

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

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.¹ 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

¹ 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),² 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."³ 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.

² 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.

³ 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).⁴ 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

⁴ 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?⁵
- 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.

⁵ 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 resources 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

January 6, 2020

Harrisonburg Planning Commission
409 South Main Street
Harrisonburg, VA 22801

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

Dear Planning Commission Members:

Several years ago, we learned about Harrisonburg Cohousing from a young family who had invested in the project. Even though we live in the “dream home” built for us on the northwest side of the city in 2000, we began to consider the possibility of joining this emerging cohousing community. Although we love our Park View/Harmony Heights neighborhood, the compelling vision and values of the planned neighborhood drew us into becoming equity members early in 2018. We believe our beloved city will benefit from the values our proposed neighborhood will bring, particularly those values reflected in the Project Goals listed in the Rezoning Narrative for Juniper Hill Commons.

We particularly value the civility envisioned in our emerging neighborhood’s stated commitment in our founding documents “to have honest, open and respectful relationships with each other by:

- Valuing and respecting our diversity
- Addressing conflicts in a timely manner
- Respecting privacy while showing neighborly concern
- Using clear, caring, open, and honest communication and avoiding gossip
- Making neighborhood decisions using a modified consensus method.”

The interactions in our group meetings over the past two years have given us opportunity to put many of these ideals to the test. Working shoulder-to-shoulder with consultant/developer Peter Lazar, we’ve been able to arrive at a group consensus on all of the significant project parameters outlined in the materials we submitted in our application for a zoning change. It’s given us a growing confidence that what we have to offer the city is particularly valuable in the midst of a polarized and fractious national environment. Since our cohousing community is not built on parochial religious or politically partisan ideals, we intend to welcome into our neighborhood the diverse people who share our stated values, regardless of their social affiliations. As much as possible, we intend to interact in the same way with the neighbors nearby our community.

We also write to express our gratefulness for the city planners who published a thoughtful comprehensive plan that outlines a vision for various kinds of housing throughout our city. And we appreciate the care with which the city staff have engaged our application over the past months, assuring that our development plans meet the high standards set by our city. We believe that our application fits well with the city’s vision for the residential area where we hope to build. It appears that our community will straddle the line between Low and Medium Density Residential housing, as defined on pages 10-11 in Chapter 6 of the city’s comprehensive plan.

Further, we believe our community will be an asset to the people who already live in the neighborhood along Keezletown Road. Thank you for your consideration of the city staff's recommendation of our plan to bring that dream to reality.

Sincerely,

Ervin and Bonita Stutzman

Thanh Dang

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

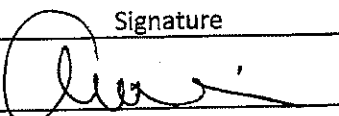

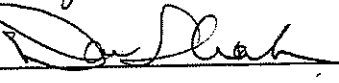
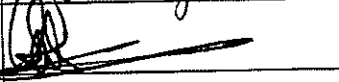
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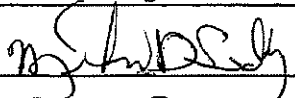

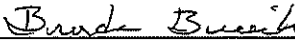
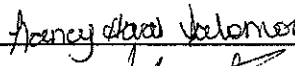
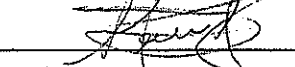
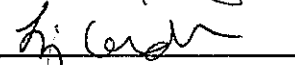
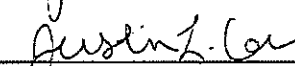

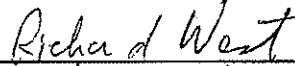

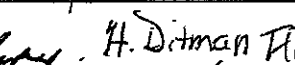
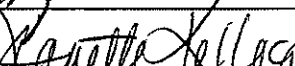
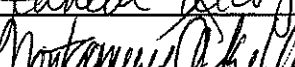
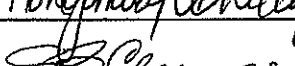
I have attached a petition concerning the application of Harrisonburg Cohousing LLC to rezone the parcel of land at 650 Keezletown Road, Harrisonburg, VA from R-1 to R-7. The signatures are from nearby residents and property owners who are opposed to the Harrisonburg Cohousing LLC's application for reasons 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 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
1	Eun "Agnes" Choi		840 Sandtrap Lane Harrisonburg, VA 22802	(540) 434-1170	1/11/2020
2	Vernon R Miller	Vernon R Miller	861 Sandtrap Lane	540-799-5515	1/11/2020
3	Barbara B. Marsh	Barbara B. Marsh	861 Sandtrap Lane	540-210-2294	1/11/2020
4	Stephanie Caldwell	Stephanie Caldwell	830 Sandtrap, Harrisonburg	731-377-2140	1/11/2020
5	Joseph Caldwell	Joseph Caldwell	830 Sandtrap Lane, Harrisonburg	615-669-5728	1/11/20
6	DAVID CAH		853 Sandtrap Ln Harrisonburg 22802	540-432-1840	1-11-20
7	PHYLLIS SONNER	Phyllis Sonner	811 SANDTRAP LN	540-434-4161	1-11-20
8	DAN SHENK		1820 Country Club Rd	540-434-0531	1/12/20
9	Naomi Shenk	Naomi R Shenk	1820 Country Club Rd	540-421-5660	1/12/20
10	CARMEY BARRON	Carmey Barron	630 Keezletown Rd Harrisonburg	304-771-4848	1/12/20
11	JAY BARRON	Frank J. Barron	630 KEEZLETOWN RD Harrisonburg 22802	304-771-4759	1/12/20
12	JOHN MORRIS		867 SANDTRAP LN Harrisonburg 22802	540-246-9911	1/12/20
13	JANICE MORRIS	gMorris	867 SANDTRAP LN Harrisonburg 22802	540-246-9911	1/12/20

No.	Name	Signature	Address	Phone No.	Date
14	MICHAEL D. Broddy		170 FAIRWAY DR	434-9781	1/12/20
15	Tom Beierle		525 Fairway 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	1/12/20
18	Guillermo Salomon		833 Sandtrap Lane	246-6649	10/12/20
19	Liz Corder		487 Eagle Ln.	490-2035	1-12-20
20	Justin L. Corder		487 Eagle Ln.	490-2035	
21	DIANE Mincey		483 Eagle Lane	540-433-8686	1/13/20
22	Carmelita J. Zapanta	CARMELITA J. ZAPANTA	495 Eagle Lane	540-433-2674	1/13/20
23	Richard West		463 Eagle Ln	540-734-2170	1/13/20
24	Barbara Anders		455 Eagle Lane	517-980-0042	1/13/20
25	H. Ditman Flory		310 Fairway Drive	540-431-6997	1/13/20
26	J. Kellogg		121 Fairway Dr.	540-433-8415	1/13/20
27	M. Kellogg		121 Fairway Dr.	630-267-9833	1/13/2020
28	SB Clymer		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>[Signature]</i>	356 Par Lane	540 433-7981	1/15/20
30	Elizabeth B. Stevens	<i>[Signature]</i>	356 Par Lane	540 - 433-7981	1/15/20
31	Sallie Funkhouser	<i>[Signature]</i>	320 Fairway Dr.	540 434-7089	1/15/20
32	Randall Nutter	<i>[Signature]</i>	459 Eagle Lane	540 820 5730	1/16/20
33	Joe DeBord	<i>[Signature]</i>	620 Keezletown Rd	276 920 6244	1/16/20
34	Legan Stana	<i>[Signature]</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: Allison Banks, Zoning Administrator

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

Dear Planning Commission Members:

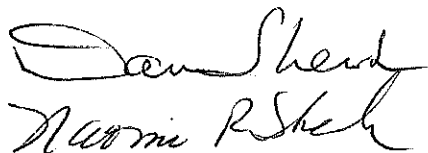
We are writing concerning Harrisonburg Cohousing LLC's request to rezone a 5.5 acre parcel at 650 Keezletown Road from R1 to R7.

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.

CONCERNS FROM RESIDENTS OF FAIRWAY HILLS AND NEIGHBORS TO REQUEST TO REZONE 650 KEEZLETOWN ROAD FROM R1 TO R7 MEDIUM DENSITY MIXED RESIDENTIAL AND APPROVAL OF HARRISONBURG COHOUSING PROJECT (JUNIPER HILL COMMONS)

January 21/2020 Meeting with Ms Thanh H Dang, City of Harrisonburg

- 1- **Safety:** a) Ingress/Egress from Keezletown Road would be blind. Over last year at least 3 accidents at intersection of Keezletown Road/Country Club Road, last month vehicle transiting on Keezletown Road lost control and went through 2 Fairway Hills neighbors' yards

b) Many cyclists, joggers and pedestrians frequent Keezletown Road

c) internal turning radius in development would appear problematical for large emergency vehicles i.e: fire trucks. We understand that this type of development requires at least two entrances for emergency vehicles (both entrances would have to be from roads other than Keezletown Road or Country Club Road)

d) School buses will have issues entering and turning around in this development, which may lead them to stop on Keezletown Road near the blind ingress/egress

e) Public transportation would be impossible from blind ingress/egress; is that addressed?

f) already have many large cargo trucks transiting on Keezletown road. This would become extremely dangerous for vehicles ingressing/egressing into this development and fatal for pedestrians/bicyclists
- 2- Has developer submitted a traffic study? This would be in line with the City's requirements
- 3- How does the development fit with the City's Transportation plan for Keezletown Road (Items NE-10 and NE-11)?
- 4- Water mitigation: the topography of the land for this development has a number of significant slopes. What is the plan to mitigate water migration? We have seen flooding over the last years at the bottom of this land. This project would add many impervious areas which would not absorb stormwater but rather aggravate this condition. Last year the land in question was so flooded that the stormwater ran down on Keezletown road into Country Club Road and they had to close Country Club Road.

- 5- What is the plan for buffer zones (wide areas of trees and green) to obstruct the view and mitigate noise of this development from neighbors?
- 6- The rezoning request is spot zoning: which violates the purpose of zoning and places profits over well being of our citizens
- 7- How would the addition of this type of project in this location benefit the City versus Single family Residential (R-1)?

Conclusion: We respectfully request that City Council denies this rezoning request

Thanh Dang

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

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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

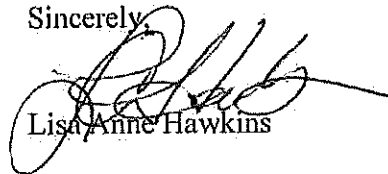
Country Club Road, where it joins with other stormwater running across and along Country Club Road and within its historic dry creek bed, causing flooding within Country Club Road and sometimes extending back onto the property of CH LLC and others.

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

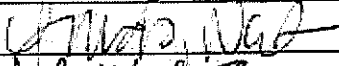
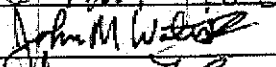
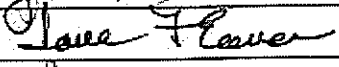
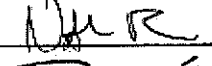
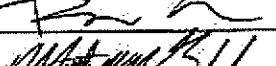

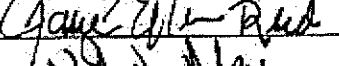
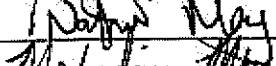
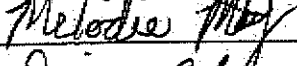
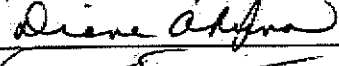
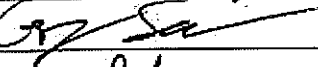
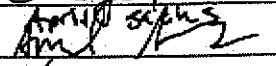
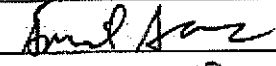


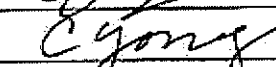
Petition in Support of the Rezoning Application for Juniper Hill Commons

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Name	Signature	Address	Date
Kristin Kauffman	<i>Kristin Kauffman</i>	451 Green Street, Harrisonburg, VA	1/30/20
BRIAN NUSSBAUM	<i>Brian Nussbaum</i>	823 STUART ST, HARRISONBURG, VA	1/30/20
Nate Brustein	<i>Nate Brustein</i>	415 Virginia Ave Hburg VA	1-30-20
Carl Kauffman	<i>Carl Kauffman</i>	415 Green St.	2020/01/30
Shannon Fitzgerald	<i>Shannon Fitzgerald</i>	416 Virginia Ave Harrisonburg, VA	2/30/20
Steven P. Walker	<i>Steven P. Walker</i>	126 TURKEY DRIVE, MASSANUTTEN VA	02-02-20
KATHY LH WALKER	<i>Kathy LH Walker</i>	126 TURKEY DR MASSANUTTEN VA 22840	2-2-20
James B Hecker	<i>James B Hecker</i>	6341 Waugers Mill Rd Linville VA	02-02-2020
Eric Olson-Gethy	<i>Eric Olson-Gethy</i>	376 E Gay St. Harrisonburg, VA 22802	02/02/20
Danya Olson-Gethy	<i>Danya Olson-Gethy</i>	376 E Gay St. Harrisonburg, VA 22802	02/02/20
Josie Kinkade	<i>Josie Kinkade</i>	416 E Rock St Harrisonburg, VA 22802	02/02/2020
ED Dingman	<i>Ed Dingman</i>	416 E ROCK ST, HARRISONBURG, VA 22802	2-2-2020
Tamar Poggi	<i>Tamar Poggi</i>	425 E Rock St Harrisonburg, VA 22802	2/2/2020
Ellen Blosser	<i>Ellen Blosser</i>	3245 Hemlock St Rockingham VA 22801	2-2-2020
Jesse Blosser	<i>Jesse Blosser</i>	3245 Hemlock St. Rockingha VA 22801	2-2-2020

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Name	Signature	Address	Date
Lindsay Waters		236 Comfort Ct. Herndon, VA 22062	2/2/2020
JOHN WATERS		236 COMFORT CT. ROCKINGHAM, VA 22802	02/02/2020
Jane Eanes		1326 SHANDS TR. RICHMOND 22802	2-2-20
Nathan Eanes		1191 S. Dogwood Dr. 22601	2/2/20
Russ Eanes		1326 SHANDS TR RICHMOND 22802	2/2/20
MARIA W.N. BRUBAKER		P.O. BOX 74, 265 HICKS ST, DAYTON 22821	2/02/20
Jane Ellen Reid		P.O. Box 1182, 355 High St. Dayton 22821	2/02/20
Nathan May		320 Arrowhead Rd. Rockingham, VA 22801	2/02/20
Melodie May		3010 Arrowhead Rd. Rockingham, VA 22801	2/02/20
DIANE AHUNA		2635 GREENPORT DR, ROCKINGHAM 22801	2/02/20
Gregory Sachs		1130 Hamlet Dr Rockingham 22802	2/02/20
		1130 Hamlet Dr, Rockingham 22802	2/02/20
Karen Gonzal		1130 Hamlet Dr. Rockingham 22802	2/02/20
Nathan Young		29 Shenandoah Ave., Harrisonburg, Va.	2/4/20
Carina Young		29 Shenandoah Ave. Harrisonburg, VA 22802	2/4/20




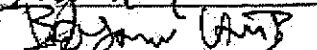


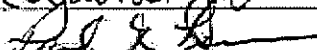

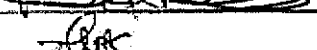

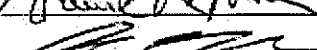
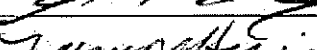

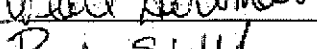

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Name	Signature	Address	Date
Cynthia A. Miller	Cynthia A. Miller	220 S. Sunset Dr. Broadway, VA	2/2/20
Merrill R. Miller	Merrill R. Miller	220 S. Sunset Dr. Broadway, VA	2/2/20
Stina Godshall	Stina Godshall	267 Green St Harrisonburg, VA	2/2/20
Ellie Showalter	Ellie Showalter	2 Village Square, Va	2/2/20
Cora Godshall	Cora Godshall	267 Green St. Harrisonburg VA	2/2/20
Katie Showalter	Katie Showalter	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 22802	2/2/20
Nancy A. Yoder	Nancy A. Yoder	1322 Graystone St. Hburg. 22802	2/2/20
Doug Kott	Douglas Kott	1016 Chestnut Dr. Harrisonburg VA 22801	2/2/20
James	James Keller	530 Green St. 22802	2/2/20
Conrad Gross	Conrad Gross	725 Collicello 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 Collicello St. Hburg, VA 22802	2/2/20
Virginia Showalter	Virginia Showalter	267 Green St. Hburg, VA 22802	2/2/20

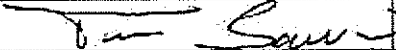

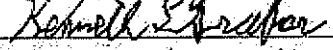



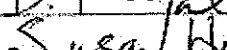





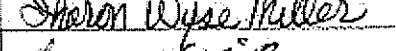
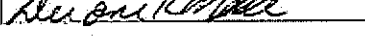

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Name	Signature	Address	Date
Ervin R. Stutzman		1315 Harmony Drive, Harrisonburg, VA 22802	1/28/20
Brita L Stutzman		1315 Harmony Dr. H'burg VA	1/30/20
Philip L. Kniss		1051 College Ave, H'burg VA 22802	1/31/20
Benjamin Lamb		899B Hillside Ave, Henry VA 22802	1/31/20
Steven P. Pardini		2776 Greenway Ct. Rockingham, VA 22802	1/31/20
Elwood 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 Mack		1230A IVY LANE Harrison VA 22802	2/1/20
Harold N. Miller		11240 Hiseis Ln, Broadway VA 22615	2/1/20
Clair Good		430 Thompson St Dayton VA 22812	2/1/20
Nancy Hersey		1131 Royal Court Harrisonburg 22802	2-1-20
PEARL HARTMAN		465 Gwells Rd Rockingham VA 22802	2-1-20
Paula Stoltzfus		2408 Eversole Rd. Rockingham VA 22802	2-1-20
John Spicher		1335 Harmony Dr Harrisonburg VA 22802	2-1-20


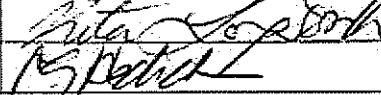

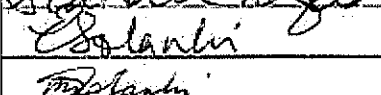
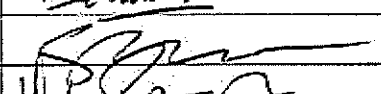
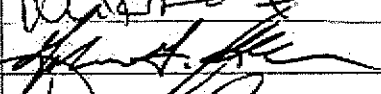
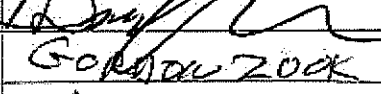
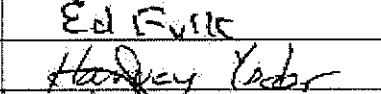
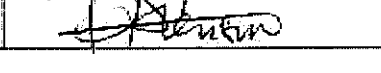




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Name	Signature	Address	Date
Tom Sawin		908 Summit Ave 22802	1/29/2020
Ruby Sawin		" " "	"
Kenneth L. Graber		1548 Hawthorne Circle 22802	1/29/2020
Martha June Graber		" " "	1/29/2020
Chris Gingrich		52 N Dogwood, Harrisonburg, VA 22802	1/29/2020
Larry Miller		1720 Sherry Ln, Harrisonburg VA 22801	1-29-2020
Dwight Hayward		541 New York Ave. Harrisonburg	1-29-2020
Susan Hayward		" " " "	"
Wayne Teal		Msc 9822 Carrier Dr, Harrisonburg VA	1-29-2020
Kent D. Sensing		518 Switchboard Rd, Harrisonburg VA	1-28-2020
Jennifer Davis Sensing		518 Switchboard Rd, Harrisonburg VA	1-29-20
John Leonard		858 College Ave. Harrisonburg VA	1-30-2020
Dorothy Jean Weaver		1514 College Ave, Harrisonburg, VA 22802	1-31-2020
Sharon Wyse Miller		1003 Blue Ridge Dr. Harrisonburg, VA 22802	1/31/20
Deane K Miller		1003 Blue Ridge Drive H'burg VA 22802	1/31/2020

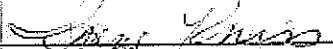
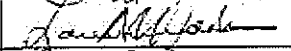






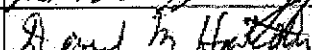
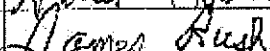
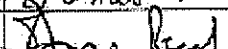
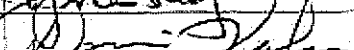

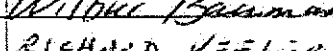
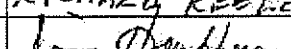
Petition in Support of the Rezoning Application for Juniper Hill Commons

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Name	Signature	Address	Date
Scott Bower		721 Hillcrest Cir Apt 201, Harrisonburg, VA	2/2/20
Rita Longworth		92 S. Dogwood Dr Harrisonburg VA	2/2/20
Christine Hedrick		15A College Ave, Harrisonburg VA 22802	2/2/2020
Margaret Burke		1088 Mt. Clinton Pike Apt D Harrisonburg VA 22802	2/2/2020
Catherine Rogers		P.O. Box 192 Harrisonburg VA 22803	2/2/2020
Elizabeth Solanki		1853 Park Rd, Harrisonburg VA 22802	2/2/2020
Susmita Solanki		1320 Harmony Drive, Harrisonburg, VA 22802	2/2/2020
Stephanie Serge		350 Maryland Ave. Harrisonburg VA 22801	2/2/20
Mark Fuchnitz		48 E Weaver Ave H'burg 22801	02/02/2020
John Henderson		1029-A Old Furnace Rd.	02/02/2020
Daniel Beers		1190 Parkway Dr, Harrisonburg, VA 22802	2/2/20
Gordon Zook		1715 COLLEGE AVE, HARRISONBURG VA	2-4-20
Edward Fulk		1501 VA AVE APT G-51 H'burg VA	2-4-20
Harvey Yoder		1135 Homdel Dr R'ham 22802	2/9/20
David Stensen		879 College Ave., H'burg	2-4-20





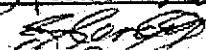


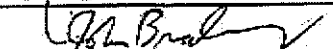


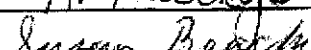




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Name	Signature	Address	Date
Irene Knies		1051 College Ave H'burg VA 22802	2/2/2020
Lawrence Yoder		1301 Mount Clinton Pike H'burg VA 22802	2/2/2020
Skirlee K. Yoder		1301 Mount Clinton Pike Harrisonburg VA 22802	2/2/2020
Fern Yoder		496 Sugar Maple Ln, Rockingham ²²⁸⁰¹	2/2/2020
Joseph Longacher		1571 Park Road Harrisonburg, VA 22802	2/2/2020
Wayne A. Yoder		990 Smith Ave Harrisonburg, VA 22802	2/4/2020
Colvin Miller		3572 Hadden Meadow Ln, Keezletown, VA	2/4/20
Richard Stolzfus		743 Northview Drive Dayton VA 22021	2/4/20
DARRYL HOSTETTER		1055 QUINCE DR, ROCKINGHAM, VA 22801	2/4/20
Jim Rush		780 Parkwood Dr Harrisonburg Va 22802	2/4/2020
James Beachy		7578 Rawley Pike, Hinton VA 22831	2/4/2020
Dennis Kuhns		1536 Howard Thorne Circle Harrisonburg ²²⁸⁰²	2/4/2020
Wilbur Bauman		213 6th St. H'burg VA 22802	2/4/20
Richard Keebler		205 Belmont Dr. H'burg	2/4/2020
Jim Hershberger		5647 Wengen Mill Road, Linville, VA 22834	

Petition in Support of the Rezoning Application for Juniper Hill Commons




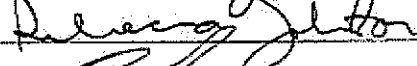


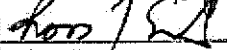






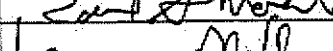
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Name	Signature	Address	Date
Jackie Morales		266 Elk Lane McGeheysville VA	1/28/2020
ENRIQUE MORALES		266 ELK LN. MCGAHEYSVILLE VA	1/28/2020
Bishop Damsby		4060 Walnut Hill Dr Keezletown	1/29/20
Laura Damsby		4060 Walnut Hill Dr Keezletown VA	1/29/20
Janine Aberg		361 Chicago Ave Harrisonburg VA	1/29/20
Barbara D. Shifflett		780 Confederacy Dr Danville VA	1/29/20
Karen Hess		4000 Lucy King Dr Rockingham VA	1/29/2020
JOHN BRADLEY		1635 Maryold Circle H'burg 22801	1/29/20
PURNIMA SHAMAN		243 HIFF AVE STE N H'BURG VA 22801	1/29/20
NANDY HULINGS		2971 SCENIC TED ELKTON VA 22827	1/29/20
Susan Beachy		1034 College Ave Harrisonburg VA 22802	2-3-20
Karen Lee		104 Miller Dr, Bridgewater VA 22812	2/3/20
Kate Glick		915 McGeheys Lane, McGeheysville VA	2/3/20
Allyn Harrod		77 N Willow St Harrisonburg VA	2/7/20
Jay Louing		9448 E Timber Ridge Rd, Croftoes	"

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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. Reiber		1048 College Ave 22802	2/2/20
Ed M. Yoder		1324 1324 Greystone St	2-2-20
Clara L. Yoder		1324 Greystone St, 22802	2/2/20
Becky Johnston		795 Madison St. Harrisonburg 22802	2/2/20
Aaron Johnson		775 Madison St. H'burg 22802	2/2/20
Barbara Mayer Lehman		1023 Stuart St. H'burg VA 22802	2/2/20
Ross Erb		1241 Mt Clinton Pike, Harrisonburg VA 22802	2/2/20
Sam Gadsbail		957 Smith Ave. Harrisonburg VA	2-2-20
Mattie Marie Mast		1215 Wordsworth Ct - Harrisonburg, VA 22802	2-2-20
Sam Gadsbail		957 Smith Ave, Harrisonburg VA 22802	2-2-20
Jeff Heie		311 Dixie Ave. Harrisonburg, VA 22801	2-2-20
Duane Boutmyer		300 Dixie Ave, Harrisonburg VA 22801	2-2-20
EARL MARTINI		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	1/30/20 2/1/20
Mary M Boland-Stover	<i>Mary M Boland-Stover</i>	9305 Waggy Creek Rd Dayton Va.	2/1/20
Vladimir Rossichinsky	<i>Vladimir Rossichinsky</i>	1827 Cedar Summit Rd Mt Park VA VA	2/1/20
KIRK SHANKZEH	<i>Kirk Shankzehr</i>	867 College Ave Harrisonburg VA 22802	2-1-20
Matthew Sibley	<i>Matthew Sibley</i>	1271 Greystone St. Harrisonburg, VA	2-1-20
Alicia Barger	<i>Alicia Barger</i>	1134 Robin Hood Ct Rockingham VA 22881	2-1-20
Evan Ballard	<i>Evan Ballard</i>	6155 Otobue Rd Dayton 22821	2-1-20
Barbara Colson	<i>Barbara Colson</i>	253 Elk Lane McGaheysville VA 22880	2/5/20
Eleanor Baker	<i>Eleanor Baker</i>	1725 College Ave, Harrisonburg, VA.	2/5/20
Mary Leaman	<i>Mary Leaman</i>	1345 Harmony Dr Harrisonburg, VA	2/5/20

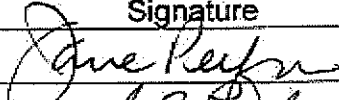
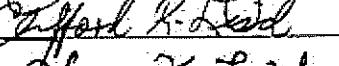



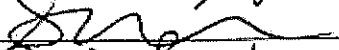
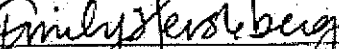

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Name	Signature	Address	Date
Virginia Spicher	<i>Virginia Spicher</i>	1335 Harmony Drive, Hbg., Va. 22802	2/1/20
Willy C. Showalter	<i>Willy C. Showalter</i>	66 W. Water St., Harrisonburg, VA 22801	2/2/20
Keaton Shenk	<i>Keaton N. Shenk</i>	1146 Sumner Ct Hburg VA 22802	2-4-20
Keith Griagay	<i>Keith Griagay</i>	1520 Hillcrest Drive Harrisonburg, VA 22802	2/4/20
Ed Bontzger	<i>Ed Bontzger</i>	1285 Shank Dr " " "	"
Sam Swaller	<i>Sam Swaller</i>	183 Grandwood Dr Rocky Mt VA 22803	2/4/20
Alden Hostetter	<i>Alden Hostetter</i>	1309 Hillcrest Dr. Harrisonburg VA 22802	2-4-2020
James W. Musser	<i>James W. Musser</i>	1029 College Ave. Harrisonburg VA 22802	2-4-20
Jon Trotter	<i>Jon Trotter</i>	1136 Rockingham Dr. Harrisonburg VA 22802	2-5-20
Saloma Furlong	<i>Saloma Furlong</i>	386 Acme Company St. Broadway, VA 22815	2-5-20
Mercedith Trotter	<i>Mercedith Trotter</i>	1126 Rockingham Br Harrisonburg, VA 22802	2/5/20

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Name	Signature	Address	Date
Jane Peifer		1048 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	2-2-20
Mary Jean Cross		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 2280	2/2/20
Emily Hershberger		1086 Smith Ave. Harrisonburg 22802	2/2/20
Krista Shewalter		767 Hughes Lane Rockingham, VA 22802	2/2/20


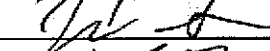




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Name	Signature	Address	Date
John Goady	John X. Goady	1670 Glenside Dr Harrisonburg VA	2/4/20
Adrie Vooris	Adrie Vooris	745 S Dogwood Dr Harrisonburg VA	2/4/20
Michelle Thomas	Michelle Thomas	1842 Buffalo Drive Rocky Mount VA	2/4/2020
Rosie Lynch	Rosie Lynch	601 S High St. Harrisonburg, VA 22801	2/4/2020
Irvin Peckham	Irvin Peckham	661 N. Main St Harrisonburg 22802	2-4-20
CARL DROU		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
Leta Lutz	Leta Lutz	1670 Glenside Dr, Hburg 22801	2/4/20

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

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		2176 Roman Road Staunton Va 24409	1-30-2020
Heidi L. Lissner		1316 Lee Hwy Mount S. Duck VA	
Jessa Babington		940 W Beverley St. Staunton VA 24401	2-1-2020
Martina Dronov		6511 Harpine Hwy Linville VA 22834	2/1/2020
Jedtha Hanky		37 S Middle Rd T. Shen VA 22833	2-1-20
LOBI CURRY		9234 SPOTSWOOD TR ROBAHEYSVILLE VA	2-1-20 20
Jan Carter		1188 Deerfield Val Rd West Augusta VA	2-1-2020
Patrick Oyer		1942 S Palmyra Rd Dinw VA 22027	
Russell Schoeck		2373 Harpine Hwy 11burg VA 22802	2/1/20
John Oakes		6856 Kemper Ln Port Republic VA 24471	
Travis Reich		255 Roundhill School Rd New Hope VA	2/1/20
Katie Reich		PO Box 114 New Hope VA 24469	
REBEA CRIBB		2483 Mason Ct., Harrisonburg VA 22801	2/1/20
Mary Lou Ritter		1206 Poets Court Harrisonburg VA 22802	2/1/20
Kevin Fox		6989 Park Church Rd Dayton VA 22821	2/1/20

Supporters Doing Business in Harrisonburg

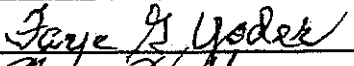
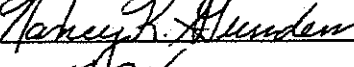

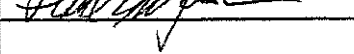
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Name	Signature	Address	Date
Bill SAUNDERS		766 Sherwood CT Rockingham VA	1 Feb 2020
Jerry Bell		637 Williams Rd Woodsh CA	1 Feb

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

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Name	Signature	Address	Date
Michael McMaist	Michael McMaist	1215 Woodsworth Ct Hbg 22802	2/7/20
Martha Sider	Martha E. Sider	1966 Butternutwood Ct. Hbg. 22802	2/7/20
Rich Sider	Rich Sider	1966 Butternutwood Ct. Hbg 22802	2/7/20
Glen Kaufman	Glen Kaufman	1331 Lincolshire Dr Rockingham 22802	2/7/20
WAYNE KURTZ	Wayne Kurtz	468 Myers Ave, Harrisonburg 22801	2/7/20
Aldine Musser	Aldine Musser	1029 College Ave Harrisonburg 22802	2/7/20
Linda Gnagy	Linda Gnagy	1520 Hillcrest Dr. Harrisonburg 22802	2/6/20
Ann Updegr		1515 Park Rd. Harrisonburg, VA	2/6/20
Elizabeth H. Shenk	Elizabeth H. Shenk	1146 Sumter Ct. Harrisonburg, VA 22802	2/6/20
Dennis Showalter	Dennis Showalter	966 Smith Ave. Harrisonburg VA 22802	2/6/20
Ann Bender	Ann Bender	1236 Quince Dr. Rockingham 22801	2/6/20
Sharon Showalter	Sharon Showalter	966 Smith Ave; Harrisonburg VA 22802	2/6/20
Pearl Lantz	Pearl Lantz	1935 Park Rd, H'burg, VA 22802	2/6/20
Robin McCall	Robin McCall	1091 S. College ave, H'burg, VA 22802	2/6/20
Christine B. Edwards	Christine B. Edwards	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

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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
		I support the rezoning request for	3013 Westwind Dr. Harrisonburg	
2020/01/31 4:39:22 PM EST	evieroger3@gmail.com	Juniper Hill Commons. Evie	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
			Our community needs multiple	
2020/01/31 7:32:36 PM EST	kjhochstedler@gmail.com	Kathy	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	Carollyn 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	erviemary@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	erviemary@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	jmstoltzfus@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