

December 7, 2023

To whom it may concern:

This email is in regards to notice of public hearing (to adjacent property owner) that I received in the mail on 12/04/23. After speaking with Megan and requesting information I am 100% opposed to the rezoning and development of the Tuscan village project on the basis of my below comments. In addition, I am requesting that a traffic count be done on Country Club Road at the location of the proposed new road between my property 1740 and the 1816/1820 properties. Traffic on Country Club Road has continued to rise in the last 12 years I have been here and is even worse since the rt33/81 bridge repairs started. Traffic runs at 50 plus MPH and not at the 35MPH speed limit posted. There is regularly accidents at the Keezeltown intersection. I believe the city should research how many accidents this year alone have happened as it seems like every week. I had an employee just this year get rear ended by a car going over 55MPH while turning into our parking lot. It appears that the city has not put much thought or planning into this idea of a proposed community and how it will affect much more than just traffic. Below is a list of questions and concerns that should be the reasons the city does not allow this proposed rezoning and more importantly an additional road to be built in an already dangerous traffic area.

- 1)As you can see from the pictures what will be done about the ugly mess dumped on the border of my property by the current landowner? How and by whom will this be cleaned up and removed and the fence repaired or replaced? This is not only unsightly but a fire hazard.
- 2)I was informed some time ago that I could not expand on my offices on the side facing this new development as there is a 30' setback on residential. However, now the city proposes putting in a road in that same setback area. I am requesting that the setback be changed to a 10' setback so that I can continue to expand and grow my 3 taxpaying businesses in the future.
- 3) At the rear of my property is a city right of way that falls in what I was told is a flood plain. What will happen to that area now? How much more run off will be caused? How will the City compensate me for damage to my parking lot area? Far too often the storm drains on country club road can't handle the waterflow and burst out over country club and flood out my parking lot. Many times over the years I have spent thousands of dollars repairing damage after a storm. How much more water will be dumped into an already exhausted drainage system? Has there been a comprehensive site plan for this development as it is above the 10,000 sq ft requirement and has the run off been calculated?
- 4)Our property is routinely used as a turnaround for traffic on country club road. Now the city will be adding a road directly next to my parking lot entrances. What will prevent from having more accidents at this area? On coming turning traffic and traffic pulling out will certainly cause more accidents. Traffic on Country club road has become so bad that often we sit in a line waiting to leave at the end of the working day. Now there will be an additional road within 10 yards causing more traffic congestion and the possibility of more accidents as everyone rushes to pull out or in from our property and or the new proposed road. We run 3 businesses out of this location and have trucks consisting of workers, deliveries and customers coming in and out all day long. I cannot see where further congestion on already overloaded road is good for my business or any others on Country Club Road. Country Club Road has become more and more commercial business and has no place for a large residential community to have access without proper thought, new traffic patterns and stoplights.
- 5)I was recently told that there is a proposed road expansion on Country Club in the future. As I am already very limited on parking and tight turn arounds for my associates and customers, I fear what this expansion will do. Should Country Club get widened further on my side of the road we will loose

valuable parking and will virtually cease to operate. How will the city handle this? Again, the city would run the risk of losing 3 tax paying businesses by their own doing.

6) I am requesting a lot line adjustment as I was told there was a 30' setback and could not expand one of my offices. What will the setback become?

7) I am requesting a traffic impact analysis on the project with full public disclosure.

8) How will my business be protected from theft, vandalism, and trespass. Currently I have requested the city police department patrol due to items being stolen and vandalized.

9) Should this project be approved I am requesting a tall privacy fence be built at the developers/ city expense down the length of my property to protect my properties and belongings. This will help with safety issues for my employees as well. This must be done before the project has even begun with groundbreaking measures.

10) I would also like to have a full set of renderings with line measures to determine setback, roads and impacts on my business and the community. I would like to have a meeting with all developers, city representatives and myself to discuss on location before the city makes any decisions on this project.

11) How will the top part of my wooded property be protected to prevent owners and tenants from the community from coming onto my property and creating liability for myself and business. A fence at the city and or developers expense must also be installed around this area.

12) Community walking path. With no sidewalks on Country Club road how and where will people walk, bike and or park to accommodate the use of the proposed walking paths. Currently due to no sidewalks pedestrians cut through the front of my parking lot just to walk up county club road. As mentioned earlier I have constant traffic in and out of my business and with no sidewalks this will pose a serious public safety concern. Also, where are the bike paths located. Harrisonburg is supposedly pushing to be a more bike friendly city but I see nothing on the proposal for bike lanes nor are there any bike lanes on County Club Road.

13) I am requesting the city to provide a report showing all traffic accidents and crime from market street to Vine on Country Club Road for the past 3 years. This I assume will show the high amounts of traffic accidents and crime that should be considered in this proposal. How does the city plan to handle the needs for additional public resources?

14) What assurance can the developer and the city provide that my property value will not decline. As you may be aware we have done a great deal of costly improvements on our property to increase that value and improve the aesthetics of country club road. I am very fear full that the value of our property will fall as not many businesses wish to operate in the middle of a residential development. As a small business owner a great deal of my retirement plan is the property value. The safety and security of my property is a major concern as there has already been a great deal of crime in this area. Secondly, residential will be prone to complain of the traffic and noise from deliveries and work at night at our locations. It should also be considered the high increase of traffic from construction, busses, and deliveries to build the project. Re-sale value of my property will sharply decline as many commercial purchasers will shy away from a property located next to a residential subdivision.

15) What assurance can the city or the developer give to guarantee that the proposed property does not become a low-income development over time and greatly reduce the value of my property. Far too often these apartment style buildings fall into disrepair and in time become low income.

16) The city has often been quoted as saying (Harrisonburg needs more affordable housing) In my opinion affordable housing should be the opportunity for people to purchase and own an affordable home. More apartments in the city does not accomplish this. The city needs more affordable housing for purchase and not just simply throwing up more apartments with little to no thought given to the location and the long-term effects on the surrounding businesses and communities. I am not opposed to more housing in the city by any means. However, I am opposed to this being done at the sacrifice of any business in the city. Often times business owners have invested their life in their business and they

should have the right to continue that operation without impedance from any government agency or developers. The city of Harrisonburg has shown me over the years in many instances that they must become more business friendly as that creates jobs and higher income for residents. Too often the city creates unnecessary challenges for small business owners. Small business is the largest employer in the nation and creates millions of jobs. These jobs allow families to live out the American dream including home ownership. Too often rental properties are not taken care of by tenants like they would if they were owned homes and then fall into disrepair. Ultimately ending up as low income properties. The city should seriously consider the long term effects of such a property and the direct impact economically, and the additional strain on public resources. The city fire, police and other agencies are already understaffed and under supported. It has come to my knowledge that the city Police department is not equipped to handle these large influxes of citizens and developments. I can only assume that a neighborhood such as this one will further tax those public resources and more thought and study should be given before making the decision for approval.

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