

## Pamela S. Ulmer

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**From:** Alison Banks  
**Sent:** Wednesday, August 19, 2020 12:36 PM  
**To:** Pamela S. Ulmer  
**Cc:** Thanh Dang; Adam Fletcher  
**Subject:** FW: "Homestay"

Pam,

Below is an email from a citizen opposing the Zoning Ordinance amendment regarding "Homestays". Can this be added to the public hearing information for ZO amend Homestays on the Aug 25th agenda.

Thanks.

Alison

-----Original Message-----

From: Rebecca Wilson <121253rlw@gmail.com>  
Sent: Wednesday, August 19, 2020 10:37 AM  
To: Alison Banks <Alison.Banks@harrisonburgva.gov>  
Subject: "Homestay"

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

Dear Ms. Banks,

I strongly oppose the Consideration to amend the Zoning Ordinance by creating and defining a new use called "Homestay".

1. Please do not include the R-1 zoning districts in this blanket "Homestay". This would encourage an unwanted and unnecessary demise of these neighborhoods.
2. The timing of this amid the current pandemic is concerning:
  - a) community health and safety
  - b) public not able to attend public hearings

As always, I thank you for your courtesies and consideration in these matters.

Rebecca Wilson  
805 Oak Hill Drive  
Harrisonburg, Virginia 22801  
Sent from my iPhone

## Pamela S. Ulmer

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**From:** HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Tuesday, August 25, 2020 4:00 PM  
**To:** Pamela S. Ulmer  
**Subject:** Form submission from: Agenda Comment Form

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

**Submitted on:** Tuesday, August 25, 2020 - 3:58pm

**Name:** Melissa Groppe

**Type of Meeting:** Harrisonburg City Council

**Date of Meeting:** Tue, 08/25/2020

**Agenda Item Number:** 5.b.

**Comment:**

I live in Rockingham County, McGaheysville, so any decisions the City Council makes regarding Airbnb home sharing rentals does directly affect my Airbnb listing. But, I wish to add my support to my fellow Airbnb hosts who will be affected, and ask the Council to reject this amendment. Most Airbnb hosts are remarkably conscientious about making sure that their house rules for renters align with their local and neighborhood standards. Many listings are more than supplemental income -- they support households (as mine does). My guests, and others that Airbnb hosts in the Valley, are almost without exception, high-quality, well-traveled guests or students, who are seeking a more homelike stay -- one that cannot be provided in a hotel, motel, or timeshare. Their stays only add revenue to local small businesses in and around Harrisonburg. Please reject the amendment.

**Contact:** No

**Contact Info:**

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805 Oak Hill Drive  
Harrisonburg, Virginia 22801  
Sent from my iPhone

## **Pamela S. Ulmer**

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**From:** Sherry Leffel <sherryleffel@gmail.com>  
**Sent:** Monday, August 24, 2020 8:35 AM  
**To:** Pamela S. Ulmer  
**Subject:** homestay and short term rental zoning

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

Dear City Council,  
we are writing to express our concern over the short term rental zoning that is being proposed.

We do not feel that R-1 zoned neighborhoods should be allowed to have as many unrelated people living in the same house (5).

To us, this means someone could buy a house in the neighborhood with the intention of renting out to 5 college students.

Most of us who choose to live in an R-1 neighborhood, have done so with the anticipation of having a quiet, and safe area to rear our children and pets.

We also purchase a home as an investment. Instituting this type of zoning will greatly affect the value of our homes. Many, I fear will choose to leave the city to find what they thought they were getting when they purchased their home in an R-1 neighborhood.

Finally, we feel that at this time with the covid-19 virus situation, we should not be putting families and citizens of Harrisonburg

at a greater health risk.

Thank you for considering this  
Eugene and Sherry Leffel  
1107 Ridgewood Rd.  
Harrisonburg, VA 22801

## Pamela S. Ulmer

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**From:** HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Tuesday, August 25, 2020 3:15 PM  
**To:** Pamela S. Ulmer  
**Subject:** Form submission from: Agenda Comment Form

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

**Submitted on:** Tuesday, August 25, 2020 - 3:15pm

**Name:** Michelle Wilson-Johnson  
**Type of Meeting:** Harrisonburg City Council  
**Date of Meeting:** Tue, 08/25/2020  
**Agenda Item Number:** 5. b  
**Comment:**

I can appreciate the views of primary residence owners who are affected by short term vacation renters who come and go. I understand there could be excessive noise and a numerous parked cars from vacationing guests. However I think good house rules posted by the Airbnb host can help eliminate this as well as reviews of the potential guests which you can approve or deny.

In addition as a homeowner, I have experienced loud noise and annoying factors such as an unmown yard even among "good" neighbors. There are no guarantees.

You will definitely limit the investment opportunity by requiring hosts to be onsite during a guest stay. In turn, you will limit tourism dollars at stores, restaurants, amusements, etc.

**Contact:** Yes  
**Contact Info:** wilsonjohnsonm@gmail.com