially our backyard.

The City notes on its website that the purpose of zoning is to, among other things, "protect and conserve the value of buildings, and encourage the most appropriate use of the land." We do not believe the Proposed Development meets those goals, as it is counter to the City's long-term plan for low density residential development in the area, contrary to zoning regulations, and likely to diminish the value of adjacent properties. For these reasons, we are opposed to the Proposed Development.

However, should the Planning Commission be inclined to move forward with the Company's rezoning application, we respectfully request that, during the January 8, 2020 public hearing on this matter, the Planning Commission require the Company to address and respond to at least the following questions:

- Why would rezoning of the property for medium density development be appropriate when the City's Comprehensive Plan calls for long-term, low density development in the area? Did the Company consider alternative sites for the Proposed Development within areas of the City planned for medium density development?
- What steps has the Company taken to mitigate the impact of the Proposed Development on adjacent properties and single-family homes, including the Barron property?
  - Why are the tallest buildings proposed on the half of the parcel nearest the Barron's property line? Has the Company considered an alternative plan that

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<sup>4</sup> In fact, 20 of the 28 proposed residential units would be located on the western half of the parcel nearest our property.

would locate buildings farther from the Barron's property line, especially three-story buildings?

- What is the proposed height difference between Building #1 and the other proposed buildings—that is, taking into account the elevation of the land, by how many feet taller will Building #1 be than the other proposed buildings?
- The Company's master plan does not appear to include proposed height limitations for the new buildings. What height limitations is the Company proposing? What are the heights of each of the proposed buildings?
- The Company's master plan states that 6-foot opaque fencing will be used to separate parking spaces from exterior property lines. Will the Company agree to install a higher 8-foot fence? What materials does the Company intend to use for fencing? Is the Company willing to place an opaque fence along the entire boundary with the Barron property to serve as a visual barrier?<sup>5</sup>
- The Company's master plan proposes planting trees adjacent to Keezletown Road every 12.5 linear feet. Is the Company willing to agree to plant trees along the boundary with the Barron property at the same, or more frequent, intervals? Is the Company planning to keep (i.e., not cut down) existing trees within 3 feet of the boundary with the Barron property?
- The Company's rezoning narrative states that outdoor lighting will be directed downward but provides no other details. What types of lighting will be used? How many lights will be installed? Where will lights be installed? What steps is the Company taking to avoid light pollution toward neighboring properties, including the Barron property?
- What is the construction timeline for the Proposed Development?
- Is the Proposed Development fully funded? Is there a risk that construction would begin but not be completed in a timely fashion?

\* \* \* \* \*

We very much appreciate your consideration of our concerns with the Proposed Development and look forward to discussing these issues at the public hearing on January 8.

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<sup>5</sup> We believe that fencing along only a portion of the property line would look awkward and request that, if the Company's rezoning request is granted, it be required to place an 8-foot, opaque fence the entire length of the boundary with our property, using material mutually agreed to by us and the Company.

Harrisonburg Planning Commission  
January 2, 2020

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Very Truly Yours,

*/s/ Carmen Barron*

Carmen Barron

*/s/ Jay Barron*

Jay Barron

cc: Harrisonburg Cohousing, LLC (via U.S. Mail)

January 5, 2020

To Members of the Harrisonburg Planning Commission,

I have invested in land for a multigenerational Cohousing neighborhood because of my former neighbors Bill and Marie Fender. Well, inspired that is, by Marie and Bill, who informally adopted me and my infant son when I was an isolated young widow with no family members living nearby. They showed me how important it is for both children and parents to have a loving supportive community apart from their biological family.

Marie, Bill and their other children have never missed a celebratory occasion in my son's life and to this day we spend holidays together. We are all immensely enriched by being a multigenerational "family of the heart."

Today many young couples, parents, and singles find themselves in cities far away from their biological relatives. This combined with both parents working full time puts tremendous strains on families, who typically have little time to participate in the community organizations which for earlier generations provided extended support systems. Likewise, older adults often miss the stimulating company of younger generations - their children and grandchildren may well live in other states. So all generations will benefit from owning homes in our Cohousing neighborhood, supporting one another, and celebrating life's journey. Children can feel safe because they know and interact with with their neighbors.

The second reason I helped buy this land is that I am a good steward of God's earth. I strive to minimize the physical resouces I use and protect our open green spaces. Together with my like-minded Cohousing friends, I pledge to continue treating responsibly the land on which we live. With an eye towards future generations, we look forward to planting native trees and other native plants that support a healthy environment.

We who have purchased the 650 Keezletown Road property have a vision for a safe and supportive neighborhood of privately owned homes that will benefit

Harrisonburg as its population grows. We look forward to contributing to the excellent reputation of the Friendly City, where citizens care about and respect one another.

Sincerely,

Eleanor Baker

1725 College Ave.

Harrisonburg, VA. 22802

January 6, 2020

Planning Commission of Harrisonburg, VA

Thank you for scheduling the **Application for Rezoning** for 650 Keezletown Road (Juniper Hill Commons) during your upcoming January 8, 2020 meeting. My wife Sharon and I are co-owners in this cohousing endeavor and are hopeful the application is favorably accepted.

We are presently Harrisonburg homeowners happily living in a single family home. Because of our age, we are beginning to consider downsizing. There are many options in Harrisonburg, including smaller homes in the area or apartment living, either of which is available in the area retirement communities. While some amenities of retirement community living appeal to us, we would miss intergenerational living. Cohousing fulfills this option.

We see cohousing as a group of people and families coming together, working together, caring for and sharing with each other regardless of age, race or religion. This housing concept appeals to us, and we believe it can offer positive and healthy effects for our entire Friendly City.

We see Juniper Hill Commons as a positive residential option for Harrisonburg. This Keezletown site is an area within the city ripe with possibilities. Nearby schools will attract multi-generational households. Rezoning the property from R-1 to R-7 will expand the city's tax base but require less city maintenance than the development of a single-family home community on the same property.

Evidence abounds that the acreage has had little care for decades. Our goal as Juniper Hill Commons community is to not only provide multiple housing units but to improve this property by developing a site that is pleasant for both us and the neighborhood that surrounds us. We plan to encourage animal and bird species beneficial to the area and replace undesirable flora with numerous fruit, flowering and ornamentals plantings and gardens.

We hope that Juniper Hill Commons can become our new home. Thanks so much for considering our rezoning request and for your tireless work for Harrisonburg.

Sincerely,

Duane and Sharon Miller

1003 Blue Ridge Drive, Harrisonburg



## Thanh Dang

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**From:** Carmen Barron <csbarron5105@gmail.com>  
**Sent:** Friday, January 17, 2020 5:06 PM  
**To:** Thanh Dang; Alison Banks  
**Subject:** Petition in Opposition to Re-Zoning Application  
**Attachments:** Petition in Opposition to Re-Zoning Application.PDF

Thanh,









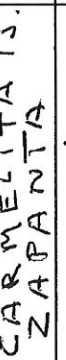


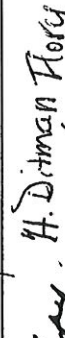



I have attached a petition concerning the application of Harrisonburg Cohousing LLC to rezone the parcel of land at 650 Keezletown Road, Harrisonburg, VA from R-1 to R-7. The signatures are from nearby residents and property owners who are opposed to the Harrisonburg Cohousing LLC's application for reasons that include: loss of property value, inconsistency with character and symmetry of the neighborhood, light pollution, obstructed views dominated by multi-story buildings(including apartments and stacked condominiums), and increased traffic and danger to drivers on Keezletown Road (including that the opposed entry to the development is a blind turn).

Regards,  
Carmen Barron

**Petition in Opposition to Re-Zoning Application**

This petition concerns the application of Harrisonburg Cohousing LLC to rezone the parcel of land at 650 Keezletown Road, Harrisonburg, VA, from ~~RETRACTOR-7~~ R-7, and to construct on the parcel a cohousing community consisting of numerous multi-story buildings and parking lots. The signatories below are from nearby residential property owners who are opposed to Harrisonburg Cohousing LLC's application for reasons that include: loss of property value, inconsistency with character and symmetry of the neighborhood, light pollution, obstructed views dominated by multi-story buildings (including apartments and stacked condominiums), and increased traffic and danger to drivers on Keezletown Road (including that the proposed entry to the development is a blind turn).

No.	Name	Signature	Address	Phone No.	Date
1	Eun Vagnes "Choi"		846 Sandtrap Lane Harrisonburg, VA 22802	(540) 434-1170	1/11/2020
2	Vernon R Miller		861 Sandtrap Lane	540-797-5515	1/11/2020
3	Barbara B. Myers		861 Sandtrap Lane	540-210-2294	1/11/2020
4	Stephanie Caldwell		830 Sandtrap, Harrisonburg	731-577-7140	1/11/2020
5	Joseph Caldwell		830 Sandtrap Lane, Harrisonburg	615-669-5728	1/11/20
6	DAVID CAH		853 Sandtrap Ln Harrisonburg	540-432-1840	1-11-20
7	PHYLLIS SONNEN		811 SANDTRAP LN	540-494-4161	1-11-20
8	DAN SHENK		1820 Country Club Rd	540-434-0531	1/12/20
9	Naomi Shenk		1520 Country Club Rd	540-421-5660	1/12/20
10	Carmen Barron		630 Keezletown Rd Harrisonburg	804-771-4848	1/12/20
11	Jay Barron		630 KEEZLETOWN RD HARRISONBURG	304-771-4759	1/12/20
12	JOLLY MORRIS		867 Sandtrap Ln Harrisonburg	540-246-9911	1/12/20
13	JANICE MORRIS		867 SANDTRAP LN. Harrisonburg	540-246-9911	1/17/20

No.	Name	Signature	Address	Phone No.	Date
14	MICHAEL D. Spoddy		540 Fairway Dr	434-9781	1/12/20
15	Tom Beierle		525 Fanny Dr	433-9228	1-12-20
16	Brenda Beierle		525 Fairway Dr	433-9228	1-12-20
17	Nancy Haas-Salomon		833 Sandtrap Lane	246-6649	1/13/20
18	Guillermo Salomon		833 Sandtrap Lane	246-6649	10/12/20
19	ty Conner		487 Eagle Ln.	490-2035	1-12-20
20	Justin Conner		497 Eagle Ln.	490-2035	
21	DIANE Mincey		483 Eagle Lane	540-433-8686	1/13/20
22	Carmelita Zapanta		475 Eagle Lane	540-433-2674	1/13/20
23	Richard West		463 Eagle Ln	540-434-2170	1/13/20
24	Barbara Anders		455 Eagle Lane	517-980-0042	1/13/20
25	H. Ditman Flory		310 Fanny Drive	540-41-6997	1/13/20
26	S. Kellogg		121 Fairway Dr.	540-433-8415	1/13/20
27	M. Kellogg		121 Fairway Dr.	630-267-9833	1/13/2020
28	SB Clynner		466 Fairway Dr	540 908-8823	1/13/2020

### Petition in Opposition to Re-Zoning Application

This petition concerns the application of Harrisonburg Cohousing LLC to rezone the parcel of land at 650 Keezletown Road, Harrisonburg, VA, from R-1 to R-7, and to construct on the parcel a cohousing community consisting of numerous multi-story buildings and parking lots. The signatures below are from nearby residents and property owners who are opposed to Harrisonburg Cohousing LLC's application for reasons that include: loss of property value, inconsistency with character and symmetry of the neighborhood, light pollution, obstructed views dominated by multi-story buildings (including apartments and stacked condominiums), and increased traffic and danger to drivers on Keezletown Road (including that the proposed entry to the development is a blind turn).

No.	Name	Signature	Address	Phone No.	Date
29	James E. Stevens	<i>James E. Stevens</i>	356 Par Lane	540 433-7981	1/15/20
30	Elizabeth B. Stevens	<i>Elizabeth B. Stevens</i>	356 Par Lane	540 433-7981	1/15/20
31	Sallie Funkhouser	<i>Sallie Funkhouser</i>	320 Fairway Dr.	540 434-7009	1/15/20
32	Randall Nutter	<i>Randall Nutter</i>	459 Eagle Lane	5408205730	1/16/20
33	Joe DeBord	<i>Joe DeBord</i>	620 Keezletown Rd	276 920 6244	1/16/20
34	Legan Stana	<i>Legan Stana</i>	620 Keezletown Rd	276 920 8511	1/16/20
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Dan & Naomi Shenk  
1820 Country Club Road, Harrisonburg, VA 22802

January 17, 2020

**Hand Delivered**

Harrisonburg Planning Commission, 409 South Main Street, Harrisonburg, VA 22801

Attn: Alison Banks, Zoning Administrator

**Re: Rezoning Request for R1 - R7 - for 650 Keezletown Road (Juniper Hill Commons)**

Dear Planning Commission Members:

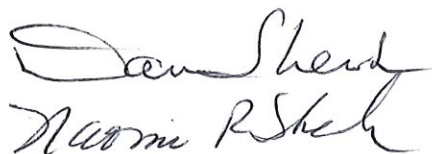
We are writing concerning Harrisonburg Cohousing LLC's request to rezone a 5.5 acre parcel at 650 Keezletown Road from R1 to R7.

We have 2 concerns. The main concern being what happens to the zoning if the R7 zoning is approved for the current request and then for some reason the Juniper Hill project cannot move forward due to lack of funds or interest. Will the rezoning be approved for this specific project? If Harrisonburg Cohousing LLC resells the property, would it be sold as R7 or R1? Would a different project need to be brought to the planning commission for approval? Our concern is that it might be resold for a less desirable R7 project. What is your policy?

Our second concern is how this project directly impacts our neighbors, Jay and Carmen Barron who have already submitted their concerns to you.

Thank you and we look forward to your response,

Dan & Naomi Shenk



Handwritten signatures of Dan Shenk and Naomi R. Shenk.

## Thanh Dang

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**From:** Jane Bleeg <jellen@rochester.rr.com>  
**Sent:** Tuesday, February 4, 2020 10:23 AM  
**To:** Thanh Dang  
**Subject:** For the Harrisonburg Planning Commission members

**Importance:** High

Harrisonburg Cohousing - Juniper Hill Commons letter of support

February 4, 2020

Dear Harrisonburg Planning Commission member,

I am writing on behalf of Harrisonburg Cohousing to support their effort to create Harrisonburg's first cohousing community, Juniper Hill Commons. While I do not live in Harrisonburg, my daughter Erica Cavanagh and granddaughter Sadie do. My husband Michael and I visit Harrisonburg several times each year. We are considering moving to Harrisonburg to be a part of Juniper Hill Commons and live near Erica and Sadie, and we envision the possibility that Erica and Sadie might want to join the community as well. If there is no cohousing community in Harrisonburg it will decrease the likelihood that we will move there.

Michael and I are retired from the business and nonprofit sectors, very active in the Rochester NY community as volunteers with individuals and nonprofit organizations, and worked for 5 years to try and establish Rochester's first cohousing community. We ran into numerous barriers, primarily related to zoning, established limits to number of units per acre, and the City telling us they would put a property up for bid and pointing us to it, then failing to do so. After so many years of trying we decided to give up, to great disappointment of more than 20 people who had worked hard and invested money and time for so long. I sincerely hope the people working on Juniper Commons do not come to the same fate.

Cohousing provides an outstanding opportunity for people of all ages to live together in ways that support their wellbeing throughout all stages of life. The degree of interdependence that develops is exactly what Michael and I seek, with young and old helping each other and thriving together. At the same time, it has been found in both the Ithaca area, and in California, that cohousing communities do better than comparable neighborhoods in terms of overall housing value, and stability/recovery during downturns. Rather than being a burden in any way on neighbors, cohousing residents are friendly, helpful, and generally contribute to the wellbeing of a neighborhood. In fact, they come to be seen in such a positive light that often additional cohousing communities are built in the region because more and more people want to live in them once they see what a great quality of life results (Ithaca's 3-community Ecovillage, northern California, and the Durham NC region with 6 communities are examples).

We await news from the Juniper Hill Commons folks about the results of your February 12 meeting, and encourage you to vote yes on giving them the needed permissions to move forward.

Warmly,  
Jane Bleeg  
940 Mt. Hope Avenue  
Rochester NY 14620  
585-315-2406, jellen@rochester.rr.com

Faith is the bird that feels the light and sings when the dawn is still dark. --Tagore



Lisa Anne Hawkins  
*Attorney at Law*

Direct: (540) 437-3118  
lah@fplegal.com

Phone: (540) 437-3100  
Fax: (540) 437-3101  
90 North Main Street, Suite 201  
P.O. Box 1287  
Harrisonburg, Virginia 22803

February 4, 2020

City of Harrisonburg  
City Council  
Planning Commission  
Department of Community Development  
409 S. Main Street  
Harrisonburg, VA 22801

RE: Juniper Hill Commons Master Plan

Dear City Council Members, Planning Commissioners, and Planning Officials:

I am writing on behalf of CH LLC, the owner of Harrisonburg tax parcel 70-A-1 which adjoins the proposed Juniper Hill Commons site to the north, and has frontage on both Country Club Road and Keezletown Road.

We have been following the Master Plan process with interest, and there are many aspects of the rezoning that my client is pleased to see, including the City's consideration of more flexible "master plan" zoning allowing mixed housing types that include multi-family development and employing a cluster concept that concentrates density. We were disappointed to see the maximum density decreased from 8 dwelling units per acre under the initial Master Plan submittal to 6 dwelling units per acre in the January 30 submittal, and believe the City should consider density as originally requested by the applicant and supported by planning staff as in keeping with the overall goals of the City's Comprehensive Plan.

In addition, there are some questions and concerns we hope can be addressed:

1. The Master Plan calls for a 30-foot setback from Keezletown Road for accessory buildings and structures and 33-foot setback for parking lots (except two spaces within 15 feet of the public right-of-way) -- but then only imposes a 15 foot setback from Keezletown Road for principal buildings. Particularly given that the City's Capital Improvement Plan contemplates improvements to Keezletown Road and its intersection with Country Club Road, it seems that the same 30-foot setback applicable to accessory buildings should also apply to principal buildings.

2. The Master Plan contemplates a sidewalk along Keezletown Road's frontage with the proposed project. Walkability of this site is a concept repeated in the Master Plan Zoning Requirements (which state that the site is "walkable to stores and restaurants") and in the January 8, 2020 staff report. There is currently no sidewalk between this site and Country Club Road, no light at the intersection for crossing Country Club Road to the shopping center across the street, and a steep hill with no sidewalk, marked lanes or designated sidewalk up to the blind curve at the top of the hill from Country Club Road to the shopping center.

The Master Plan Zoning Requirements state that there will be "sidewalk/bike path along its frontage with Keezletown Road," and we understand from staff that the City's ordinances will require that segment of sidewalk be constructed by the developer as part of site plan and construction approval (within the existing road right-of-way, it appears from the Master Plan). We question whether that is sufficient to ensure safe pedestrian travel from the site to stores and restaurants, and suggest that additional sidewalk, pedestrian cross-walk, stoplight and turn lanes are necessary to ensure the safety of those venturing on foot from Juniper Hill Commons to any business on the other side of Country Club Road.

3. Although the Master Plan Zoning Requirements reference a foot bridge across the stream, nothing in the Master Plan seems to limit that to a pedestrian crossing. Although the Master Plan Zoning Requirements were revised as of January 30 to provide that all housing, community buildings and parking will be within the designated areas on the south of the stream, the Master Plan still expressly allows "accessory buildings" and "other green space amenities" north of the stream. We are curious what exactly would be allowed and whether this language could be more specific. For example, does it allow for a clubhouse or other substantial structure?

We ask that this be clarified to make it clear that no enclosed buildings are permitted north of the stream. So a picnic shelter could be constructed, but not a clubhouse. And even so, we believe it advisable to protect CH LLC and the other adjoining neighbors that the Master Plan Zoning Requirements impose specific limits on the types, square footage and height of accessory buildings in the designated open space area (as we believe the only limit currently is the height restriction of 40 feet) as well as more substantial setbacks (as the setback would otherwise be 5 feet from the property line). We also ask that the Master Plan Zoning Requirements expressly state that the stream crossing/bridge is pedestrian only.

4. The stream crossed by the proposed bridge, which bisects the Master Plan property, is a major drainage channel for stormwater from the golf course, development across Keezletown Road and points beyond as well as Keezletown Road itself. It is my understanding that when it rains, the stream swells and water cascades along it out to



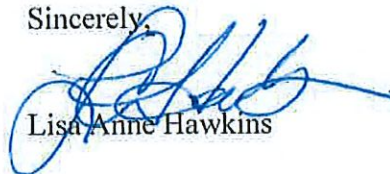
Country Club Road, where it joins with other stormwater running across and along Country Club Road and within its historic dry creek bed, causing flooding within Country Club Road and sometimes extending back onto the property of CH LLC and others.

The plans presented seem to contemplate piping of stormwater into that stream, which seems likely to exacerbate the existing problems. Since this stream also crosses my client's property and affects Country Club Road when flooding occurs, we are concerned. Although we are aware that stormwater regulations will apply to the development, we believe that this rezoning creates an opportunity for the City to address this issue in a broader way and ask that the project be required as part of the Master Plan to incorporate stormwater retention facilities within the open space area to help manage stormwater flow into the stream and mitigate flooding risks.

5. CH LLC asks that planning officials consider requiring a fence to delineate and separate the open space area of the Juniper Hill Commons open space from the adjoining land. Given that the open space area is planned as a recreational area for residents of the development, it seems appropriate to define the property boundary in a visible way. In addition, because the property of CH LLC extends from the Juniper Hill Commons site all the way to the elementary and middle school campus, we are concerned about residents walking to school across the adjoining land, creating liability risks for CH LLC, which is a risk a fence could help to mitigate.

We appreciate your consideration of these issues, in hopes that they are addressed in the Master Plan Zoning Requirements. To be clear, CH LLC is in support of this rezoning (and in fact, advocates for the higher density originally proposed), so long as appropriate protections are incorporated to address the concerns outlined above. Thank you, and please reach out if you have questions or would like to discuss any of these issues.

Sincerely,



Lisa Anne Hawkins

cc: CH LLC

**Petition in Support of the Rezoning Application for Juniper Hill Commons**

We, the undersigned, support the efforts of Harrisonburg Cohousing to establish Juniper Hill Commons as a cohousing community at 650 Keezletown Road. We believe this planned community reflects the values of our friendly city with a plan for a safe, walkable, sustainable neighborhood. They seek to reduce their footprint on the earth by living in smaller private homes, sharing some amenities, using renewable energy sources, and preserving open green space. The applicants have invested considerable time, energy, and financial resources in a plan for a more sustainable future than sole dependence on traditional housing policies will allow. We urge the Planning Commission and City Council to provide them an opportunity to create a neighborhood that our city can point to with pride.

Name	Signature	Address	Date
Kristin Kauffman		451 Green Street, Harrisonburg, VA	1/30/20
BRIAN NUSSEBAUM		823 STUART ST, HARRISONBURG, VA	1/30/20
Mate Brustein		415 Virginia Ave Hburg VA	1-30-20
Carl Kauffman		415 Green St.	03000130
Shannon Fitzgerald		416 Virginia Ave Harrisonburg, VA	2/30/20
STEVEN P. WALKER		176 TOROLEY DRIVE, MOUNTAIN VIEW VT	02-02-20
KATY LH WALKER		126 TURKEY DR MASSA NUTTEN VA 22840	2-2-20
James B Herrick		6354 Langner Mill Rd, Linville VA	02-02-2020
Eric Olson-Gethy		376 E Gay St. Harrisonburg, VA 22802	02/02/20
Danya Olson-Gethy		376 E Gay St. Harrisonburg, VA 22802	02/02/20
Josie Kinkade		416 E Rock St Harrisonburg, VA 22802	02/02/2020
ED Dingeman		416 E Rock St, HARRISONBURG, VA 22802	2-2-2020
Tamar Pozzi		425 E Rock St Harrisonburg, VA 22802	2/4/2020
Ellen Blosser		3245 Hemlock St Rockingham VA 22801	2-2-2020
Jesse Blosser		3245 Hemlock St. Rockingham VA 22801	2-2-2020

Petition in Support of the Rezoning Application for Juniper Hill Commons

We, the undersigned, support the efforts of Harrisonburg Cohousing to establish Juniper Hill Commons as a cohousing community at 650 Keezletown Road. We believe this planned community reflects the values of our friendly city with a plan for a safe, walkable, sustainable neighborhood. They seek to reduce their footprint on the earth by living in smaller private homes, sharing some amenities, using renewable energy sources, and preserving open green space. The applicants have invested considerable time, energy, and financial resources in a plan for a more sustainable future than sole dependence on traditional housing policies will allow. We urge the Planning Commission and City Council to provide them an opportunity to create a neighborhood that our city can point to with pride.

Name	Signature	Address	Date
Lindsay Waters	<i>[Signature]</i>	234 Comfort Ct. Heron, VA 22802	2/2/2020
JOHN WATERS	<i>[Signature]</i>	236 Comfort Ct. Rockingham, VA 22802	02/02/2020
Jane Eanes	<i>[Signature]</i>	1326 Shands Tr. Heron 22802	2-2-20
Nathan Eanes	<i>[Signature]</i>	1191 Se Dogwood Dr. 22807	2/2/20
Russ Eanes	<i>[Signature]</i>	1326 Shands Tr. Heron 22802	2/2/20
MARSHA W.N. BRUBAKER	<i>[Signature]</i>	P.O. Box 74, 265 Heath St, Dayton 22821	2/02/20
Jane Eilan Reid	<i>[Signature]</i>	P.O. Box 1182, 255 High St. Dayton 22821	2/02/20
Nathan Mau	<i>[Signature]</i>	3210 Arrowhead Rd. Rockingham, VA 22801	2/02/20
Melodie Mary	<i>[Signature]</i>	3040 Arrowhead Rd. Rockingham, VA 22801	2/02/20
DIANE AHUDA	<i>[Signature]</i>	2685 GREENPORT DR, ROCKINGHAM 22801	2/02/20
Gregory Sachs	<i>[Signature]</i>	1130 Hamlet Dr. Rockingham 22802	2/02/20
<i>[Signature]</i>	<i>[Signature]</i>	1130 Hamlet Dr, Rockingham 22802	2/02/20
Karen Gonzol	<i>[Signature]</i>	1130 Hamlet Dr. Rockingham 22802	2/02/20
Dathan Young	<i>[Signature]</i>	29 Shenandoah Ave., Harrisonburg, Va. 22802	2/4/20
Carina Young	<i>[Signature]</i>	29 Shenandoah Ave. Harrisonburg, VA 22802	2/4/20

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Name	Signature	Address	Date
Cynthia A. Miller	Cynthia A. Miller	220 S. Sunset Dr. Broadway, VA	2/2/20
Merrill R. Miller	Merrill R. Miller	220 S. Sunset Dr. Broadway, VA	2/2/20
Stuvia Godshall	Stuvia Godshall	267 Green St Harrisonburg, VA	2/2/20
Ellie Showalter	Ellie Showalter	2 Village Square, Va	2/2/20
Cora Godshall	Cora Godshall	267 Green St. Harrisonburg VA	2/2/20
Katie Shoemaker	Katie Shoemaker	2 Village Square	2/2/20
Daniel Showalter	Daniel Showalter	2 Village Square, Hburg, VA 22802	2/2/20
Joo Kim	Joo Kim	2 Village Square, VA 22807	2/2/20
Nancy A. Yoder	Nancy A. Yoder	1322 Greystone St. Hburg. 22802	2/2/20
Doug Kopf	Doug Kopf	1016 Chestnut Dr. Harrisonburg VA 22801	2/2/20
James Miller	James Miller	530 Green St. 22802	2/2/20
Conrad Gross	Conrad Gross	725 Collicole St. Hburg, VA 22802	2/2/20
Lisa Berry	Lisa Berry	481 Green St Harrisonburg, VA 22802	2/2/20
Marisa Shank	Marisa Shank	745 Collicole St. Hburg, VA 22802	2/2/20
Virginia Showalter	Virginia Showalter	267 Green St. H'burg, VA 22802	2/2/20

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Name	Signature	Address	Date
Ervin R. Stutzman		1315 Harmony Drive, Harrisonburg, VA 22802	1/28/20
Brita L. Stutzman		1315 Harmony Dr. Harrisonburg VA	1/30/20
Philip L. Kniss		1051 College Ave, H'burg VA 22802	1/31/20
Benjamin Lamb		899B Hillside Ave, H'burg VA 22802	1/31/20
Steven P. Pardini		2776 Greenway Ct. Rockingham, VA 22802	1/31/20
Edward Yoder		1181 Sharon Ln, Harrisonburg, VA 22802	2/1/20
Paul G. Leaman		1345 Harmony Drive, H'burg VA 22802	2/1/20
David R. Brubaker		265 High St, Dayton, VA 22821	2/1/20
Lloyd Mark		1230A 104 LANE Harrisonburg VA 22802	2/1/20
Harold N. Miller		11240 Harris Ln, Broadway VA 22815	2/1/20
Clair Good		430 Thompson St Dayton VA 22812	2/1/20
Nancy Heisey		1131 Royal Court Harrisonburg VA 22802	2/1/20
PEARL HARTMAN		405 Gravel Rd Rockingham VA 22802	2-1-20
Paula Stoltzfus		2408 Ewersale Rd. Rockingham VA 22802	2-1-20
John Spicher Jr		1335 Harmony Dr Harrisonburg VA 22802	2-1-20

Petition in Support of the Rezoning Application for Juniper Hill Commons

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Name	Signature	Address	Date
Tom Sawin	<i>Tom Sawin</i>	908 Summit Ave 22802	1/29/2020
Ruby Sawin	<i>Ruby Sawin</i>	" "	" "
Kenneth L. Graber	<i>Kenneth L. Graber</i>	1548 Hawthorne Circle 22802	1/29/2020
Martha June Graber	<i>Martha June Graber</i>	" "	1/29/2020
Chris Gingrich	<i>Chris Gingrich</i>	52 N Dogwood, Harrisonburg, VA 22802	1/29/2020
Larry Miller	<i>Larry Miller</i>	1720 Sherry Ln, Harrisonburg, VA 22801	1-29-2020
Dwight Hyard	<i>Dwight Hyard</i>	541 New York Ave, Harrisonburg	1-29-2020
Susan Hyard	<i>Susan Hyard</i>	" "	" "
Wayne Todd	<i>Wayne Todd</i>	Msc 9802 Currier Dr, Harrisonburg VA	1-29-2020
Kent S. Jerning	<i>Kent S. Jerning</i>	518 Switchboard Rd, Harrisonburg VA	1-28-2020
Jennifer Davis Senter	<i>Jennifer Davis Senter</i>	518 Switchboard Rd, Albany, VA	1-29-20
John Leonard	<i>John Leonard</i>	888 College Ave, Harrisonburg VA	1-30-2020
Dorothy Jean Weaver	<i>Dorothy Jean Weaver</i>	1514 College Ave, Harrisonburg, VA 22802	1-31-2020
Sharon Wyse Miller	<i>Sharon Wyse Miller</i>	1003 Blue Ridge Dr, Harrisonburg, VA 22802	1/31/20
Beane K Miller	<i>Beane K Miller</i>	1003 Blue Ridge Drive H'burg VA 22802	1/31/2020

Petition in Support of the Rezoning Application for Juniper Hill Commons

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Name	Signature	Address	Date
Scott Bowen	<i>Scott Bowen</i>	721 Hillmont Cir Apt 201, Harrisonburg, VA	2/2/20
Rita Longworth	<i>Rita Longworth</i>	92 S. Edwards Dr Harrisonburg VA	2/2/20
Christine Heirich	<i>Christine Heirich</i>	159 College Ave., Harrisonburg VA 22802	2/2/2020
Margaret Coker	<i>Margaret Coker</i>	1088 Mt. Clinton Pike Apt D Harrisonburg VA 22802	2/2/2020
Catherine Rogers	<i>Catherine Rogers</i>	P.O. Box 152 Harrisonburg VA 22803	2/2/2020
Elizabeth Solanki	<i>Elizabeth Solanki</i>	1853 Park Rd, Harrisonburg VA 22802	2/2/2020
Susmita Solanki	<i>Susmita Solanki</i>	1320 Harmony Drive, Harrisonburg, VA 22802	2/2/2020
Stephanie Serge	<i>Stephanie Serge</i>	350 Maryland Ave Harrisonburg, VA 22801	2/2/20
Mark Ficknitz	<i>Mark Ficknitz</i>	48 E Weaver Ave H'burg 22801	02/02/2020
John Henderson	<i>John Henderson</i>	1028-A Old Furnace Rd.	02/02/2020
Daniel Beers	<i>Daniel Beers</i>	1170 Parkway Dr, Harrisonburg, VA 22802	2/2/20
Garden Zook	<i>Garden Zook</i>	1715 COLLEGE AVE, HARRISONBURG VA	2-4-20
Edward Fulle	<i>Edward Fulle</i>	1501 VA AVE APT 651 H'burg VA	2-4-20
Harvey Yoder	<i>Harvey Yoder</i>	1135 Handlet Dr R'ham 22802	2/4/20
David Stenson	<i>David Stenson</i>	874 College Ave., H'burg	2-4-20

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Name	Signature	Address	Date
Irene Knies	<i>Irene Knies</i>	1051 College Ave Hwy VA 22802	2/2/2020
Lawrence Yoder	<i>Lawrence Yoder</i>	1301 Mount Clinton Pike Hwy VA 22802	2/2/2020
Shirlee K. Yoder	<i>Shirlee K. Yoder</i>	1301 Mount Clinton Pike, Harrisonburg VA 22802	2/2/2020
Fern Yoder	<i>Fern Yoder</i>	496 Sugar Maple Ln., Rocky Gap VA 22801	2/2/2020
Joseph Longacher	<i>Joseph Longacher</i>	1571 Park Road Harrisonburg, VA 22802	2/2/2020
Wayne A. Yoder	<i>Wayne A. Yoder</i>	990 Smith Ave, Harrisonburg, VA 22802	2/2/2020
Cochran Miller	<i>Cochran Miller</i>	3572 Hadden Meadows Ln, Haggardstown, VA 22802	2/4/20
Richard Stolte	<i>Richard Stolte</i>	743 Hawthorn Drive Dayton VA 22021	2/9/20
DARREL HODSTETTER	<i>Darrel Hodstetter</i>	1051 QUINCE DR, ROCKY GAP, VA 22801	2/9/20
Jim Rush	<i>James Rush</i>	780 Parkwood Dr Harrisonburg Va 22802	2/9/2020
James Beachy	<i>James Beachy</i>	7578 Rowley Pike, Hinton VA 22831	2/9/2020
Dennis Kuhns	<i>Dennis Kuhns</i>	1536 Hazel Thorne Circle Harrisonburg 22802	2/14/2020
William Bauman	<i>William Bauman</i>	2136th St. Hburg. VA 22802	2/4/20
Richard Keebler	<i>Richard Keebler</i>	205 Belmont Dr., H. burg.	2/4/2020
Jim Hershberger	<i>Jim Hershberger</i>	5647 Wagonmill Road, Linsville, VA 22834	



**Petition in Support of the Rezoning Application for Juniper Hill Commons**

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Name	Signature	Address	Date
Jackie Morales	Jackie Morales	266 Elk Lane Abbeysville VA	1/28/20
ENRIQUE MORALES	<del>Enrique Morales</del>	266 ELK LN. McABBEYSVILLE VA	1/28/2020
Bishop Densby	Bishop Densby	4060 Walnut Hill Dr Seelyetown	1/29/20
Laura Damsby	Laura Damsby	4060 Walnut Hill Dr Keezletown VA	1/29/20
Janine Aberg	Janine Aberg	361 Chicago Ave Harrisonburg VA	1/29/20
Barbara D. Shifflett	Barbara D. Shifflett	780 Confederacy Drive Laurel VA	1/29/20
Karen Hess	Karen Hess	4000 Sherrybryne Dr Seelyetown VA	1/29/20
JOHN BRADLEY	John Bradley	1675 Maryland Circle O Hill VA 22801	1/29/20
PURNIMA SHAMAN	Purnima Shaman	243 NEFF AVE STE N H. BURG VA 22801	1/29/20
NANCY HULINGS	Nancy Hulings	2971 SCENIC TED ELKTON VA 22827	1/29/20
Susan Beachy	Susan Beachy	1034 College Ave Harrisonburg VA	2-3-20
Karen Lee	Karen Lee	104 Miller Dr. Bridgewater VA 22812	2/3/20
Kate Glick	Kate Glick	915 McCahay Lane, McGonessville VA	2/3/20
Allyn Harward	Allyn Harward	77 N Willows St Harrisonburg VA	2/9/20
Jay Loring	Jay Loring	9448 E Timber Ridge Rd, Groffoes VA	"

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Petition in Support of the Rezoning Application for Juniper Hill Commons

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Name	Signature	Address	Date
Daryl E. Feiler		1040 College Ave 22802	2/2/20
Ed M. Yoder		<del>1324</del> 1324 Greystone St	2-2-20
Chara L. Yoder		1324 Greystone St. 22802	2/2/20
Becky Johnston		795 Madison St, Harrisonburg 22802	2/2/20
Aaron Johnson		775 Madison St Harrisonburg 22802	2/2/20
Barbara Meyer Lehman		1023 Stuart St. Harrisonburg VA 22802	2/2/20
Ross EAB		1241 Mt Clinton Pike, Harrisonburg VA 22802	2/2/20
Aaron Caldwell		957 Son, Key Ave. Harrisonburg VA 22802	2/2/20
Mattie Marie Mast		1215 Windsor on the Ct - Harrisonburg, VA 22802	2-2-20
Han Caldwell		957 Smith Ave, Harrisonburg VA 22802	2-2-20
Jeff Heie		311 Dixie Ave. Harrisonburg, VA 22801	2-2-20
Duane Boutmy		300 Dixie Ave, Harrisonburg VA 22801	2-2-20
EARL MARGIN		1013 College Ave, H'burg, VA 22802	2-2-20
Lawrence Miller		106 Northshore Dr 22812	2-2-20

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Name	Signature	Address	Date
Susan Freesen	<i>Susan Freesen</i>	750 Keezletown Rd Harrisonburg 22802	1/30/20
Guy Freesen	<i>Guy Freesen</i>	750 Keezletown Rd Harrisonburg 22802	1/30/20
Mary Jo Swartzendruber	<i>Mary Jo Swartzendruber</i>	11654 Wind Song Lane Harrisonburg 22802	1/30/20
David Brennan	<i>David Brennan</i>	1797 Mountain Valley Rd Keezletown VA 22832	2/11/20
Mary Beth Beland Stover	<i>Mary Beth Beland Stover</i>	9305 Waggy Duck Rd Stanton, Va.	2/11/20
Kirk Shantzler	<i>Kirk Shantzler</i>	827 Cedar Run Rd. Mt Grove, Va	2/1/20
Matthew Sibley	<i>Matthew Sibley</i>	867 College Ave Harrisonburg VA 22802	2-1-20
Alien Baraged	<i>Alien Baraged</i>	1271 Graystone St. Harrisonburg VA	2-1-20
Evan Ballard	<i>Evan Ballard</i>	1134 Robin Hood Ct Rockingham 27851	2-1-20
Barbara Colson	<i>Barbara Colson</i>	6155 Ottohue Rd Dayton 22821	2-1-20
Gleanor Baker	<i>Gleanor Baker</i>	253 Elk Lane McAbeysville VA 22870	2/5/20
Mary Leaman	<i>Mary Leaman</i>	1725 College Ave, Harrisonburg, VA	2/5/20
	<i>Mary Leaman</i>	1345 Harmony Dr Harrisonburg, VA	2/5/20

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Name	Signature	Address	Date
Virginia Spicher	Virginia Spicher	1335 Harmony Drive, Hwy. 7, Va. 22802	2/1/20
Welby C. Showalter	Welby C. Showalter	66 W. Water St., Harrisonburg, VA 22801	2/2/20
Keaton Shenk	Keaton M. Shenk	1146 Sumner Ct, Hburg VA 22802	2-4-20
Keith Gragory	Keith Gragory	1520 Hillcrest Drive Harrisonburg, VA 22802	2/4/20
Ed Bantiger	Ed Bantiger	1285 Shank Dr	"
Sam Shumaker	Sam Shumaker	183 Grandview Dr Rocky Gap VA 22802	2/4/20
Alben Hostetter	Alben Hostetter	1309 Hillcrest Dr. Harrisonburg VA 22802	2-4-2020
James W. Nusser	James W. Nusser	1029 College Ave, Harrisonburg VA 22802	2-4-20
Jon Trotter	Jon Trotter	1196 Rockingham Dr. Harrisonburg VA 22802	2-5-20
Salome Furlong	Salome Furlong	386 Acme Company St. Broadway, VA 22815	2-5-20
Meredith Trotter	Meredith Trotter	1126 Rockingham Dr Harrisonburg, VA 22802	2/5/20

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Name	Signature	Address	Date
Jane Peifer		1078 College Ave Harrisonburg VA 22802	2/2/20
Cliff Lind		2141 Lake Terrace Dr. Harrisonburg, VA 22802	2-2-20
Hope K Lind		2141 Lake Terrace Dr., Harrisonburg VA 22802	2-2-20
Mary Jean Crowe		1491 Virginia Ave. H'burg, VA 22802	2-2-20
Sam Nickels		340 Maryland Ave Hburg VA 22801	2/2/20
Sarah Mitch		2935 Nutmeg Ct. Rockingham 22802	2/2/20
Emily Hershberger		1086 Smith Ave. Harrisonburg 22802	2/2/20
Krista Showalter		707 Hughes Lane Rockingham, VA 22802	2/2/20







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Name	Signature	Address	Date
Joan Goady	Joan X. Goady	11670 Glenaside Dr Harrisonburg VA	2/4/20
Adrie Vobers	Adrie Vobers	745 S Dogwood Dr Harrisonburg VA	2/4/20
Michelle Thomas	Michelle Thomas	1842 Buffalo Dne Rocky moun VA	2/4/2020
Rosie Lynch	Rosie Lynch	601 S High St. Harrisonburg, VA 22801	2/4/2020
Irvin Peckham	Irvin Peckham	661 W. Main St Harrisonburg 22802	2-4-20
CARL DROM	Carl Drom	745 S Dogwood Dr, Harrisonburg 22801	2/4/20
Jo Anne St. Clair	Jo Anne St. Clair	28 W. Rock St. #112 Harrisonburg 22802	2/4/20
Kate Lamb	Kate Lamb	11670 Glenaside Dr., Hburg 22801	2/4/20

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Name	Signature	Address	Date
Timothy Goodshall		267 Green Street H'burg VA 22802	1/30/20
Justin Showalter		483 Vir. Ave 22802	
Tiffany Showalter		483 Virginia Ave H'burg 22802	1/31/20
Cly Showalter		1005 Rockingham Dr 22802	1/31/20
Joanne Showalter		1005 Rockingham Dr. Hburg 22802	1-31-20
Eliza Goodshall		267 Green St. Harrisonburg, VA	1-21-20

# Supporters Doing Business in Harrisonburg

## Petition in Support of the Rezoning Application for Juniper Hill Commons

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Name	Signature	Address	Date
James S. Oleson	<i>James S. Oleson</i>	2176 Roman Road Staunton Va 24499	1-30-2020
Heidi Lasson	<i>Heidi Lasson</i>	2361 Lee Hwy Mount S. View, VA	
Jessa Baboun	<i>Jessa Baboun</i>	9410 W Beverly St. Staunton VA 24401	2-1-2020
Marcina Dronov	<i>Marcina Dronov</i>	6511 Horpwe Hwy Linville VA 22834	2/1/2020
Judith Lambert	<i>Judith Lambert</i>	137 S Middle Rd Fishersville VA 22833	2-1-20
Lori Curay	<i>Lori Curay</i>	9234 SPOTSWOOD TR. NEBAHEYSVILLE VA	2-1-20 20
Jan Carter	<i>Jan Carter</i>	1188 Deerfield Val Rd West Augusta Va	2-1-2020
Patrick O'Neil	<i>Patrick O'Neil</i>	19428 Plumfield Dr VA 22209	
Rudell Schreck	<i>Rudell Schreck</i>	2373 Harpiss Hwy 11burg VA 22802	2/1/20
John Oaters	<i>John Oaters</i>	6856 Kimpin Ln Post Republic VA 24471	
Travis Reich	<i>Travis Reich</i>	255 Roundhill school Rd New Hope VA	2/1/20
Kathie Reich	<i>Kathie Reich</i>	PO Box 114 New Hope VA 24469	
REGG CRISS	<i>REGG CRISS</i>	2483 Mossy Ct., HARRISONBURG VA. 22801	2/1/20
Mary Ann Bitter	<i>Mary Ann Bitter</i>	1206 Peely Court Harrisonburg VA 22802	2/1/20
Kevin Fox	<i>Kevin Fox</i>	6989 Park Church Rd Peyton VA 22521	2/1/20



# Supporters Doing Business in Harrisonburg

## Petition in Support of the Rezoning Application for Juniper Hill Commons

We, the undersigned, support the efforts of Harrisonburg Cohousing to establish Juniper Hill Commons as a cohousing community at 650 Keezletown Road. We believe this planned community reflects the values of our friendly city with a plan for a safe, walkable, sustainable neighborhood. They seek to reduce their footprint on the earth by living in smaller private homes, sharing some amenities, using renewable energy sources, and preserving open green space. The applicants have invested considerable time, energy, and financial resources in a plan for a more sustainable future than sole dependence on traditional housing policies will allow. We urge the Planning Commission and City Council to provide them an opportunity to create a neighborhood that our city can point to with pride.

Name	Signature	Address	Date
Bill Saunders		766 Sherwood CT Rockingham VA	1 Feb 2020
Temple		637 Williams Rd, Woodbury CA	1 Feb

**Petition in Support of the Rezoning Application for Juniper Hill Commons**

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Name	Signature	Address	Date
Faye G Yoder	<i>Faye G Yoder</i>	875 Hillside Ave H'burg VA	2/6/20
Nancy Glenden	<i>Nancy Glenden</i>	1567 Hillcrest Dr. Harrisonburg VA 22802	2/6/20
Greg Yersen	<i>Greg Yersen</i>	1535 Hillcrest Dr. H'burg VA 22802	2/6/20
Paul A Yoder	<i>Paul A Yoder</i>	1515 Park Rd Harrisonburg VA 22802	2/6/20

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Name	Signature	Address	Date
Michael McMart	<i>Michael McMart</i>	1215 Woodsworth Ct Hbg 22802	2/7/20
Martha Sider	<i>Martha E. Sider</i>	1966 Buttenwood Ct. Hbg. VA 22802	2/7/20
Rich Sider	<i>Rich Sider</i>	1966 Buttenwood Ct. Hbg 22802	2/7/20
Oliver Kaufman	<i>Oliver Kaufman</i>	1331 Linschopie Dr Rockingham 22802	2/7/20
Wayne Kibitz	<i>Wayne Kibitz</i>	468 Myers Ave, Harrisonburg 22801	2/7/20
Aldine Musser	<i>Aldine Musser</i>	1029 College Ave Harrisonburg 22802	2/7/20
Linda Gnagney	<i>Linda Gnagney</i>	1520 Hillcrest Dr. Harrisonburg 22802	2/6/20
Ann Speeler	<i>Ann Speeler</i>	1515 Park Dr. Harrisonburg, VA	2/6/20
Elizabeth H. Sheak	<i>Elizabeth H. Sheak</i>	1146 Sumter Ct. Harrisonburg, VA 22802	2/6/20
Dennis Showalter	<i>Dennis Showalter</i>	966 Smith Ave. Harrisonburg VA 22802	2/6/20
Ann Bender	<i>Ann Bender</i>	1236 Quince Ave. Rockingham 22801	2/6/20
Sharon Showalter	<i>Sharon Showalter</i>	966 Smith Ave, Harrisonburg VA 22802	2/6/20
Pearl Kantz	<i>Pearl L. Kantz</i>	1835 Park Rd, H'burg, VA 22802	2/6/20
Robin Mcnallie	<i>Robin Mcnallie</i>	1091 S. College Ave, H'burg, VA 22802	2/6/20
Christine B. Edwards	<i>Christine B. Edwards</i>	1081 S. College Ave, H'burg, VA 22802	2/6/20

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\* Required

Email address \*

Your email

Name \*

Your answer

Address \*

Your answer



Date \*

Date

mm/dd/yyyy

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Google Forms



Timestamp	Username	Name	Address	Date
2020/01/31 4:21:25 PM EST	whochstedler@gmail.com	Wayne Hochstedler	2440 Eversole Rd, Harrisonburg	1/31/2020
2020/01/31 4:39:22 PM EST	evieroger3@gmail.com	I support the rezoning request for Juniper Hill Commons. Evie	3013 Westwind Dr. Harrisonburg Va	1/31/2020
2020/01/31 5:33:04 PM EST	johmersteines@yahoo.com	Meriel Steines	143 E Lake Dr. Annapolis, MD	1/31/2020
2020/01/31 6:18:45 PM EST	richard.yoder@gmail.com	Richard A Yoder	3358 Ft. Lynne Rd	1/31/2020
2020/01/31 6:24:52 PM EST	yoderld@emu.edu	Lonnie Yoder	1066 Smith Avenue,	1/31/2020
2020/01/31 6:27:14 PM EST	yodfus@gmail.com	Traci Stoltzfus	1371 Mt. Clinton Pike	1/31/2020
2020/01/31 7:32:36 PM EST	kjhochstedler@gmail.com	Kathy	Our community needs multiple options for housing that	1/31/2020
2020/01/31 7:37:17 PM EST	janjenner@gmail.com	Janice Jenner	525 Hickory Grove Circle	1/31/2020
2020/01/31 8:05:31 PM EST	jared.stoltzfus@gmail.com	Jared Stoltzfus	1371 Mt Clinton Pike	1/31/2020
2020/01/31 8:06:25 PM EST	bargen75@gmail.com	Nathan Barge	1126 Waterman Drive	1/31/2020
2020/01/31 8:06:56 PM EST	zookbarga@comcast.net	Elaine Barge	1126 Waterman Drive	1/31/2020
2020/01/31 9:06:07 PM EST	byer@emu.edu	Owen Byer	1350 Shands Trl	1/31/2020
2020/01/31 9:25:53 PM EST	lordsprism@yahoo.com	Kyra Haddad	9174 Sparkling Springs Rd.	1/31/2020
2020/01/31 9:37:38 PM EST	vabyer@gmail.com	Barbara Byer	1350 Shands Trail	1/31/2020
2020/02/01 8:56:00 AM EST	mkeller123@gmail.com	Mark H Keller	5 North Willow Street	2/1/2020
2020/02/01 9:20:32 AM EST	miller.jim.98@gmail.com	Jim Miller	3160 Fort Lynne Rd	2/1/2020
2020/02/01 11:17:01 AM EST	hhjenner@gmail.com	Hadley and Jan Jenner	525 Hickory Grove Circle	2/1/2020
2020/02/02 3:57:36 PM EST	johannsue@yahoo.com	Johann Zimmermann	1293 Greystone street	2/2/2020
2020/02/02 4:12:29 PM EST	earl.zimmerman@gmail.com	Earl S Zimmerman	3440 White Oak Drive,	2/2/2020
2020/02/02 4:16:43 PM EST	ruth.h.zimmerman@gmail.com	Ruth Zimmerman	3440 White Oak Dr.,	2/2/2020
2020/02/03 9:19:57 AM EST	teresa.boshartyoder@everence.	Teresa Boshart Yoder	1066 Smith ave, Harrisonburg VA	2/3/2020
2020/02/03 9:56:26 AM EST	katherine.e.yoder@gmail.com	Katherine Yoder	606 Lee Ave, Harrisonburg	2/3/2020
2020/02/03 12:40:02 PM EST	skosalka11@gmail.com	Sarah Kosalka	4211 Dahlia Ct.	2/3/2020
2020/02/03 3:44:54 PM EST	jherr@herrinc.com	Jim Herr	141 W. Bruce St, Suite 202	2/3/2020
2020/02/03 3:58:54 PM EST	firedragonkar@gmail.com	Kim Fisher	332 S. Dogwood Drive,	2/3/2020
2020/02/03 3:59:17 PM EST	fisher.jordan39@gmail.com	Jordan Fisher	332 S. Dogwood Drive,	2/3/2020
2020/02/03 4:04:41 PM EST	beryl.jantzi@gmail.com	Beryl Jantzi	825 Sugar Maple Ln Rockingham	2/3/2020
2020/02/03 4:29:03 PM EST	shirley.showalter@gmail.com	Shirley H. Showalter	1825 College Ave., Harrisonburg,	2/3/2020
2020/02/03 4:37:13 PM EST	stuartshowalter@gmail.com	Stuart Showalter	1825 College Ave	2/3/2020
2020/02/03 4:38:45 PM EST	helmuth72@gmail.com	Phillip Helmuth	2250 Lake Terrace Dr,	12/15/2020
2020/02/03 4:50:56 PM EST	jennifer.mease@gmail.com	Jennifer PeeksMease	1054 Chestnut Dr	2/3/2020

2020/02/03 5:17:51 PM EST	oglesbcs@jmu.edu	Carolyn Oglesby	7358 Shady Grove Rd. Mt.	2/3/2020
2020/02/03 5:23:41 PM EST	paulc_martin@yahoo.com	Paul Martin	118 Collinswood Dr. Staunton,	2/3/2020
2020/02/03 5:51:47 PM EST	mastl@emhs.net	Lynette M.G. Mast	8976 Troutbeck Lane	2/3/2020
2020/02/03 6:00:56 PM EST	musseraj@gmail.com	Aldine Musser	1029 College Ave	2/3/2020
2020/02/03 6:17:26 PM EST	steve.c.shenk@gmail.com	Steve Shenk	1 Village Square	2/3/2020
2020/02/03 6:33:04 PM EST	brpfdz@hotmail.com	Roberta McCorkle	95 Campbell St.	2/3/2020
2020/02/03 6:40:41 PM EST	poseynickname@gmail.com	Rosemary King	1305 Hillcrest Drive,	2/3/2020
2020/02/03 6:58:38 PM EST	jrikenberry@gmail.com	Janet Ikenberry	550 Rockingham Dr	2/3/2020
2020/02/03 7:02:32 PM EST	mmiller320@gmail.com	Malinda Miller	911 Circle Drive	2/3/2020
2020/02/03 7:34:55 PM EST	lodemamiller@gmail.com	Lodema Miller	1134 sumter ct Harrisonburg	2/2/2020
2020/02/03 8:01:56 PM EST	timegraham@gmail.com	Timothy Evans	379 cedar St Harrisonburg 22801	2/3/2020
2020/02/03 8:04:53 PM EST	cuspidine@gmail.com	Colleen	379 cedar St hburg va 22801	2/3/2020
2020/02/03 9:03:03 PM EST	erviemy@gmail.com	Ervie and Mary Glick	1532 Hawthorne Circle	2/3/2020
2020/02/03 9:37:49 PM EST	tbbrenneman@gmail.com	Becky Brenneman	3226 Zion Church Road	2/3/2020
2020/02/03 9:45:00 PM EST	ksrobertson7@gmail.com	Karen S Robertson	4645 Pleasant Valley Road,	2/3/2020
2020/02/03 9:49:04 PM EST	passer@jmu.edu	Elizabeth Pass	331 Franklin St Harrisonbug	2/3/2020
2020/02/03 9:50:02 PM EST	dale.strickler@gmail.com	Dale Strickler	4645 Pleasant Valley Road	2/3/2020
2020/02/04 7:52:19 AM EST	pastormike133@gmail.com	Mike Metzler	323 7th Street, Harrisonburg, VA,	2/4/2020
2020/02/04 8:06:49 AM EST	erviemy@gmail.com	Ervie Glick	1532 Hawthorne Circle	2/3/2020
2020/02/04 8:33:49 AM EST	eric@beckbuildva.com	Eric Beck	8104 Green Hill Rd	2/4/2020
2020/02/04 9:37:56 AM EST	james_rollin@yahoo.com	James G Rollin	10085 Fair Beauty	2/4/2020
2020/02/04 10:00:13 AM EST	risserben@gmail.com	Ben Risser	141 Crescent Dr.	2/4/2020
2020/02/04 10:00:49 AM EST	kathyrisser@yahoo.com	Kathy Risser	141 Crescent Dr.	2/4/2020
2020/02/04 10:08:07 AM EST	riza333@gmail.com	Mariza Dovis	950 Stuart st Harrisonburg Va	2/4/2020
2020/02/04 10:21:56 AM EST	41yoder89@gmail.com	Paul Yoder	1515 PARK RD	2/4/2020
2020/02/04 12:00:41 PM EST	1meatpuppet0@gmail.com	Ernest Lam	2939 Whitmore shop Rd	2/4/2020
2020/02/04 3:06:31 PM EST	lswartzen@gmail.com	Loren Swartzendruber	330 Par Lane, Harrisonburg VA	2/4/2020
2020/02/04 3:24:18 PM EST	laherrick@gmail.com	Lori Abbott-Herrick	6384 Wengers Mill Road	2/4/2020
2020/02/04 3:31:30 PM EST	helmuthl@emu.edu	Loretta Helmuth	2250 Lake Terrace Dr.	10/16/1953
2020/02/04 8:32:45 PM EST	jinstoltzfus@mennonite.net	John Stoltzfus	2408 Eversole Road	2/4/2020
2020/02/04 8:43:42 PM EST	erica.k.cavanagh@gmail.com	Erica Cavanagh	537 Collicello Street,	2/4/2020
2020/02/04 10:04:03 PM EST	jane.eanes@gmail.com	Jane F Eanes	1326 SHANDS TRL	2/4/2020
2020/02/04 10:04:25 PM EST	russ.eanes@gmail.com	Russell W Eanes	1326 Shands Trl	2/4/2020
2020/02/06 10:54:57 AM EST	allison.eanes@gmail.com	Allison Eanes	261 E Grattan St	2/6/2020