

## Thanh Dang

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**From:** jeff hatcher <hatcherbuckingbulls@gmail.com>  
**Sent:** Monday, December 7, 2020 6:19 PM  
**To:** Thanh Dang  
**Subject:** Zoning

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

There is overwhelming objection to this development as the project is out of scale and proportion to the immediate neighborhood. We are predominately owner occupied and take great pride in our homes. Allowing the development of this high-density complex runs a real risk of making the area less desirable, disrupting the community aesthetic and possibly lowering property values significantly as a result of this. We would all be sacrificing our privacy and what little views we have now. In addition this apartment complex would certainly impact the already existing issue of overcrowding in our schools and worsening (think that's a word) traffic throughout the area. This in turn increases the risk to the many pedestrians and cyclists in the area. Which there are many. Our normally quiet streets have already been invaded by rush hour traffic taking short cuts from Country Club Rd to East Market street, or vice versa, because of backups and traffic conditions already existing on those streets.

According to traffic study which was done in 2017 -18 on country club rd by vdot, " The first measure is level of service (LOS), which assigns a letter for each intersection depending on the average delay a vehicle experiences there. There were four intersections that have a grade of D (the second lowest score) and one intersection, Vine Street & Country Club Road, that received the lowest score of E." That alone should be enough to vote against rezoning this area. There are so many other points that could be brought up, environmental problems, the flooding that occurs during heavy rains, noise, blocking the sun ....

This house has been occupied by the Cox family for over fifty years and hopefully for a few more with the peace and tranquility that we enjoy.

Please vote no on this rezoning or at least table it for 6 months until hopefully we can actually attend a meeting and do more research on this. Thanks so much for listening.

Eldrige Cox.  
916 Spotswood Drive

Jeff Hatcher



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## Thanh Dang

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**From:** qiang sun <qiangsun1970@gmail.com>  
**Sent:** Tuesday, December 8, 2020 7:52 PM  
**To:** Thanh Dang  
**Subject:** zoning

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

Hello,

I am a resident on Broadview Drive Harrisonburg. I was informed that a zoning meeting is going to happen tomorrow about building an apartment complex between Country Club Road and Blue Ridge Dr along the railroad lines. Personally I don't think it is an ideal location for residents because first the noise trains make daily and the trembling shake when trains pass are not good for residents mental and physical health. Second, low elevation may be flooded, causing inconvenience and threat to residents' life. Third, traffic on Country Club Road may be a problem caused by increased population flow. That area might be a great location for a small city park, serving Reherd Acre section.

Thanks for your consideration!

Dear Harrisonburg Department of Community Development,

I'm writing to register my unqualified opposition to the request to rezone 241 Blue Ridge Drive from R-1 to R-5 to build the complex the developer calls "Two41".

**My standing in this issue:** I've lived in this neighborhood for 21 years, at 910 Spotswood Drive. I'm a homeowner. There are just four houses between my house and Two41. My street would be one of the major travel routes for the residents of Two41 (more about that later).

I oppose this rezoning request for the following reasons:

**Two41 is out of character with the neighborhood.** The residential neighborhood (part of Reherd Acres) immediately adjacent to Two41 is a neighborhood of single-family homes. When I was shopping for a house 21 years ago, I searched specifically for a home in an R-1 neighborhood. At the time, at the age of 35, I was one of the youngest people here. Most of the residents were original owners who purchased their homes new in the 1950's. As they've passed on during the couple of decades, they've been replaced by young families that have come in and fixed up their homes and yards. I've spent tens of thousands of dollars on improvements to my home, as have most of my neighbors. People here take pride in the homes, in their yards, and in the neighborhood as a whole. We have a NICE neighborhood. Two41 is completely inconsistent with what we've built here. While it's true that there are apartments at Country Club Court, they're sufficiently separated from the neighborhood that we're largely unaware of them. Two41, on the other hand, would dominate the neighborhood.

**Two41 is out of scale with the rest of the neighborhood.** This is a neighborhood of modestly sized homes on modestly sized lots. The buildings at Two41 would dwarf the surrounding neighborhood.

**Two41 will substantially increase traffic on what are currently low-traffic residential streets.** I hear that the Two41 planners are making the argument that the residents of Two41 would rely primarily on Country Club Road to get around. That's absurd. I live here, and I can say with 100% certainty that my road (Spotswood Drive) and the road one block over (Oakland) would become major travel routes for the residents of Two41. This is due to the proximity of Food Lion, Big Lots, McDonald's, Little Caesars's, Arby's, Dairy Queen, and many other businesses on or near Carlton Street. The residents of Two41 aren't going to take Country Club road to those locations; they're going to take Spotswood and Oakland, as those streets offer a more direct route to Carlton. Country Club Road would be out of the way for these folks on their way to businesses on Carlton. Currently, Spotswood and Oakland are "roads to nowhere"; they're not shortcuts to anywhere, so the people who live on them are also their primary users. Right now, these streets are used by perhaps thirty or forty families at most. Two41 would add hundreds of new families to their usage.

Thanks for your consideration.

Richard Benke  
910 Spotswood Drive, Harrisonburg

**From:** HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Wednesday, December 9, 2020 3:21 PM  
**To:** Pamela S. Ulmer <Pamela.Ulmer@harrisonburgva.gov>  
**Subject:** Form submission from: Agenda Comment Form

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

**Submitted on:** Wednesday, December 9, 2020 - 3:21pm

**Name:** Barbara Paul

**Type of Meeting:** Harrisonburg Planning Commission

**Date of Meeting:** Wed, 12/09/2020

**Agenda Item Number:** Rezoning – 161 and 241 Blue Ridge Drive (R-1 to R-5C) Special Use Permit - 161 and 241 Blue Ridge Drive (Section 10-3-55.4 (1) t

**Comment:**

As a city resident who resides in Reherd Acres subdivision, I have great concern about the impending changes to the R1 classification of this property to R5. We are a single family subdivision that is surrounded by mid and high density housing. It has created problems in traffic flow and speed within the surrounding area. The folks who have purchased homes on Blue Ride Drive constantly have to contend with traffic that travels faster than the posted 25 mph. There is also trash/bottles that are thrown out of cars and litter the street and yards. Adding to the level of traffic and density of population is not what is in the best interest of our community. I noted from the petition that the owners of this property do not reside locally, so have no concern about how this high density level housing population will impact our neighborhood. I don't know how, in good conscience, the Harrisonburg Planning Commission could change this zoning to high density.

I feel that if the Planning Commission does not protect the city's single family residential neighborhoods, then more people will move to the county to enjoy neighborhoods that aren't being encroached upon by high density housing. And, even if it is not supposed to be student housing, given it's proximity to JMU and the fact that it is new, it will become another student housing complex.

Also, there are issue in our neighborhood (Reherd Acres) with flooding/storm drainage during storms and there is concern about how this new development will impact storm water drainage.

**Contact:** Yes

**Contact Info:** [b\\_paul@comcast.net](mailto:b_paul@comcast.net)

## Thanh Dang

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**From:** Annette Elwood <annettelwood@hotmail.com>  
**Sent:** Wednesday, December 9, 2020 3:25 PM  
**To:** Thanh Dang  
**Subject:** Special use and RE-zoning of 161,241 Blue Ridge Drive

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

Harrisonburg City Planning Commission,

I am concerned about the possibility of a huge 142 unit COMPLEX off of Country Club and Blue Ridge Dr. The sheer increase in number of vehicles at that congested intersection and at the gateway to a 100% residential neighborhood would be quite disruptive to the residents. The impact of large apartment developments at the North of Blue Ridge off of Keezletown Road already have increased traffic through our neighborhood significantly. Reherd Acres would be completely hemmed in by dense rental multi-unit properties, without park or green space, and with less accessibility in and out of the neighborhood.

Our neighborhood is a welcoming place for older people, young families, and those devoted to the City of Harrisonburg. We must support neighborhoods like ours if we truly want to continue to have people settle, not just reside for a short time period, in our City.

Thank you for your consideration.

Annette Elwood  
811 Broadview Dr.  
Harrisonburg, VA 22802

## Thanh Dang

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**From:** Elwood, Stephen - elwoodsk <elwoodsk@jmu.edu>  
**Sent:** Wednesday, December 9, 2020 4:05 PM  
**To:** Thanh Dang  
**Subject:** Re: Rezoning and special use permit requests at 161 and 241 Blue Ridge Drive

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

Dear Ms Dang,

Thank you for sending me the information about the proposed apartments at Country Club and Blue Ridge. You said that if I sent something to you by 5:00 you could have it read in today's meeting. I have prepared the following.

Thank you again.

Kirk Elwood

Dear Harrisonburg City Planning Commission,

I was disturbed to learn that there was a possibility of a 142-unit apartment complex being constructed on the corner of Blue Ridge Drive and Country Club Rd. I am a resident of Reherd Acres and believe that such a concentration of housing units on that corner will dramatically affect our neighborhood. The proposed 142 units exceeds the number of houses on Allegheny, Broadview, Blue Ridge, and Mockingbird Drives combined. The complex is proposed to have 213 parking spaces which is unrealistically few given the expected car/inhabitant ratio, yet even 213 more cars having to get channeled through Country Club road would be noticeable.

It would seem that before allowing that many more apartment units into that small area that Harrisonburg should take into account how it would affect the living conditions of the area. For one, park space is nonexistent in the Reherd acres neighborhood and nearby. There is the Eastover tennis courts over past Reservoir Drive (and Market St) and Ralph Sampson Park over the hill, but that is it. One would hope Harrisonburg would consider building a park at the intersection of Country Club and Blue Ridge rather than cramming in more places to live.

If Harrisonburg wants to allow the building of the large complex, it should at least recognize the problem of increased traffic by shouldering some of it by having the complex have a driveway directly onto Market St (turning the intersection of Market and MLK Drive into a 4-way intersection). To ask Country Club and Blue Ridge to absorb all the extra traffic would seem unfair. The current plan would also likely require a traffic light at the intersection of Country Club Drive and Country Club Court.

Also, if Harrisonburg wants to allow the building of a large complex, I would hope that Harrisonburg would negotiate with the developers to have them do something to improve the neighborhood. It is insulting that the people asking for not just a rezoning but a special use exemption so that they can make a large profit have not demonstrated an interest in the community they would change so dramatically. They could have

figured out some small sized park or community swimming pool or something. To offer a 10 ft trail over to Market Street is meaningless given that a trail to Market already exists.

Thank you for taking the time to hear my concerns.

Kirk Elwood  
811 Broadview Drive (since 1993)

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**From:** Thanh Dang <Thanh.Dang@harrisonburgva.gov>  
**Sent:** Tuesday, December 8, 2020 2:46:30 PM  
**To:** Elwood, Stephen - elwoodsk  
**Subject:** Rezoning and special use permit requests at 161 and 241 Blue Ridge Drive

**CAUTION:** This email originated from outside of JMU. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Mr. Elwood,

Thank you for speaking with me afternoon to inquire about the rezoning and special use permit requests at 161 and 241 Blue Ridge Drive.

The Planning Commission meeting and public hearings for these request will take place on Wednesday, December 9, 2020 at 6pm. Here is a weblink to the meeting agenda where you can download the staff report along with the applicant's submittals: [https://harrisonburg-va.legistar.com/MeetingDetail.aspx?ID=809238&GUID=017BE61A-2105-4FA2-9F1E-835B28C1EFDE&Options=info|&Search=.](https://harrisonburg-va.legistar.com/MeetingDetail.aspx?ID=809238&GUID=017BE61A-2105-4FA2-9F1E-835B28C1EFDE&Options=info|&Search=)

The City Council meeting and public hearings for these requests is scheduled to take place on Tuesday, January 12, 2020 at 7pm. Both of these meetings will be virtual.

Community members are encouraged to participate and express their views by emailing comments before the Planning Commission meeting to [Thanh.Dang@harrisonburgva.gov](mailto:Thanh.Dang@harrisonburgva.gov), or by calling in during the public hearing at the telephone number to be listed on the agenda ((540) 437-2687). Any written comments received after the Planning Commission meeting will be forwarded to City Council.

The agendas are/will be available at <https://harrisonburg-va.legistar.com/Calendar.aspx>. You will be able to watch the Planning Commission and City Council meetings live on Public Education Government Channel 3 or on the City's website at <https://harrisonburg-va.legistar.com/Calendar.aspx>. The meetings are also recorded and are posted on the same website within a day or two after the meetings.

Please let me know if you have any additional questions.  
Thank you.

**Thanh Dang, AICP** | Assistant Director

City of Harrisonburg | Department of Community Development  
409 South Main Street Harrisonburg, VA 22801  
(540) 432-7700 | [Thanh.Dang@HarrisonburgVA.gov](mailto:Thanh.Dang@HarrisonburgVA.gov)

*Pronouns: she, her, hers*

## Thanh Dang

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**From:** Banda A Rasoul <rasoulba@gmail.com>  
**Sent:** Sunday, December 13, 2020 4:28 PM  
**To:** Thanh Dang  
**Subject:** Rezoning - 161 and 241 Blue Ridge Drive (R-1 to R-5C)

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

Hi

I live at 760 Blue Ridge Dr. and just read the public notice

[https://www.dnronline.com/classifieds/community/announcements/celebration/public\\_notice/notice-of-public-hearing/ad\\_0900e601-fe25-515e-b431-6833fe78da75.html](https://www.dnronline.com/classifieds/community/announcements/celebration/public_notice/notice-of-public-hearing/ad_0900e601-fe25-515e-b431-6833fe78da75.html)

about this Rezoning - 161 and 241 Blue Ridge Drive (R-1 to R-5C) and wanted to let the city know that I think this is a bad idea because of flooding. I see my street flooded every year and this Rezoning will not make the flooding worse for houses across my place of residence but it will make it worse for people down the river from this property to Newman Lake and beyond. I think the area should be made into a Park that also dual purposes as a big detention pond during flooding but I don't think this will ever happen so the only other reasonable option is rezoning to R-1 or R-2 just like what most of Reherd acres Neighborhood is but not high density R-5C with huge parking lots where water has no place to go but the stream beside this property.

If it does get rezoned to R-5C then Blue Ridge Dr. should be connected to Route 33 going thru Lot IDs [28 F 11], [28 F 1] (919 Oakland St.) and/or [28 F 2] (917 Oakland St.) to make easy access to Rt. 33.

Thanks

Banda Rasoul