
Rezoning 910 North Liberty St, parcel 40-B-2

From Myron Lind <mdlind@gmail.com>

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To Thanh Dang <Thanh.Dang@harrisonburgva.gov>

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I am the owner of adjacent property, 980 N Liberty St

I am opposed to this rezoning for a variety of reasons. This is an industrial area and should be kept as such.

Most of the problems would stem from traffic and parking issues. This tiny lot is directly across from the Southern States Fueling for heavy trucks, specifically, the truck exit. The entrance to the Southern States fuel and gas station is right at the north edge of this property.

This is already an overly congested right and left turn area, the problem being that southbound trucks have to stage in the southbound lanes of Liberty St (right in front of my property) and wait for vehicles to exit the driveway before they can enter. Likewise, northbound heavy trucks have to stage in the northbound lane of Liberty St. (directly in front of the undersized parking area that 910 has) in order to turn left into the driveway. The driveway serves all of the gas, diesel, propane, and off-road diesel of Southern States, as well as repair and delivery service to much of the community. ALSO, this driveway serves one or more warehouses behind Southern States that increases heavy truck traffic both into and out of the same driveway. Remember that the fuel exit for trucks is right where all this congestion happens as well, directly in front of this property

Aside from the entrance/exit issues caused by the business across the street, this street is extremely heavily traveled with OTR drivers trying to find their delivery location (Georges has their OTR trucks stage farther north on Liberty St, across Mt Clinton Pike, Farmer Focus appears similar). Georges then shuttles loaded and empty trailers back and forth to/from their plant further south on Liberty, which creates a constant flow of heavy truck traffic. Some of this traffic is exceedingly slow (when a loaded trailer is pulled by the Georges yard dog crew) and some is exceeding fast, as most traffic through the area seems to have no knowledge or appreciation that the speed limit is only 25 mph. This location is at the bottom of both a northbound AND southbound hill, thus it is easy for even attentive traffic to exceed the speed limit. Numerous complaints to the local police have not improved this situation, and with the recent addition of Farmer's Focus plants being separated on both the north and south side of this property, the situation has only gotten worse. Presumably all the JB Hunt trucks, Rocktown trucks, VPG trucks are all related to these nearby businesses, though that is not confirmed. There is also a constant flow of local delivery dump trucks, local lumber yards, local delivery services, etc using the diesel fuel area, which includes all the non-highway fuel for loaders, excavators, tractors, reefer units, etc.

Parking is an important issue. While I don't know (or care) what their business intends to do, parking for this property has been an issue in the past. Historically, when the property has been used to hand out free or discounted pet care supplies, cars have numbered close to 50, with the overflow staging across the street from this property (in the heavy truck area) of Southern States diesel fuel. This has also blocked the off-road diesel pumps used by farmers and contractors. AND, it requires crossing two lanes of traffic to get from the staging to the "business".

A second parking issue is the size and layout of the small parking area in front of the building. While it IS POSSIBLE to back up and turn before entering the street, it is not always practical, and for larger vehicles may not be possible at all. This will only work with limited employee and/or customer cars already on the lot, numbers which have been vastly exceeded in the past.

A third parking issue involves the fact that the parking area of this lot has already encroached into Blacks Run to "expand" their tiny parking area. (Blacks Run is a flood zone, and much of my property as well as 910 parking areas are in this flood zone). Some of the encroachment appears recent, as can be observed by pieces of half buried scrap wood, trees buried several feet up the trunk, dirt in the creek bank that does not appear to have been washed by the creek during flooding, etc. Also there is different gravel in this location, suggesting this may have been a recent development. This property is already in violation of city code (flood zone), and this problem should be corrected before anything new is allowed.

In the last couple of years this street (and surrounding area) has finally started to experience development. Much if not all of that development is M1 type activity. This is the wrong time to try to squeeze a B2 zoning into this growing industrial location. Zoning is for a reason, and the trend of this location is that it is only becoming MORE industrial. Please keep it that way.

Thank you for your consideration

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Myron Lind
TMI Transportation, LLC
2141 Lake Terrace Dr
Harrisonburg, VA 22802
540-476-2368