

801 Oak Hill Drive
Harrisonburg
22801

March 6th, 2019

Harrisonburg Planning Commission
City of Harrisonburg
409 S. Main Street
Harrisonburg, VA 22801

Dear Planning Commission,

Re: Rezoning – 706, 710, and 714 Greenbrier Drive (R-1 to R-3)

We are writing to strongly oppose the proposed zoning change request.

We own and live with our two children at 801 Oak Hill drive which directly overlooks 706, 710, and 714 Greenbrier Drive. We wish to maintain the integrity of the R-1 (Single-Family Residential District) zone in which we live for a number of reasons:

First, loud music with explicit lyrics, excessive drinking, and loud explicit conversations have been a problem from these properties (particularly 714 Greenbrier Drive) despite the R-1 zoning, and we worry that the exposure to our young children will increase if the rezoning allows even more students to live in these properties.

Second, we worry that changing the zoning of historical well-established R-1 neighborhoods will change the character of the neighborhood. Given the single-story architecture of many of the surrounding homes, it seems unlikely that the R-3 criteria that buildings be “designed to maintain the character of existing neighborhoods” can be met.

Third, it is well known that the traffic issues in this part of town and at the intersections nearest to these properties are problematic. R-3 zones require “restrained traffic flow” which seems incompatible with the location of these properties, and is likely to add to the current traffic problems at this location.

As owner-occupiers who live and work in the City of Harrisonburg and whose children attend the city schools, we’d respectfully ask that rather than rezoning these properties the Planning Commission maintains the integrity, character, and architectural aesthetic of the R-1 (Single-Family Residential District) zone in which we live.

Your sincerely,

Jim Bywater and Mollie Godfrey

Alison Banks

From: Hobey Bauhan <hobey@vapoultry.com>
Sent: Wednesday, March 6, 2019 10:05 AM
To: Alison Banks
Subject: Rezoning - 706, 710, and 714 Greenbrier Drive (R-1 to R-3)

To: Harrisonburg Planning Commission

c/o: Alison Banks, Senior Planner/Zoning Administrator

My wife Ginna and I would like to express our opposition to the request before the Harrisonburg Planning Commission from three property owners (706, 710, and 714 Greenbrier Drive) to rezone their properties from R-1 (Single-Family Residential District) to R-3 (Medium Density Residential District). We have lived in the adjoining Forest Hills neighborhood for about 20 years. During this time, JMU has grown and continues to provide significant economic and other benefits to Harrisonburg. This growth has also resulted in additional student housing surrounding neighborhoods like Forest Hills on appropriately zoned properties, which affects our neighborhood with noise and traffic. While we have become somewhat accustomed to this, we ask that you not rezone properties within the R-1 areas of Harrington Heights or Forest Hills to other designations that will allow for student housing or other multi-family occupation in the existing single family homes. We are concerned about increased traffic and parking; disruption of peace and tranquility; decline in property maintenance; and decreased property values. Please maintain the character and integrity of existing historic neighborhoods such as Forest Hills and Harrington Heights by opposing this zoning request.

Thank you for your consideration.

Hobey and Ginna Bauhan
1100 Ridgewood Road
Harrisonburg, VA 22801
540-478-8199

Dr. Nicholas J. Swartz
Mr. Benjamin P. Craig
812 Greenbriar Drive
Harrisonburg, VA 22801

March 7, 2019

Harrisonburg Planning Commission
City of Harrisonburg
Re: *Greenbriar Drive Rezoning*

Dear Harrisonburg Planning Commission Members:

We are writing you in strong opposition to the proposed rezoning request from R-1 to R-3 at 706, 710, and 714 Greenbriar Drive. First and foremost, this rezoning request is against the City's Comprehensive Plan, which was just recently adopted on November 13, 2018. Second, allowing the rezoning would increase the amount of nuisance behavior including excessive partying, trash, noise, traffic, disorderly conduct from drunken behavior, and an overall decline in the integrity of the well-established homes on Greenbriar Drive and Forest Hills.

Finally, the arguments for the rezoning request outlined in the application material submitted by Julian Pena and Johann Vargas on behalf of the property owners 706, 710, and 714 Greenbriar Drive (dated February 8, 2019) are not compelling. The letter states that "706 Greenbriar Drive is currently a nonowner-occupied residence for not more than four unrelated adults." The Commission should not change the zoning simply because a property is not conforming to code. Instead, the Commission should instruct City staff to enforce City code and immediately force conformance (706 Greenbriar Drive should not contain more than 4 unrelated adults). The letter continues by stating "710 and 714 Greenbriar Drive are currently occupied single-family dwellings, which include rental of space for occupancy by no more than one person. The proposed use of these properties is nonowner-occupied residence for not more than four unrelated adults." The reasons for seeking a change, as presented by the owners of 706, 710, and 714 Greenbriar Drive (and quoted below), are outlined as follows:

- "The three properties are unfit for R-1 single family residence use because of the proximity to properties which are either zoned or non-conforming for high density residential use." We do not understand how these 3 properties, as single dwellings, are "unfit" for residential use. Simply because they are near high density zoned property, is not sufficient rationale. Further, the argument that these properties are near "non-conforming" properties is absurd. As aforementioned, City staff should be instructed to identify properties that are nonconforming and force them to be in compliance. The table provided in their letter provides a list of properties (703, 706, 707, 711, 715, 719, 723, 948, and 973 Greenbriar Drive) that are likely in noncompliance. The letter states that "the majority have 5 unrelated adults." We request City staff quickly resolve this noncompliance issue.
- "The properties do not meet the definition of a *Low Density Residential* designation as defined in the 2018 Comprehensive Plan." Appendix A of their application provides a table highlighting

the differences between medium vs. low density development. We counter this table and therefore their argument by pointing out the following:

- The homes in question could in fact be primarily occupied by families should the current owners choose to rent these properties to a single family instead of students or four unrelated individuals.
- The homes do in fact all share street parking with other single-family homes, as do all of the single-family properties on Greenbriar Drive,
- The homes are all directly next door to other single-family homes as are all single-family homes on Greenbriar Drive. We acknowledge that the properties in question are directly across from the townhomes which are zoned R-3; however, we can also view these townhomes from our property at 812 Greenbriar Drive.
- The properties in question all have paved driveways, unlike the townhomes across the street.

Finally, we are also concerned that the maintenance and upkeep of these properties would decline if the rezoning were approved, particularly given that two of the three properties in question are owned by absentee landlords.

In closing, we request the Planning Commission deny the request to rezone these properties. Denying their request will abide by the City's recently updated Comprehensive Plan, protect the integrity of our and our neighbor's property values, and decrease the amount of nuisance activities including loud noise, beer cans/bottles and red solo cups spread throughout the neighborhood, drunken behavior, among others. Simply because these homes are in noncompliance is not sufficient justification from our standpoint.

Sincerely,

Dr. Nick Swartz and Ben Craig

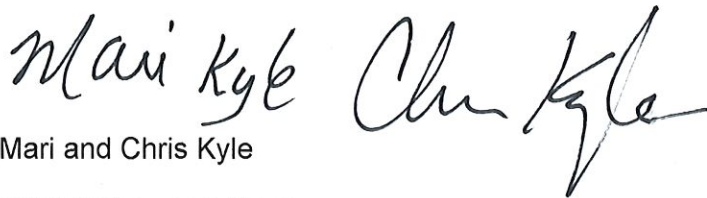
March 6, 2019

Dear Planning Commissioners,

My husband and I are writing to protest the rezoning of 706, 710, and 714 Greenbrier Drive (R1-R3). The houses on Greenbrier Drive, Oak Hill Drive, and Ridgewood Road are desirable to professionals and professors because of their close proximity to the interstate and downtown and because of the large lots and established landscaping. We do not see a need to turn three single family homes on Greenbrier Drive into multi-family units. We predict they will be rented to college students. Living next to college students can be tough for people who are on a 9-5 work schedule, as we have seen with the mixing of R-1 and R-3 in Old Town. There is not a shortage of college housing in this area, whereas there is a shortage of R-1 housing in the city.

In the current market, there are many families looking for places to live in the city who end up moving to the county due to lack of housing. We need to protect the quiet and established neighborhoods that are left in the city so Harrisonburg remains a desirable place for people to raise children who will attend our schools and support our businesses. We find this plan to rezone unnecessary and potentially detrimental to the values of our homes.

Sincerely,

Handwritten signatures of Mari and Chris Kyle. The signature for Mari is on the left and the signature for Chris is on the right.

Mari and Chris Kyle

1102 Ridgewood Road

March 5, 2019


This letter is written to advise the Harrisonburg Planning Commission that I strongly oppose the proposed zoning change request concerning 706, 710, and 714 Greenbrier Drive from R-1 to R-3.

A change would adversely effect the R-1 neighbors on Oak Hill Drive, Ridgewood Road, and Greenbrier Drive. Concerns include:

1. Increased traffic and parking
2. Disruption of the peace and tranquility of the neighborhood
3. Decline of property maintenance
4. Decreased property values

I have lifelong ties to Harrisonburg resulting in concerns that a zoning change will effect our established neighbors' safety and general well-being. A precedent should be set so that our R-1 neighborhoods do not become unrecognizable!

I respectfully urge the Commission NOT to grant a zoning change request.

Sincerely,


Rebecca Wilbur
805 Oak Hill Drive
Harrisonburg, Virginia 22801

Tuesday, March 5, 2019

Tim and Ashlyn Holz
924 Oak Hill Drive
Harrisonburg, VA 22801

City of Harrisonburg Planning Commission
% Alison Banks, Senior Planner
409 S. Main Street
Harrisonburg, VA 22801

Dear Commission:

We write to encourage you to deny rezoning the properties of 706, 710 and 714 Greenbriar Drive. One concern is that allowing property designed for single family dwelling to function as medium-density will change the integrity of a closely knit neighborhood.

Also, we believe the move would open the gate to further problems with parking issues on the street and increased traffic at an already challenged intersection.

We recently moved to Harrisonburg, and specifically this neighborhood, due to its lovely character and charm. We were further rewarded with connection among neighbors with long history and stability. Changing from single family homes would put a stress on the value of the entire neighborhood.

Sincerely,


Tim and Ashlyn Holz

March, 6, 2019

City of Harrisonburg
ATTN: Alison Banks, Senior Planner
409 S. Main Street
Harrisonburg, VA 22801

I am writing this letter in opposition of the proposed zoning change request for these properties on Greenbriar Drive: 706, 710, and 714.


I live at 978 Greenbriar Drive. The first houses on both sides of my property and the apartments behind my property are occupied by multiple college students. I have no concern about the occupants of one of the houses. I have had multiple concerns about the occupants of the other house and the apartments behind me.

There is a considerable amount of foot traffic that takes place from the area behind my house to the house directly beside me. This traffic leaves a trail of litter including beer cans and traces of vomit across my side yard. There are numerous weekends with amplified music. After several of these weekends in the fall, there were sections of the fence behind my house that were pushed in and bottles had to be picked up on my property, some of them broken. I have a fenced in section for my dog. Due to frequent openings in the fence and broken glass, you can see why I no longer want to let him run freely in his own backyard. Now I have to watch carefully when he is on the leash in the side yard as well.

There is still a section of fence that is adjacent to my property that has been punched out so that students can walk over to Greenbriar Drive. This leads me to my other concern that if the landowners for two of the properties in question do not live in the area, what will those properties look like if they are not properly maintained over time. This will certainly have an impact on my property value.

It is my hope that you take these and other single family homeowners' concerns into consideration when you review this particular rezoning request.

Sincerely,



Totsie Zirkle
978 Greenbriar Drive

Jeff and Sarah Domingus
904 Oak Hill Drive
Harrisonburg, VA 22801

March 8, 2019

City of Harrisonburg
ATTN: Alison Banks, Senior Planner
409 South Main Street
Harrisonburg, VA 22801

Dear Planning Commission:

In regards to the rezoning request for 706, 710, and 714 Greenbrier Drive, we are strongly against them becoming R-3 properties. Our family relocated to Harrisonburg in June 2017 to 904 Oak Hill Drive. We specifically looked for family neighborhoods located in the city, wanting to live and work and be in community with other families and residents who are invested in the place they live. With Jeff's job as a family physician at Harrisonburg Community Health Center and my previous experience as a public school teacher in an urban school district, we fully understand the need to have families of all socioeconomic and educational backgrounds diversifying city neighborhoods. Because of the housing market in Harrisonburg, it's difficult to find houses available in neighborhoods that are still primarily family focused. We purchased our home through word-of-mouth and spent 6 months completely renovating it, doing much of the work on our own. We invested that time and money not only because we felt like it would increase the property value, but because we're invested in where we live. We wanted to take care of an older, well-built home in a well-established neighborhood where we feel confident raising our 5 children - the oldest is a 3rd grader at Stone Spring. We plan to be in Harrisonburg for a long time.

Our concern with more properties along Greenbrier Drive becoming rentals is that it will completely change the makeup of these family neighborhoods in and around the area. We already feel the impact of warmer evenings and weekends when parties overflow onto Oak Hill Drive and party-goers stand in the road way when we're going to and from our home. We hear loud music late at night, we witness the trash and litter on the lawns and find beer cans in our driveway, and have discovered paint ball splatters on our shed from people running through our yard headed down to Greenbrier Drive. Longer term, we feel like this will also set the precedent for other homes to turn themselves over to rentals with landlords, who like two of the three requesting rezoning are not local or invested in the community. This will not only decrease our property values, but also be an undesirable place for families to live, which forces us to move elsewhere. With the housing market being what it is, that often means being pushed out into the county, when those of us who work in the city and are very fond of the city schools would much rather stay. We appreciate JMU and all that having a college of its size in our city means for the economy, diversity, and opportunities for the city. However, we feel there are plenty of other rental options designed for the college students to live in community. We'd encourage you to allow the same for families and full time residents of

Harrisonburg. Please do not approve the rezoning request for 706, 710, and 714 Greenbrier Drive.

Thank you for your consideration of our concerns.

Sincerely,

A stylized handwritten signature in black ink, consisting of a large loop followed by a horizontal stroke and a vertical line.

Jeff Domingus

A handwritten signature in black ink, written in a cursive style that clearly shows the first name 'Sarah' and the last name 'Domingus'.

Sarah Domingus

Merrily A. McGowan
917 Ridgewood Rd
Harrisonburg, VA 22801

City of Harrisonburg, Planning Commission
409 South Main Street
Harrisonburg, VA 22801

Members of the Commission:

Recommend disapproval of the rezoning of 706, 710 and 714 Greenbrier Drive (R-1 to R-3).

Using the City's property information system, I extracted the property assessed values in Forest Hills (this includes houses on Greenbriar, Oak Hill and Ridgewood). The total tax revenue at \$.0085 should equal \$172, 178. If there are other exemptions besides property owned by James Madison University, then my calculations may be off a bit. Assuming the properties in question would be taxed at a higher rate of \$.0212, then the tax revenue will increase by \$10,366. The change in zoning will most likely result in a decrease in property values. The break-even point for the additional tax revenue hovers around 95%. If property values decrease to 94% of their current market value, then the city, not only loses tax revenue, but the total estimated loss to the residents affected will sum to over \$1 million dollars.

We, the residents in Forest Hills, purchased our properties, knowing the land usage in the surrounding area. We put a trust in the City and we are hoping that the Planning Commission does not violate that trust.

In November 2015 S. Patz and Associates, Inc. prepared a Market Analysis Citywide Demographic and Housing Analysis for the Harrisonburg Housing and Redevelopment Authority. In that report they calculated a five percent apartment unit vacancy, which was higher than in previous years. Since that time, additional apartment complexes have been constructed within the area and a new 500-bed residence hall is slated to be completed for fall 2019.

The proposed change to medium density housing, will increase crime in Forest Hills. January 11th, 2019, WHSV reported, "The Harrisonburg Police Department continues to investigate a string of burglaries in college housing over Thanksgiving and winter breaks. Police say they've now received 30 total reports of burglaries in student housing during November 17-26 and December 15-January 6."

The proposed change would also increase the number of cars pulling in and out from Greenbrier Drive onto Oak Hill Drive. This area is already congested without the addition of more vehicles.

Again, I am requesting that the Planning Commission disapprove this zoning change.

Yours Truly,

Merrily McGowan

Alison Banks

From: Greg and Ashley Bellamy <gregandashleybellamy@gmail.com>
Sent: Wednesday, April 24, 2019 2:58 PM
To: Alison Banks
Subject: Greenbriar Drive proposed rezoning

Allison- thanks for your time today. Please include the following in the packet.

Thanks,
Greg Bellamy

Dear Harrisonburg Zoning Commission:

I'm writing to you in opposition of the proposed re-zoning of Greenbriar Drive. My family has lived at 816 Greenbriar Drive since arriving in Harrisonburg in December of 2005. We love our home and neighbors and one of the main reasons for buying was the current zoning we have now.

There is a plethora of existing unoccupied student housing available to be rented. There are more off campus college apartments being built and more units that are in the planning stages. This rezoning is being requested without any regard to current Greenbriar Drive residents. The property owners requesting this and some that's signed the "in favor" petition do not take care of their properties and some have received notices of yard upkeep violations.

I'm asking the entire planning commission to oppose this rezoning request for Greenbriar Drive.

Sincerely,

Greg Bellamy
816 Greenbriar Drive
804-938-6893

Sent from my iPhone

REZONING PROTEST PETITION

We, the undersigned property owners, do hereby protest the rezoning of 706, 710, and 714 Greenbrier Drive (R1-R3). The houses on Greenbrier Drive, Oak Hill Drive, and Ridgewood Road are desirable to professionals and professors because of their close proximity to the interstate and downtown and because of the large lots and established landscaping. We do not see a need to turn three single family homes on Greenbrier Drive into multi-family units. We predict they will be rented to college students. Living next to college students can be tough for people who are on a 9-5 work schedule, as we have seen with the mixing of R-1 and R-3 in Old Town. There is not a shortage of college housing in this area, whereas there is a shortage of R-1 housing in the city. In the current market, there are many families looking for places to live in the city who end up moving to the county due to lack of housing. We need to protect the quiet and established neighborhoods that are left in the city so Harrisonburg remains a desirable place for people to raise children who will attend our schools and support our businesses. We find this plan to rezone unnecessary and potentially detrimental to the values of our homes.

Name	Address	Signature
1. Mari Kyle	1102 RIDGEWOOD RD.	Mari C. Kyle
2. Chris Kyle	1102 RIDGEWOOD RD.	Chris Kyle
3. ELAINE BEHL	918 OAK HILL DR.	Elaine Behl
4. Joseph W Behl	918 Oak Hill Dr	Joseph W Behl
5. Eugene Leff	1107 Ridgewood Rd	Eugene Leff
Sherry M. Leff	1107 Ridgewood Rd	Sherry M. Leff
7. Rebecca Wilson	805 Oak Hill Dr.	Rebecca Wilson
8. Alice Doyal	901 Oak Hill Dr.	Alice Doyal
9. Donna Woodruff	1101 Ridgewood Rd	Donna Woodruff
10. Rebecca Christopher	920 Oak Hill Dr.	Rebecca Christopher
11. PAUL CHRISTOPHER	920 Oak Hill Dr.	Paul Christopher
12. Anne Callahan	921 Oak Hill Dr.	Anne Callahan
13 William C. Hughes	815 OAK HILL DR	William C. Hughes

REZONING PROTEST PETITION

We, the undersigned property owners, do hereby protest the rezoning of 706, 710, and 714 Greenbrier Drive (R1-R3). The houses on Greenbrier Drive, Oak Hill Drive, and Ridgewood Road are desirable to professionals and professors because of their close proximity to the interstate and downtown and because of the large lots and established landscaping. We do not see a need to turn three single family homes on Greenbrier Drive into multi-family units. We predict they will be rented to college students. Living next to college students can be tough for people who are on a 9-5 work schedule, as we have seen with the mixing of R-1 and R-3 in Old Town. There is not a shortage of college housing in this area, whereas there is a shortage of R-1 housing in the city. In the current market, there are many families looking for places to live in the city who end up moving to the county due to lack of housing. We need to protect the quiet and established neighborhoods that are left in the city so Harrisonburg remains a desirable place for people to raise children who will attend our schools and support our businesses. We find this plan to rezone unnecessary and potentially detrimental to the values of our homes.

Name	Address	Signature
14 Mary Hughes	815 Oak Hill Dr.	Mary Hughes
15 Chris Wells	906 Ridgewood Rd	Chris Wells
16 824 Tim Holz	924 Oak Hill Dr	Tim Holz
17 824 Ashlyn Holz	924 Oak Hill Dr	Ashlyn Holz
18 Wanda W. KATFORD	929 Oak Hill Dr	Wanda Katford
19 Virginia S Baughen	1100 Ridgewood Rd.	Virginia S Baughen
20 Hobby Baughen	1100 Ridgewood Rd	Hobby Baughen
21 Alexander Doyal	901 Oak Hill Dr.	Alexander Doyal
22 Daniel K. Callahan	921 Oak Hill Dr.	Daniel K. Callahan
23 Sarah Domingus	904 Oak Hill Dr	Sarah Domingus
24 Jeff Domingus	904 Oak Hill Dr	Jeff Domingus
25 Shelley Klaes-Bawcombe	1103 Ridgewood Rd.	Shelley Klaes-Bawcombe
26 Dawn Wine Rupple	909 Oak Hill Drive	Dawn Wine Rupple
27 Hannah Clark	460 S Mason St	Hannah Clark

REZONING PROTEST PETITION

We, the undersigned property owners, do hereby protest the rezoning of 706, 710, and 714 Greenbrier Drive (R1-R3). The houses on Greenbrier Drive, Oak Hill Drive, and Ridgewood Road are desirable to professionals and professors because of their close proximity to the interstate and downtown and because of the large lots and established landscaping. We do not see a need to turn three single family homes on Greenbrier Drive into multi-family units. We predict they will be rented to college students. Living next to college students can be tough for people who are on a 9-5 work schedule, as we have seen with the mixing of R-1 and R-3 in Old Town. There is not a shortage of college housing in this area, whereas there is a shortage of R-1 housing in the city. In the current market, there are many families looking for places to live in the city who end up moving to the county due to lack of housing. We need to protect the quiet and established neighborhoods that are left in the city so Harrisonburg remains a desirable place for people to raise children who will attend our schools and support our businesses. We find this plan to rezone unnecessary and potentially detrimental to the values of our homes.

Name	Address	Signature
28 Audrey Beierle	1104 Ridgewood Rd.	Audrey S. Beierle
29 Hunter Woodard	903 Ridgewood Rd.	Hunter Woodard
30 Michelle Hesse	1105 Ridgewood Rd.	Michelle Hesse
31 Carissa Henriques	911 Ridgewood Rd.	Carissa H
32 Michael Frazier	933 Oak Hill Dr.	Michael Frazier
33 Annie Frazier	933 Oak Hill Dr.	Annie Frazier
34 Julie Hatfield	929 Oak Hill Dr.	Julie Hatfield
35 Amanda Biesecker	910 Ridgewood Rd.	Amanda Biesecker
36 Adrienne Hooker	1106 Ridgewood Rd.	Adrienne Hooker
37 DAVID WANG	1106 Ridgewood Rd.	David Wang
38 Andrew Barcombe	1103 Ridgewood Rd.	Andrew Barcombe
39 KATHY SHACKLETON	928 Oak Hill	Kathy Shackleton

City of Harrisonburg, Virginia
Department of Planning & Community Development



May 7th, 2019
Harrisonburg, VA
Dear Planning Commission,

The present letter is in regard of the following hearing:

NOTICE OF PUBLIC HEARING

The Harrisonburg Planning Commission will hold a public hearing on Wednesday, May 8, 2019 at 7:00 p.m. in City Council Chambers, 409 South Main Street, to consider the following:

Rezoning – 706, 710, and 714 Greenbriar Drive (R-1 to R-3C) Public hearing to consider a request from Delaware Bay, LLC, Robert L. and Carolyn W. Frank, and Johann Vargas with representatives Johann Vargas and Julian Pena to rezone three parcels together totaling 1.06 +/- acres from R-1, Single-Family Residential District to R-3C, Medium Density Residential District Conditional. The Zoning Ordinance states that the R-1, Single-Family Residential District is intended for low-density, relatively spacious single-family residential development. The residential density ranges from 1 to 4 units per acre, with a minimum lot size of 10,000 sq. ft. The R-3, Medium Density Residential District is intended for medium density residential development and other uses intended to respect the residential character, which are aesthetically compatible within the district by means of architectural expression, landscaping, and restrained traffic flow. The density ranges for R-3 are single-family, 6,000 sq. ft. minimum; duplex, 4,000 sq. ft. minimum/unit; townhouses, 2,000 sq. ft. minimum/unit; other uses, 6,000 sq. ft. minimum and by special use permit multi-family, 3,000 sq. ft. minimum/unit. The Comprehensive Plan designates this area as Low Density Residential. These areas consist of single-family detached dwellings in and around well-established neighborhoods with a target density of around 4 dwelling units per acre. The low density residential areas are designed to maintain the character of existing neighborhoods. It should be understood that established neighborhoods in this designation could already be above 4 dwelling units per acre. The first parcel containing 17,975 +/- sq. ft. is owned by Delaware Bay, LLC, is addressed as 706 Greenbriar Drive, and is identified as tax map parcel 12-I-1. The second parcel containing 13,736 +/- sq. ft. is owned by Robert L. and Carolyn W. Frank, is addressed as 710 Greenbriar Drive, and identified as tax map parcel 12-I-2. The third parcel containing 14,258 +/- sq. ft. is owned by Johann Vargas, is addressed as 714 Greenbriar Drive, and is identified as tax map parcel 12-I-3.

1. There is no shortage of housing R-3C, Medium Density Residential District Conditional in the City of Harrisonburg. On the contrary, the current existing and

new construction of R-3C housing is enough and adequate to the current demand of new residents.

2. The proposed rezoning will alter even more the R-1, Single-Family Residential District character of the neighborhood incrementing the foot/vehicle traffic of nonresidential individuals in Greenbriar Drive. These nonresidential individuals come to the large parties celebrated by some of the residents in Village Lane on Thursdays, Fridays, and Saturdays and the residents of 714 Greenbriar Drive in numerous weekends. These events use amplified music violating the City's mass gathering and noise ordinances. The attendees to these events systematically park in Greenbriar Drive without a Resident Parking Permit, dump in a heap their trash in my property, cross over my property to access these parties, use my driveway to turn around their cars knocking down my mailbox on two occasions already, and vandalizing my mailbox on another occasion by throwing glass bottles against it, bending my mailbox and speeding glass in my driveway.
3. Some of these party attendees do not respect the stop traffic sign in the intersection of Greenbriar Drive and Village Lane. On numerous occasions I had to stop my vehicle, with my young children as passengers to avoid being T-boned by the drivers, that do not stop at the sign. There is only a "No Outlet" road sign placed in the left side of the intersection of Forest Hill Road and Greenbriar Drive. This single sign is insufficient and not explicit enough to avoid constant undesired and dangerous turnarounds in the Greenbriar Drive's driveways. It should be two "No Outlet" signs on both sides of the road in the intersection of Greenbriar Drive and Village Lane to avoid these issues.

I strongly oppose the rezoning of houses 706, 710, and 714 Greenbriar Drive R-1, Single-Family Residential District to R-3C, Medium Density Residential District Conditional for the reasons mentioned above.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jorge J. Nieto Cano', with a stylized, elongated final stroke.

Jorge J. Nieto Cano

Owner and resident of 815 Greenbriar Dr. Harrisonburg, VA 22801 since September 2014

jjnc67@hotmail.com

540-383-4528