

## Pamela S. Ulmer

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**From:** Elwood, Stephen - elwoodsk <elwoodsk@jmu.edu>  
**Sent:** Tuesday, February 9, 2021 9:57 AM  
**To:** Pamela S. Ulmer  
**Subject:** Re: Form submission from: Agenda Comment Form

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

My comment follows. Thank you.

Dear City of Harrisonburg,

I am writing because I am concerned about the impact that the proposed high-density, 142 unit housing project for 161&241 Blue Ridge Drive will have on the surrounding community. I'll try to be concise because I know you are busy. My major concerns are:

- 1) The 142 units is extreme given that Country Club Road already has a significant flow of traffic. The estimates of extra traffic provided at the Planning Commission meeting was unrealistically low (50 more cars per peak hour given the roughly 284 drivers expected to be living there). If the City wants 142 units at that site, the least it could do is have an outlet from the site directly onto Market St to siphon some of the traffic away from Country Club (and the developer is willing to provide the necessary land).
- 2) The two Planning Commissioners who voted for the proposal seemed to think that it would provide housing for "young professionals" instead of JMU students. But the location is a convenient 20-minute walk from the JMU library (I've done it hundreds of times) and a quick bus ride (on a choice of 3 routes), and there are not many (any?) high paying jobs or cultural amenities in the immediate area. There is Food Lion near, a few fast-food restaurants and a total of 3 already-well-used tennis courts over at Eastover. In other words, the location is not going to be attractive to young professionals who – as we all know – will be getting in their cars almost every time they go anywhere. To think that the apartments would be priced so high that JMU students would not be interested forgets that many of the 21,000 JMU students have the financial backing to meet higher rents than a young professional would be willing to pay. (Please remember the Urban Exchange, which is situated right downtown and was supposedly designed for non-JMU-student residents and which also boasted some units with lofts. For years – and even now? – there were many JMU students living there.)
- 3) The 213 parking spaces is not going to be enough for all the young professionals and JMU students who will be living there (given that almost all young professions and, seemingly, all JMU students living in apartments,

have their own car). If you are somehow believing that the 213 spaces will be enough, you could promise the neighborhoods around the development that the City will prevent the parking from spilling over onto their streets (by restricting parking to those residing on those streets as is done for neighborhoods close to JMU). A feature of the proposed development that impressed the Planning Commission was not having parking on the street up against the development. A promise by the city to commit to that feature would seem to be in order if it helps persuade the City to allow the development in the first place.

Two other comments:

4) I requested the most recent rezoning requests for high density housing and the City's staff informed me of the following:

A) 10/22/19 – (100 units) 6.6 acres at 2150, 2152, 2156, and 2158 Reservoir Street and 717 Foley Road

B) 4/29/19 – (120 units) 5.44 acres at 1051 Peach Grove Avenue (approved by City Council)

C) 10/9/18 – (117 units) 5.7 acres at 290, 294, and 298 Lucy Drive (denied by City Council)

D) 9/12/17 – (22 units) 1.3 acres at 1340, 1348, and 1356 South Main Street, and 1341 Edgelawn Drive

E) 5/23/17 – (36 units) 3.41 acres at 2465, 2485, 2511, and 2521 Reservoir Street, and 2401, 2402, and 2408 Clubhouse Court.

Please note that A and E were already surrounded by apartment complexes, B is next to commercial property and an apartment complex, and D is only 22 units and right on Main Street just north of the CVS. They were all approved. Then consider C, which was the one that was denied: It was in a commercial area down the hill from Blue Stone Hills and was approved by the City's staff. But due to complaints by residents up the hill the City denied the project (which is how an official of the City described it to me). In contrast, the proposed development on Blue Ridge Drive was not recommended by the City's staff. I hope that it does not appear that the folks who live in Blue Stone Hills can complain loud enough to have the City overrule the advice of their staff while the folks who live in Spotswood Acres (and Reherd Acres) cannot get the City to listen to their professional staff.

5) Two of the Planning Commissioners admitted that they helped the developer of the Blue Ridge project prepare their proposal and presentation. Conspicuously enough, they were the two on the Planning Commission who voted for the proposal. I recommend that the City enforce some kind of conflict-of-interest measures and let the staff answer questions regarding what the City is looking for (which, I assume, is part of their job). It is just as wise for Harrisonburg to have conflict-of-interest provisions as it is for the Federal and state governments.

In closing, it would seem that the land on Blue Ridge Drive would be better suited to townhouses (which I believe it is already zoned for) than large apartment buildings. It would not be high-density housing and – I am pretty sure – that young professionals are more likely to live in townhouses than apartment buildings with JMU students as neighbors.

Thank you for your time.

Stephen Kirk Elwood  
811 Broadview Drive  
Harrisonburg, VA 22802

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**From:** Pamela S. Ulmer <Pamela.Ulmer@harrisonburgva.gov>  
**Sent:** Tuesday, February 9, 2021 9:50 AM  
**To:** Elwood, Stephen - elwoodsk  
**Subject:** FW: Form submission from: Agenda Comment Form

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Mr. Elwood, I did not receive a comment from you through the auto system other than the one below.

Any comments received throughout the day until 5pm will be sent to Council members immediately.

Pam  
Pamela Ulmer  
City Clerk  
City of Harrisonburg  
409 S Main St.  
Harrisonburg, VA 22801  
(540) 432-7701

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**From:** HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Tuesday, February 9, 2021 9:48 AM  
**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:** Tuesday, February 9, 2021 - 9:48am

**Name:** Stephen Kirk Elwood  
**Type of Meeting:** Harrisonburg City Council  
**Date of Meeting:** Tue, 02/09/2021  
**Agenda Item Number:** ID 20-355  
**Comment:**

I just sent in a comment but was thrown out as I was answering whether I wanted to be contacted.

I only want to be contacted if the members of the City Council do not have enough time to read my comment before tonight's meeting.

If so, please contact me at [elwoodsk@jmu.edu](mailto:elwoodsk@jmu.edu).

Thank you.

**Contact:**  
**Contact Info:**

## Pamela S. Ulmer

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**From:** HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Monday, February 8, 2021 8:40 PM  
**To:** Pamela S. Ulmer  
**Subject:** Form submission from: Agenda Comment Form

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

**Submitted on:** Monday, February 8, 2021 - 8:39pm

**Name:** Carole Nash

**Type of Meeting:** Harrisonburg City Council

**Date of Meeting:** Tue, 02/09/2021

**Agenda Item Number:** 8a.

**Comment:**

I recently read an article in the Daily News Record re: the City's intention to hire a firm to oversee the recruitment of candidates for the position of Chief of Police. I am baffled by this, as we have a excellent Interim Chief in Gabriel Camacho, and he should be offered the position. Since coming to Harrisonburg -- after having been hired by Chief English -- Interim Chief Camacho has continued to develop policies and practices to further community engagement, police reform, and de-escalation. He recognizes the need for greater diversity on the force. He is well-liked in the community and has made a strong impression, even in the time of COVID when outreach has been very difficult. Please give him your full consideration. There is no need for a search. Thank you.

**Contact:** No

**Contact Info:**

**Pamela S. Ulmer**

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**From:** kayhorn@verizon.net  
**Sent:** Monday, February 8, 2021 1:25 PM  
**To:** Pamela S. Ulmer  
**Subject:** Rezoning for 161 and 241 Blue Ridge Drive (R-1 to R-5C)

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

Members of City Council,

My name is Sharon Kay Horn, I reside at 830 Mockingbird Drive. I would like to express that I am against this rezoning.

As a realtor, and city resident we need acreage in the city for single family and duplex lots. There is little acreage left for any R-1 properties. We and the county have plenty of townhomes with more being built everyday.  
WE NEED SINGLE FAMILY.

I am against this rezoning.

Thank you,

Sharon Kay Horn



## 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



Virus-free. [www.avg.com](http://www.avg.com)

## 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

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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 rezone 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

## Pamela S. Ulmer

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**From:** HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Friday, January 8, 2021 1:51 PM  
**To:** Pamela S. Ulmer  
**Subject:** Form submission from: Agenda Comment Form

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

**Submitted on:** Friday, January 8, 2021 - 1:51pm

**Name:** Marcia Chamberlin  
**Type of Meeting:** Harrisonburg City Council  
**Date of Meeting:** Tue, 01/12/2021  
**Agenda Item Number:** 4  
**Comment:**

To the Harrisonburg City Council members,

I am writing concerning the request for rezoning, a special use permit and over-development of 2 parcels of land known as 161 and 241 Blue Ridge Drive from R1 (single property residential) to R5HC (residential high-density, multiple family units). I understand this request is included in the agenda of the January 12, 2021 City Council meeting. I am strongly opposed to this specific rezoning and development.

I have lived at 920 Oakland Street, which is on the corner of Oakland Street and Blue Ridge Drive for 7 years. The 60-year-old, established neighborhood is quiet, peaceful and friendly and the 7.2 acres in question has been the closest thing our neighborhood – this whole part of town - has to a park – a bit of unspoiled nature that revitalizes us, and that acts as a buffer between our quiet, peaceful neighborhood, and the developed, noisy city that surrounds us. We don't have a manicured park with mowed lawns and sidewalks, but that 7.2 acres has done very well to give us that retreat to nature that we need.

Yes, we ARE an 'older neighborhood' – one without pretension, where we can live in our OWN houses with our OWN small yards – homes we can afford. We don't need or want a big walled development squeezed into that buffer of sanity; a development whose residents will have little in common with our neighbors, and will probably remain strangers, moving in and out every few years – transients moving on to better paying jobs elsewhere. And we will be left, facing a wall with windows – where all those strangers can look down into our houses whenever they want. I hope the property owners will decide to renew the lease the trucking depot – that depot has been part of our neighborhood for years, and having that active business there is much more preferable than being faced with the backside of a towering development.

With adding 140 units, the traffic for the residents of those units WILL increase detrimentally to the already clogged traffic bottlenecks in our neighborhood, and will force many frustrated driver to take shortcuts through our side streets. Also, now the neighborhood kids often play in the streets, because there is little traffic – if this development is built, it won't be safe

Also, the developer mentioned that 1.5 parking spaces would be allotted for each of the units in the development. He also mentioned that 'no more than 3 unrelated individuals' would be allowed to reside in those units. I strongly doubt that 3 unrelated adults would agree to only use 1 car (or 1.5 cars). I also strongly doubt that families living in those units would limit themselves to one vehicle, if both parents have jobs. There WILL be overflow parking into our neighborhood, making traffic through the side streets difficult for cars, city buses, garbage trucks, fuel trucks, etc. to access the homes in our neighborhood.

A few years ago, we had a hard rainstorm that dumped just under 5 inches of rain on our neighborhood. My house is at the bottom of the hill, and is at the lowest spot, except for the drainage field that the developer plans to cover in buildings and asphalt. Knowing the amount of water that flowed past my house and spread over that field to drain into the little tributary that flows beside the railroad tracks, it seems that Bluestone Land LLC has underestimated the amount of water that will be flowing through that field.

The developers insist that this block of 140 units will meld in – will FIT in our neighborhood. My impression is, that they know it won't – and they don't really care. They just want to squeeze these 140 units where they don't fit in, make as much money as they can out of every square inch, and hope that our neighborhood will decay and die away, so they can raze our single-family homes and plant more towering monstrosities where our neighborhood once thrived; just so they can make more money and the city can rake in more tax revenue.

There are many other places within the city that would welcome such development, our neighborhood is not one of those. Please leave our quiet, peaceful neighborhood the way it is, and find somewhere else to develop.

Sincerely,

Marcia Chamberlin

Property Owner

920 Oakland Street

Harrisonburg, VA

**Contact: No**

**Contact Info:**

907 Country Club Road, Harrisonburg, VA  
January 8, 2021

Dear Members of City Council,

I am writing to express my strong opposition to the proposed rezoning 161 and 241 Blue Ridge Drive (R-1 to R-5C) and the Special Use Permit to Allow Multi-Family Dwellings of more than 12 units per building. While development can be a positive thing, in this instance I believe it will be detrimental to the area of Blue Ridge Drive, Country Club Road and the surrounding neighborhoods.

Increased traffic is a major area of concern regarding this additional housing. Even now, Country Club Road supports an excessive amount of daily traffic. I have lived on Country Club Road for approximately 43 years, and the ability to pull into or out of my driveway has become an onerous task. Most all day, traffic is backed up an entire block or two, preventing the ability to turn into my driveway and blocking and backing up both lanes of traffic for extended periods of time. This traffic also prohibits the ability to back out of our driveways and has forced us to use our front yard and our neighbors driveway as a pull through circle just to be able to get out onto the street.

Pedestrian safety is also an added concern. The extreme traffic that we already see, negatively impacts safety for our neighbors who like to exercise and walk the neighborhood, especially the ability to get to a less traveled road. We also see daily foot traffic using Country Club Road as a cut through and with increased traffic, I am concerned for the safety of these individuals and the drivers who need to visually be on alert to so many added distractions.

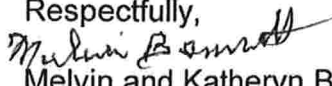
I am also concerned that the rezoning request is extreme. The desire to rezone a R1 single family residential area which if developed would include approximately 25 to 30 houses and rezone it to a R-5 high density multiple family residential area which would house 142 apartments, club house, parking lots and support buildings is preposterous. In addition, this request is incompatible with the surrounding properties, which are not 4 story or apartments. The special request to oppose the current Harrisonburg restriction and allow more than 12 units per building is only looking to benefit the landlord's pockets and not consider what is best for the current neighborhood or new residents.

Another concern is taking six acres that are currently wildlife, trees and waterway and the effect that 4 4-story buildings, asphalt and clubhouse will have on that. Has a study been designed and considered? What are the short- and long-term impacts on that?

In closing, I believe if this rezoning is approved and the planned development completed, the residential neighborhoods surrounding the property will witness a dramatic increase in traffic in an already heavily congested area which will lead to safety concerns and possibly more accidents and injuries. The proposed rezoning is inconsistent with the neighborhood context and to our detriment wants to ignore current Harrisonburg restrictions. The plan will also affect the current wildlife and waterways of the area.

I am asking the counsel to put themselves in the shoes of the current residents and consider if they lived in this neighborhood. Personally, I don't want 4 story building housing 142 apartments 4 doors down the road from me. I don't want even more traffic as I return from work every evening. I think we need to put safety, congestion and the current neighborhood ahead of making a dollar.

Thanks for your consideration to our request to deny this proposed rezoning.

Respectfully,  
  
Melvin and Kathryn Bennett 