

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Monday, April 12, 2021 1:23 PM
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 - 1:22pm

Name: Ping Wang, 1235 Sparrow Court, Harrisonburg, VA 22802

Type of Meeting: Harrisonburg City Council

Date of Meeting: Tue, 04/13/2021

Agenda Item Number: 7B

Comment:

The high-density housing with 142 apartments in 5 buildings will get the already congested traffic in the area even worse and other issues. I strongly oppose the rezoning. Ping Wang

Contact: No

Contact Info:

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Monday, April 12, 2021 12:36 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Monday, April 12, 2021 - 12:35pm

Name: Cornell 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 (Item 7.b.). 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.

My wife and I purchased and have resided at our home on Spotswood Drive for more than 26 years; we are located 5 lots from the subject site. We took great care in finding just the right neighborhood for our family. We wanted to ensure that we were in an affordable neighborhood and that the street we lived on was not a thoroughfare; we found that on Spotswood Drive. We know our neighbors and together we all take pride in our homes. This neighborhood is very active with families walking, walking with their children, or walking their pets daily. There are no sidewalks, therefore all the walking takes place on the street; but that is okay because the neighbors know there are young children, adults and pets that may be moving about. Bringing in a development of 142 multifamily units will affect the current flow and feel of the neighborhood.

With this request there will be significantly more traffic traveling on Spotswood Drive and Oakland Street. We reviewed and read the TIA information for the proposed 142 dwelling units and understand that it is estimated to only generate 39 AM and 51 PM additional vehicle trips in the peak hours, and there are two exits in/out of the development, so those numbers should be distributed. However, human nature tells us differently. Where people are traveling and how quickly they need to get there matters a lot. If you want to get downtown, out to the businesses on Carlton Street, or even to Spotswood Elementary – you are going to cut through on Spotswood Drive or Oakland Street. The school bus stops for this neighborhood are at the intersections of Carlton Street with Oakland Street and Spotswood Drive. As mentioned, this neighborhood does not have sidewalks and children walking to these bus stops mostly walk within the street or along the gutter pan, before standing along the intersection waiting for the bus. The proposed development will more than double the amount of morning traffic that currently travels on Spotswood Drive and Oakland Street.

Another concern is the size and height of the buildings. The proposed development shows building heights of 48-ft. The R-1 zoning district has a maximum height allowed of 35-ft; however, if you visited the site, hopefully you noticed that all the homes within the 900 block of Oakland Street and Spotswood Drive (even the 900 block of Country Club Road) are all single story dwellings, except for one. The average maximum height of homes in the existing neighborhood is less than 20-ft. That is a big change in landscape. The developer even noted during his presentation at Planning Commission that “Although proposed building heights are marginally higher than the maximum building height allowed in the adjacent R-1 district (35’), the location of the site (at the bottom of the hill), coupled with proposed street trees along both frontages will minimize the visual impact of the proposed building.” Will trees really take away the impact of a 48-ft tall building directly across the street from your single story home?

This section of Blue Ridge Drive, between Country Club Road and Oakland Street, currently does not have curb, gutter or sidewalk along either side; the pavement width is +/- 27 ft. Within the City's Comprehensive Plan Existing Street Network map, this section of Blue Ridge Drive is considered a local street. With the rezoning request, the applicant has proffered that along the project frontage Blue Ridge Drive shall be improved to include 2.5' curb and gutter, 6' planting strip, and 5' sidewalk. The face of the proposed curb shall be located 13' from the centerline of Blue Ridge Drive. This includes nothing for the neighborhood side of Blue Ridge Drive and most of these improvements would be required with development of this site.

Several previous R-5, High Density Residential rezoning requests include 865 East, fronting along Port Republic Road; The Shoppes at Peach Grove, fronting along Peach Grove Avenue; Lucy Drive's Mixed Use Development, fronting along Lucy Drive; Campus View, fronting along Reservoir Street and Chestnut Ridge Drive; The Park on Reservoir Street, fronting along Reservoir Street; Stone Suites, fronting along South Main Street; and Foley Road Apartments, fronting along Foley Road. All of the above requests, with the exception of two, have road frontage along a major collector or minor arterial street that at least have curb and gutter along both sides of the street. Lucy Drive is considered local street; however, it has curb, gutter, bike lanes on both sides of the street. Foley Road does not have improvements on either side of the street where the apartments will be constructed; the Foley Road Apartment project is a 12-one bedroom project. Are development projects of this size and density, with this type of mass structure pushed up directly along the street frontage appropriate for smaller, unimproved local streets? Are they more appropriate fronting collector and arterial streets? Perhaps that was one reason the Lucy Drive Mixed Use Development was denied because it fronted along a local street?

Also on Council's April 13th agenda is an amendment to Section 10-3-55.6(e) of the Zoning Ordinance to modify or remove conditions associated with multiple-family development special use permits in the R-5, High Density Residential District. Staff is recommending to remove all four conditions associated with Section 10-3-55.6(e). Of particular interest to us was condition #3 which reads:

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

We believe this particular condition speaks directly to our neighborhood, specifically – "to ensure that views from adjacent single-family, duplex and townhouse development and public streets are not dominated by large buildings." In the staff memorandum for the zoning ordinance amendment, staff provides a reason for the recommended removal of conditions (1) and (3), stating that with any rezoning or special use permit request, staff, Planning Commission, and City Council should consider existing conditions, surrounding land uses, and any planned future uses as envisioned in the Comprehensive Plan. We implore you to consider our neighborhood as you take up this rezoning and SUP request.

While there is a need for this type of housing in the City of Harrisonburg and the likelihood of the subject property developing as R-1 single family being slim, we disagree with this particular proposal. Apartments may be the answer for this location, but why 142 units with a four story building and building heights of 48-ft? Why not 60 or 70 units, two stories in height? That would minimize the visual impact of the apartments and help alleviate some of the cut through/increased traffic concerns.

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

Sincerely,
Cornell Banks
909 Spotswood Drive

Contact: No
Contact Info:

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Monday, April 12, 2021 12:23 PM
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 - 12:23pm

Name: Frank Clay Phillips
Type of Meeting: Harrisonburg City Council
Date of Meeting: Tue, 04/13/2021
Agenda Item Number: 7.C
Comment:

I am a resident of the Reherd Acre neighborhood, and currently reside near the intersection of Blue Ridge Drive and Star Crest Drive. I understand the housing crisis that Harrisonburg is experiencing, and very much welcome additional homes being built, especially on a piece of unused land, such as the lot being proposed, but I feel very strongly that our neighborhood cannot accommodate the high density housing being proposed. Our neighborhood, while a very quiet and friendly spot in Harrisonburg, is already experiencing too much traffic on Blue Ridge Drive. Cars and motorcycles constantly speed up and down the street, which is of great concern, as we have no sidewalks for pedestrians, and many families walk the neighborhood every day.

Additionally, our neighborhood is not set up with very many options for exits. The main exit from our neighborhood is at the Blue Ridge Dr/Country Club Rd intersection. This intersection cannot accommodate the number of apartments being proposed. It also appears the the number of parking spots proposed compared to the number of units is not enough to accommodate the residents, which will cause more people parking throughout the neighborhood.

If the planning commission and city council are not willing to consider extending Blue Ridge Drive all the way to 33 and on to Martin Luther King, the traffic congestion caused by the addition of apartments will not work for this small space.

While these are my main concerns, there is also concerns that JMU students will move in to our quiet neighborhood, bringing with them their partying lifestyle. Addiitonally, Smithland Elementary is already terribly overcrowded, and adding this many apartments will increase their burden.

Once again, I welcome some additional housing in our neighborhood, whether that be new homes, townhomes, or duplexes, but our neighborhood cannot accommodate any additional high density housing.

Contact: No
Contact Info:

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Monday, April 12, 2021 12:10 PM
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 - 12:09pm

Name: Emma Phillips

Type of Meeting: Harrisonburg City Council

Date of Meeting: Tue, 04/13/2021

Agenda Item Number: 7B

Comment:

I am a resident of the Reherd Acres community and live at 1121 Star Crest Drive. I would like to share with the council my concerns for the high-density housing rezoning proposal for the corner of Blue Ridge Drive and Country Club drive. I am not opposed to the development of homes in this location (in fact, I welcome it!) but I do not believe this area is set up to accommodate high-density housing. Here are my objections:

1. Increase in traffic in an already congested area. Our neighborhood contains a large number of homes and very few exit points. We can leave our neighborhood via Blue Ridge Drive to Country Club or we can cut through the neighborhood to Vine Street. Blue Ridge drive is heavily used by vehicles who travel too fast for safety. Country Club is also heavily congested on most days as people use it as a bypass for 33. I am greatly concerned that adding high-density housing at an intersection that is already too heavily used will be a recipe for disaster. The people who reside in the high-density apartments would all either need to leave via the intersection at country club and blue ridge or cut through the adjoining neighborhood and create issues on Carlton street. Neither route is able to accommodate that kind of traffic.
2. Noise and devaluation of property for my neighbors. The people who live in the area immediately adjoining the proposed location will have an large increase in noise as well as foot and vehicular traffic from the units. With the proximity to JMU, I am certain that these units would be appealing to JMU students. I moved to this neighborhood to get away from the noise and incessant partying of JMU students. Our neighborhood is full of retirees and families. It's a nice, quiet place. I think the addition of the proposed property will change that.
3. Parking. The proposal does not contain enough parking for the residents. Cars will overflow into the surrounding neighborhood which can not accommodate them.
4. Safety. This entire neighborhood lacks sidewalks. It's also an area where many people walk with their pets and their families. Because there are no sidewalks, people must walk in the road. Additional traffic and parked cars will affect the walkability of our neighborhood.
5. Increased load at Smithland Elementary School. I am the vice-president of the PTO at SMES. Our school is already the largest elementary school in the city. The addition of new children from a high-density apartment complex would create additional strain on our teachers and our school.
6. Harrisonburg is in a housing crisis. We need more affordable homes. This space should be used without rezoning to create a cluster of small, single family homes. The addition of homeowners to the neighborhood would be a boon, as opposed to the current proposition.

I urge the council members to vote against this proposal. I've spoken to my neighbors and the feeling is overwhelmingly mutual - we don't want this in our neighborhood.

Thank you for your time.

Contact: No

Contact Info:

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Monday, April 12, 2021 11:00 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 - 11:00am

Name: Gina Sams

Type of Meeting: Harrisonburg City Council

Date of Meeting: Tue, 04/13/2021

Agenda Item Number: 7B

Comment:

I'm against these apartments due to zoning and increased traffic in our neighborhood. (761 Broadview Drive)

Contact: No

Contact Info:

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Sunday, April 11, 2021 10:56 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Sunday, April 11, 2021 - 10:56pm

Name: Michelle Huynh
Type of Meeting: Harrisonburg City Council
Date of Meeting: Tue, 04/13/2021
Agenda Item Number: 7B
Comment:

Dear Harrisonburg City Council,

If you want to rezone to allow high-density housing on the corner of Country Club Road and Blue Ridge Drive, you need to address the increased traffic issue before you can even consider rezoning. On Country Club Road: we have no shoulders for cars to pull over in case of an emergency, we have a railroad under 81 where trains cross already creating unnecessary traffic, we have a Mosque with limited parking so people have to cross the street from parking elsewhere, and not to mention WE HAVE NO SIDEWALKS ON COUNTRY CLUB ROAD AND THERE HAVE BEEN SO MANY BIKING ACCIDENTS BECAUSE OF THE LACK OF ATTENTION TO ADDRESSING THIS ISSUE. So if you allow for this development, not only are you disturbing and preventing people from practicing their religion, you are also creating a very dangerous environment for more accidents on top of the increased traffic. If you expand Country Club Road with more lanes, biking lanes, and sidewalks AND there is enough parking (I suggest a parking deck because there is not going to be enough room) for the high-density housing and there is a separate exit for the development onto East Market Street instead of Country Club Road, then you may consider rezoning. Harrisonburg is the friendly city, and please don't let money consume you and let you overlook the well-being of your people. To anyone on the City Council that supports this development, I would gladly love to share my concerns. I have included my contacted information and my address is 821 Broadview Drive.

Thank you,
Michelle Huynh

Contact: Yes
Contact Info: (540) 560-1304 mickeh3@vt.edu

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Sunday, April 11, 2021 10:45 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Sunday, April 11, 2021 - 10:44pm

Name: Annette Elwood 811 Broadview Dr.
Type of Meeting: Harrisonburg City Council
Date of Meeting: Tue, 04/13/2021
Agenda Item Number: 7B

Comment:

Please take under consideration the large number of home owners and long-time residents that will have to live with the increase of traffic, parking on streets, concerns for safety for our children, the dog-walkers and pedestrians in the Spotswood and Reherd Acres neighborhoods with a high density housing development on the corner of Country Club and Blue Ridge Drive.

High speed traffic on the residential street of Blue Ridge Drive is already out of control as seen by at least 3 accidents between Star Crest and Country Club in the past 3 months. Reherd Acres is bordered by multiple apartment complexes to the north, and Country Club on the south. The amount of traffic on Country Club and on Blue Ridge Drive will increase substantially. The city has not been able to enforce the 25 mph speed limit on Blue Ridge. Country Club gets backed up at the stoplight as well as from the train track crossing.

There is not adequate access to the proposed site, nor enough parking spaces planned.

The fact that this proposed development does not meet the four conditions previously set by the City Council , as well as the fact that City staff has been asked to rework and revise the zoning categories , which is happening at this time, seems to warrant a fresh look at what the long-term goals are for development in Harrisonburg.

More pricey apartments blocking flow of traffic and corrupting established residential neighborhoods benefits only those making money off of the development.

I am OPPOSED to rezoning to R5 High density in this area. I am OPPOSED to the proposed 142 unit apartment complex in this residential neighborhood.

Contact: Yes

Contact Info:

annettelwood@hotmail.com

I would like the City Council to hear my concerns and represent our neighborhoods in this matter. City Council is elected by the residents of Harrisonburg, NOT by developers from Charlottesville and Richmond.

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Sunday, April 11, 2021 9:50 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Sunday, April 11, 2021 - 9:49pm

Name: Nancy White

Type of Meeting: Harrisonburg City Council

Date of Meeting: Tue, 04/13/2021

Agenda Item Number: 7B

Comment:

As a resident of Reherd Acres for over 18 years, I have seen the traffic on Country Club road as well as Blue Ridge Drive increase exponentially. With the proposed apartment complex, the traffic is going to continue to increase not only on Country Club road, but Blue Ridge Drive as well since it's often used as a thoroughfare to get to Old Furnace Road. One can drive through the neighborhood at almost any given time of the day and see residents young and old walking, riding bicycles or scooters, jogging etc. With the increased traffic flow and the probability that now some of our streets will be crowded with additional parked cars, the safety of our residents will be compromised. With the lack of sidewalks in the neighborhood, we are forced to walk in the road as it is. With inadequate parking at the proposed apartment complex, those cars are going to park on our neighborhood streets which will force us to walk, ride our bikes, etc further out into the street as we maneuver around these additional obstacles.

As proposed, the apartment complex off Country Club road is a bad idea for the Reherd Acres and the surrounding neighborhoods as it seriously poses a threat to the safety and well being of all of our residents.

Thank you

Contact: Yes

Contact Info:

Contact is not absolutely necessary, but if and council member would like to learn more about my thoughts on the proposed complex, I am willing to express those.

I can be reach via e-mail at hendersonna@yahoo.com or by phone at 540-435-5433. Thank you

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Sunday, April 11, 2021 9:07 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Sunday, April 11, 2021 - 9:07pm

Name: Doug White

Type of Meeting: Harrisonburg City Council

Date of Meeting: Tue, 04/13/2021

Agenda Item Number: 7B

Comment:

My family and I have been a resident of Reherd Acres, on Broadview street, for 18 years and have watched the traffic on Country Club road increase significantly over the years. Adding a large apartment complex on Country Club road would be a horrible idea due to the increased traffic that it will bring to an already over-crowded roadway. This would include the extra resident vehicles, their guests, and additional parking on the streets within our area. As we have all seen with North 38 Apartments off Old Furnace road, how residents and their guests park along the side of Old Furnace road, the same thing will occur within the Spotswood and Reherd Acres homeowners streets.

Contact: Yes

Contact Info: You can call me at, 540-560-5206, and/or be email at, dhwhite98@yahoo.com

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Sunday, April 11, 2021 9:04 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Sunday, April 11, 2021 - 9:03pm

Name: Doug White

Type of Meeting: Harrisonburg City Council

Date of Meeting: Tue, 04/13/2021

Agenda Item Number: 7B

Comment:

My family and I have been a resident of Reherd Acres, on Broadview street, for 18 years and have watched the traffic on Country Club road increase significantly over the years. Adding a large apartment complex on Country Club road would be a horrible idea due to the increased traffic that it will bring to an already over-crowded roadway. This would include the extra resident vehicles, their guests, and additional parking on the streets within our area. As we have all seen with North 38 Apartments off Old Furnace road, how residents and their guests park along the side of Old Furnace road, the same thing will occur within the Spotswood and Reherd Acres homeowners streets.

Contact:

Contact Info:

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Sunday, April 11, 2021 8:20 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Sunday, April 11, 2021 - 8:19pm

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

Comment:

I live at 833 Redwing Court in Harrisonburg. I am opposed to rezoning to allow high density housing on the corner of Country Club Road and Blue Ridge Drive. This development would be a nuisance to our community due to lack of proper infrastructure, inadequate parking spaces to serve the needs of the development and the likelihood this would student housing. Please do not rezone this area to allow for high density housing!

Contact: No
Contact Info:

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Sunday, April 11, 2021 7:44 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Sunday, April 11, 2021 - 7:43pm

Name: Barbara Paul
Type of Meeting: Harrisonburg City Council
Date of Meeting: Tue, 04/13/2021
Agenda Item Number: 7B
Comment:

As a city homeowner residing in Reherd Acres, I am distraught at the idea of a large, multi-story, high density apartment complex going in on Blue Ridge Drive. You are destroying the neighborhoods of Harrisonburg City. I chose to live in this neighborhood because of its location within the city. I liked that it had a mix of houses from small ranch style homes built in the 60s to larger homes built more recently. However, the idea of having another large apartment building on the edge of this neighborhood is terrible.

Adding more traffic to the intersection of Blue Ridge Drive and Country Club Road is atrocious. Blue Ridge Drive is a residential street in which people already use as a through street. With no sidewalks and very few people following the 25 mph speed limit, I am nervous even trying to cross this street when I'm out for a walk. And on top of that, you will be adding a large, high density apartment complex that doesn't allow enough parking for each unit. The Spotswood neighborhood will have to contend with overflow parking along their streets (residents and visitors) which will make walking/driving in that neighborhood more dangerous. The idea that this apartment complex won't become another JMU housing complex is a joke. Ms. Dent saying that she is glad to see that there is an elevator in one of the buildings for "empty-nesters" is laughable. This will be a student housing complex in the middle of a quiet residential neighborhood. I think you are shooting yourself in the foot as you are lowering the desirability of Harrisonburg neighborhoods. I would think that you would want to protect the tax base that you have in your residential neighborhoods and the families that live and work in Harrisonburg. If you look on "All Things Harrisonburg" on facebook, when people ask for recommendations about where to live, no one is recommending Harrisonburg anymore. All encouragement is to move out to the county. You are destroying our fair city of family-friendly neighborhoods in which to live. It is just this type of action that seriously has me thinking about moving out to the county like so many others. It is sad that you would rather support an outside entity that wants build an apartment complex for their own financial gain than the citizens that elected you to office.

Contact: No
Contact Info: b_paul@comcast.net

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Sunday, April 11, 2021 7:43 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Sunday, April 11, 2021 - 7:43pm

Name: David McGraw

Type of Meeting: Harrisonburg City Council

Date of Meeting: Tue, 04/13/2021

Agenda Item Number: 7B

Comment:

As a homeowner in the Reherd Acres neighborhood, I urge the Council to vote against the proposed high-density housing project that would encroach on our neighborhood, changing its peaceful nature and lowering its property values.

Reherd Acres is a lovely neighborhood, the kind of place where neighbors look out for each other and say "hello" to each other as we walk our dogs. It's a very diverse neighborhood, but one that features primarily single-family homes. Of course, times must change and Harrisonburg must grow, but that doesn't mean we have to destroy all of our nice little neighborhoods in the process. There are many potential locations for a high-density housing project in Harrisonburg other than squeezing them into existing single-family home neighborhoods.

Bringing the high-density housing project to Harrisonburg will mean more traffic on the streets of our neighborhood and more cars parked on our streets (since the proposal does not include sufficient on-site parking). It will make the nearby homes less desirable, leading to lowered property values. We've owned our home and been proud Harrisonburg residents for 16 years, but the potential threat of increased traffic congestion and lowered property values makes moving out to the County increasingly desirable.

If the Council keeps chipping away at all of our nice little neighborhoods, causing our tax-paying single family homeowners to move out to the County, who will be left to shoulder the tax burden in the City? The Council should think more carefully about harming the neighborhoods that make our City a desirable place to live, and form the backbone of the city's tax base.

Please keep the high-density housing project out of Reherd Acres!

David McGraw

Contact: Yes

Contact Info: David McGraw at dkmcgraw_2000@yahoo.com

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Sunday, April 11, 2021 2:43 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Sunday, April 11, 2021 - 2:42pm

Name: Mary Sue Wenger
Type of Meeting: Harrisonburg City Council
Date of Meeting: Tue, 04/13/2021
Agenda Item Number: 7B
Comment:

I am a resident of Broadview Drive in Harrisonburg. I am concerned about the traffic problems that will develop with the apartment complex on Blue Ridge Drive. I do not object to the apartments, but there needs to be a direct route out to East Market Street (route 33) from the complex. It is my understanding that the intention is to direct the traffic out through the same entrance as used by the residents of Country Club Court and also to Blue Ridge Drive. The entire area of Country Club road from the signal light at Sheetz to the signal light at Lowe's is currently a congested area. I live on the southern end of Broadview Drive and at certain times during the day can no longer use Clay Street to exit onto Country Club Road due to the steady stream of traffic. I have to go to Blue Ridge Drive and exit at the signal light. That light is barely sufficient to handle the traffic that is currently using Country Club Road and Blue Ridge Drive. At busy times the only way residents of Country Club Court can exit their drive is for a driver on Country Club to allow them to enter the road. Another traffic light at that entry point is not the answer. During busy times traffic is already halted up and down the road. When the church on Country Club is exiting from the service a policeman is required to direct traffic there. Often at the traffic light behind Lowe's the intersection becomes blocked and even traffic with a green light is halted.

As per the type of renters living there... I remember when Madison Manor was built. That too was supposed to be for young professionals. Well, that never happened. It became student housing and then just general rent for as many adults and children they could fit in. I would like to think that the apartments would be for young professionals, but when an apartment complex is within walking distance of JMU we all know what happens. The number of parking spaces planned for each apartment does not coincide with the number of bedrooms in the apartments. Where is the overflow parking? The surrounding neighborhoods should not have to provide that. This means the city will have to provide parking passes for the people living in the vicinity.

It is difficult to understand why the turn-around in rezoning for this property. Why bother to have rezoning criteria at all if the City Council can just choose to ignore it. The neighborhoods contained in Spottswood and Reherd Acres have been there for 60 plus years. When Reherd Acres was developed in the 70's they did provide an outlet to Vine Street connecting to Old Furnace Road and East Market Street to help filter all the traffic using Blue Ridge Drive and Country Club Road. I know, because I was living there. Any improvement to Country Club Road happened when the new elementary and middle schools were built. This improvement only took place at that intersection behind Lowe's. The only result was to increase traffic on the "old road". The people still living in the Spottswood and Reherd Acres as well as Country Club Court deserve better than to crowd their "old roads" with more traffic.

Contact: Yes
Contact Info: soupywenger@gmail.com

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Sunday, April 11, 2021 12:19 AM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Sunday, April 11, 2021 - 12:18am

Name: L. Kaye Myers

Type of Meeting: Harrisonburg City Council

Date of Meeting: Tue, 04/13/2021

Agenda Item Number: " 7B"

Comment:

As a lifelong resident and homeowner on Broadview Drive for 42 years I feel the rezoning of 161 and 241 Blue Ridge Drive from R-1 to R-C5 to accommodate a high density 142 unit apartment complex in our predominantly R1-R3 zoned community is completely inconsistent, out of scale and out of character with our existing community.

Increased traffic congestion, flooding and parking will be very detrimental to the infrastructure of our long existing community. The city should concentrate on the growing need for single family housing.

I am strongly opposed to this rezoning and development request and hope the council will consider the the lifelong residents that have worked hard and paid taxes to protect our neighborhood.

Thank you for your consideration.

L. Kaye Myers
Broadview Drive

Contact: No

Contact Info:

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Saturday, April 10, 2021 6:04 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Saturday, April 10, 2021 - 6:03pm

Name: Don and LaVonne Bailey

Type of Meeting: Harrisonburg City Council

Date of Meeting: Tue, 04/13/2021

Agenda Item Number: 7B

Comment:

We have lived at 1240 Clay Street for 13 years. During this time, the traffic on Country Club Road has increased greatly. Trying to make a left turn onto Clay is often problematic with cars trying to pass us on the right while we are waiting to make the turn. Adding more housing along Country Club will only worsen this situation.

Contact: No

Contact Info:

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Saturday, April 10, 2021 6:03 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Saturday, April 10, 2021 - 6:03pm

Name: Don and LaVonne Bailey
Type of Meeting: Harrisonburg City Council
Date of Meeting: Tue, 04/13/2021
Agenda Item Number: 7B

Comment:

We have lived at 1240 Clay Street for 13 years. During this time, the traffic on Country Club Road has increased greatly. Trying to make a left turn onto Clay is often problematic with cars trying to pass us on the right while we are waiting to make the turn. Adding more housing along Country Club will only worsen this situation.

Contact: No
Contact Info:

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Saturday, April 10, 2021 6:03 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Saturday, April 10, 2021 - 6:02pm

Name: Joni anderson

Type of Meeting: Harrisonburg City Council

Date of Meeting: Tue, 04/13/2021

Agenda Item Number: 7B

Comment:

I have resided at 1320 Star Crest Drive,Reherd Acres since 1989. I have watched this neighborhood as well as the Spotswood section be overdeveloped by apartments and town homes. I have seen more accidents at the corner of Blue Ridge Dr and Country Club road than I can count. Not to mention the accdents on Blue Ridge Drive. And don't get me started on the speeding issue. Country Club Road is already used as a by-pass for route 33 and the cars fly. Why this corner ? Are you planning on developing another entrance/exit from that area to 33. Whoever came up with this needs to have their heads examinef

Contact: Yes

Contact Info: Joni Anderson 540-908-0027

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Saturday, April 10, 2021 5:26 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Saturday, April 10, 2021 - 5:25pm

Name: Paul Boyd Templeton
Type of Meeting: Harrisonburg City Council
Date of Meeting: Tue, 04/13/2021
Agenda Item Number: 7B
Comment:

Hello, I live at 960 Broadview Drive and strongly believe that rezoning to allow high-density housing on the corner of Country Club Road and Blue Ridge Drive is a bad idea.

For the same reasoning that the property at 921 Blue Ridge Drive was denied Airbnb status; the same should hold true for this proposal. There is already too much congestion with the existing housing which includes-- North 38 Apartments, Liberty Square, Willington Park, Founders Way, Madison Manor, and Lexington Square.

Nothing can be done with the existing road infrastructure to be helpful in any meaningful way. Besides the last thing Blue Ridge Drive needs is more traffic simply because enough cars park on either side of the road given it's entire length. (Which is a big problem with snow events).

So please, if Harrisonburg really needs more apartments and/or townhouses please build in any less congested area than here!

Thank you for your time,

Paul Templeton

Contact: Yes
Contact Info: pbtempleton64@gmail.com
home phone: 4421797

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Saturday, April 10, 2021 5:09 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Saturday, April 10, 2021 - 5:08pm

Name: Gregory Czyszczonek
Type of Meeting: Harrisonburg City Council
Date of Meeting: Tue, 04/13/2021
Agenda Item Number: 7B
Comment:

I live in Reherd Acres (920 Broadview Drive) and recently learned of a proposal to rezone the corner of Blue Ridge Dr. and Country Club Rd. to allow for a high-density housing development. I am opposed to both rezoning and the housing development. Not only is Country Club Rd. insufficient with regard to automobile traffic, it is clear to me that there is sufficient housing for JMU students and not enough for low-income individuals in the City. How can council claim that Harrisonburg is a "friendly city" when it continues to ignore the needs of its most vulnerable while catering to wealthy developers and itinerant students? Vote down this proposal.

Gregory Czyszczonek, Ph.D., LPC
Harrisonburg

Contact:
Contact Info:

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Saturday, April 10, 2021 5:02 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Saturday, April 10, 2021 - 5:02pm

Name: Richard A Knupp

Type of Meeting: Harrisonburg City Council

Date of Meeting: Tue, 04/13/2021

Agenda Item Number: 7B

Comment:

My comment concerns the proposed high density apartments at Country Club and Blue Ridge Drive. I am firmly against any high density apartments at that location. I live on Meadowlark and pass through that intersection every day. There is traffic congestion there already at times. High density apartments as proposed will change the character of our neighborhood. Town homes or duplexes would be more appropriate at this location.

With this many apartments parking problems will spill out to our neighborhood streets. We also fear an increase in crime and rowdy behavior as can be seen in other high density apartment complexes in this city.

Contact: No

Contact Info:

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Saturday, April 10, 2021 4:44 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Saturday, April 10, 2021 - 4:43pm

Name: William Frank

Type of Meeting: Harrisonburg City Council

Date of Meeting: Tue, 04/13/2021

Agenda Item Number: 7B

Comment:

As a community member who will be impacted by this development I am writing in opposition to the rezoning to allow a high-density housing complex on a parcel of land located near the intersection of Country Club Roan and Blue Ridge Drive. My opposition to this is for the below reasons.

Impact on property value for the single family homes in Reherd Acres and Spotswood.

Increased traffic flow on Country Club Road and the inability to widen Country Club Road will create not only dramatically increased vehicle traffic and congestion but it will create a traffic safety issue.

The size of the land for the development and the rendered drawings do not allow for a buffer zone between the existing communities, no changes to the existing roads, no ability to manage the increased flow of traffic.

The concept that the development will target young professionals and will only house young professionals is naive, it will be another student housing project and therefore will have the issues and problems historically experienced with student housing complexes throughout the city.

The increase in foot traffic in the general area will create a pedestrian safety issue especially if the complex does house student. It will not only impact the immediate communities it may also impact 33 for those attempting to walk to Food Lion, and the businesses close by.

Existing drainage issues in the Country Club Road, Country Club Court area are already a reoccurring problem, the land area proposed is in a low lying area and with the increase drainage with the buildings and parking lots I anticipate more problems.

It does not appear that there is enough space for parking especially if it does turn to student housing and individual rooms are rented out.

Contact:

Contact Info:

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Saturday, April 10, 2021 3:03 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Saturday, April 10, 2021 - 3:02pm

Name: Paul Fiske

Type of Meeting: Harrisonburg City Council

Date of Meeting: Wed, 04/14/2021

Agenda Item Number: 7B

Comment:

I live at 520 Alleghany Avenue here in Harrisonburg and am deeply concerned (possibly even disappointed) that the city is even discussing a rezoning to allow high density housing on the corner of Country Club Road and Blue Ridge Drive without considerations of any significant infrastructure to accommodate the increased amount of traffic that such a project would inevitably create.

I wonder if anyone on City Council spends any amount of time on this side of town, regularly traveling this part of Country Club Road? The narrow, shoulderless road is often backed up from the Blue Ridge Road light all the way back to, and sometimes past, the rail road tracks. A myriad of children, teenagers and adults walk and ride bikes on this very dangerous stretch of road (the little bike path does not offer much in the way of safety). Our neighbors at the Mosque need a police officer to enter and exit the property for prayer - The townhome complex regularly sees backups as people wait long periods of time to exit the complex and get onto Country Club Road. There is already a major problem and it would be irresponsible for the city to ignore the Planning Commissions rejection of the proposal and create an even more difficult situation for many of our city's residents who regularly use these roads.

If you want to pursue this project AND serve the residents of Harrisonburg well, a plan for substantially expanding infrastructure here would be the only responsible thing to do. Maybe start by creating a situation where the hundreds of children who utilize this road on a regular basis can walk or bike to the school they attend safely.

Contact: Yes

Contact Info: Cell Phone - 540-383-3483

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Saturday, April 10, 2021 2:57 PM
To: Pamela S. Ulmer
Subject: Form submission from: Agenda Comment Form

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

Submitted on: Saturday, April 10, 2021 - 2:56pm

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

Comment:

My current address is 1240 Star Crest Drive. I travel through this intersection multiple times a day commuting to and from work. I believe that the proposed re-zoning and development would be detrimental to the traffic flow along Country Club Road. During high volume hours (approx 7 AM to 8:30 AM, and 3 PM to 6 PM), Country Club Road has more traffic than it can currently handle due to motorists avoiding East Market Street to get to Vine Street. The extra volume from this development would make traveling on Country Club Road worse. The proposed outlet onto East Market Street would not provide enough relief to Country Club Road. Residents that currently live in the townhouses on Country Club Court already have a hard enough time turning onto Country Club Road when leaving their homes, or turning onto Country Club Court when returning to their homes and the extra traffic these developments would introduce would make that intersection worse to navigate.

Contact: No
Contact Info:

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Monday, April 12, 2021 5:54 PM
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 - 5:54pm

Name: Robert A Proctor

Type of Meeting: Harrisonburg City Council

Date of Meeting: Tue, 04/13/2021

Agenda Item Number: 7B

Comment:

I am concerned about the proposed high-density housing at the intersection of Blue Ridge and Country Club. Thus far, I've lived on Sparrow Court for 25 years and have seen the traffic increase significantly at the aforementioned intersection, and am not in favor of adding 142 apartments whose owners would need to use this intersection on a daily basis.

Contact: No

Contact Info: rproctor1210@comcast.net

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Monday, April 12, 2021 6:22 PM
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 - 6:21pm

Name: Stephen Kirk Elwood
Type of Meeting: Harrisonburg City Council
Date of Meeting: Tue, 04/13/2021
Agenda Item Number: 7B
Comment:

Dear Harrisonburg City Council,

I have been saddened to observe how the City Council has gone out of its way to not reject the proposed rezoning of the land at the corner of Country Club Road and Blue Ridge Drive to R5. The City staff examined the proposal and said it did not meet the City's own criteria for being zoned R5. The Planning Commission voted down the proposal, with the only two votes in favor of it being tainted by the two Commissioners' direct cooperation with the developer. Then the City Council asked the City staff to revisit the issue after trimming the City's own zoning guidelines, and they did so without waiting for the results of a rewrite of the zoning ordinances to be completed. None of this sounds like the actions of a transparent and judicious city government. I've been informed that the City Council has the right to rezone property any time they want, and they have certainly exercised that right.

One City Council member has publicly telegraphed that the rezoning is a done deal. If the City Council is convinced that the 142 apartments will be filled with young professionals and that the extra traffic from their cars will be absorbed by the current streets, then why doesn't the City Council make a commitment to rectify any traffic issues along Country Club Road or Blue Ridge Drive (e.g., by adding lanes or providing the apartment complex direct access to Market Street which is, of course, right next to it)? If the City Council is confident that the development's 213 parking places will be sufficient for the apartments' young professionals (and their visitors), why not offer to prevent parking by the apartments' residents from overflowing into the surrounding neighborhoods (by granting permits only to those living in those neighborhoods)?

I wish that just one member of the City Council lived in one of the many houses, townhouses, and apartments that requires them to pass through the intersection of Country Club and Blue Ridge Drive to get to their work or go shopping so that when it backs up due to ~284 additional young professional drivers I could know that one of its members has to pay the cost of their decision, too. Now that the City Council is setting a precedent, I'll be interested in seeing what other pockets of land within the older neighborhoods of Harrisonburg that the City Council rezones to allow high-density housing.

Kirk Elwood
811 Broadview Drive

Contact: No
Contact Info:

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Monday, April 12, 2021 6:59 PM
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 - 6:58pm

Name: Elizabeth Baker Young 1245 Sparrow Court, Harrisonburg, VA 22802-4917

Type of Meeting: Harrisonburg City Council

Date of Meeting: Tue, 04/13/2021

Agenda Item Number: 7B

Comment:

I am against the rezoning and special-use permit for the site at 161 and 241 Blue Ridge Drive for the proposed Two241 housing development. Not only will it destroy space for residential housing but we don't need an apartment complex in this residential neighborhood. It will create a terrible traffic problem. Without it, we already have a traffic problem on Country Club Road. The other day traffic was backed all the way from the train tracks to Blue Ridge Drive. You can't make County Club Road a four lane highway. Please do not approve this request.

Contact: Yes

Contact Info: plizard44@aol.com

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Monday, April 12, 2021 7:52 PM
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 - 7:51pm

Name: Michael Eliasson
Type of Meeting: Harrisonburg City Council
Date of Meeting: Tue, 04/13/2021
Agenda Item Number: 7B
Comment:

Hello,

I am a new resident of the Reherd Acres neighborhood. My wife and I are what you would likely consider “young professionals”; we are both under thirty, work full-time, and would like to start a family here. We were drawn to this neighborhood for its unique blend of proximity to stores and quaint, suburban feel. Our friendly, long-term neighbors are what drew us to this neighborhood, and we hope to see it remain this way.

I ask that you please reconsider plans to rezone the lot on the corner of Country Club Road and Blue Ridge Drive for a purpose other than high-density housing. The lot is not well situated to handle the subsequent influx of traffic, and the lot is right along a FEMA-defined flood plane. I fear that trying to turn this lot into a major housing complex will simply attract JMU students who will crowd up this peaceful neighborhood and find themselves in for a rude awakening when the lot is under water. The land is sub-prime for residency, and will only serve to degrade the neighborhoods that surround it.

If it's truly necessary to put this housing on this plot of land, I would like for the council to consider issuing bumper-sticker parking passes for the residents of Reherd Acres so that our streets do not become overflow parking. Cities like Fredericksburg have this system to help remedy their parking issues.

Thank you for your consideration,
Michael Eliasson
760 Alleghany Avenue

Contact: Yes
Contact Info: michael.e.eliasson@gmail.com

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Tuesday, April 13, 2021 5:25 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 - 5:24am

Name: Sharon Graham

Type of Meeting: Harrisonburg City Council

Date of Meeting: Mon, 04/13/2020

Agenda Item Number: 7B

Comment:

I'm very concerned about the significant amount of traffic that will be increased at the intersection of Country Club and Blue Ridge, Adding more housing on this corner and not adding any infrastructure to what already exists will cause a collapse of the traffic flow in and out of the Reherd Acres development and may cause more accidents and back up of traffic west to Vine street. Then add the train that travels through off of Country Club you have traffic backed up to the light going East. I live at 621 Blue Ridge Drive, not far from that corner. I already have a hard time backing out of my driveway, let alone trying to turn into my drive way with out being run into or being honked at to get out of the way, so they can speed down the street. Our neighborhood has a speed limit of 25, and the speed limit currently is not being adhered to all.

Contact:

Contact Info:

Pamela S. Ulmer

From: HarrisonburgVA.gov <noreply@harrisonburgva.gov>
Sent: Monday, April 12, 2021 3:26 PM
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 - 3:26pm

Name: Pankaj Patel

Type of Meeting: Harrisonburg City Council

Date of Meeting: Tue, 04/13/2021

Agenda Item Number: 7B

Comment:

Please note, I'm opposed to rezoning this parcel to high density housing. By allowing proposed development, it will increase traffic, and strain the infrastructure. On the contrary, city should encourage more open spaces and preserve the quiet residential charm of re-herd acres.

Contact: Yes

Contact Info: Phone:540 383 0398

E-mail: PaulPatel56@gmail.com