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**FOR PUBLIC RECORD: Rezoning of the Lindsey Funeral Home Property at 473 S. Main St.**

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**From** Lindsay Denny <[REDACTED]>  
**Date** Fri 3/6/2026 2:23 PM  
**To** CD Planning <CDPlanning@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

To the members of the Harrisonburg Planning Commission:

I am opposed to rezoning 473 S. Main Street from R-3 to B1-C.

The existing R-3 Medium Density zoning is appropriate for this entryway to our city. The proposed B1-C zoning and six-story building, The Links, will loom over all other buildings in the surrounding area. And the fact that it is right on the street, with no setback or green space, makes it seem all the more inappropriate for this location.

The proposed extension of Paul Street will make for increased traffic, and my concern is that it could endanger pedestrians crossing Paul Street at the various crosswalks. Students are not known for always looking up from their phones when crossing streets. Ask anyone who lives downtown!

The building, as it is currently proposed, is primarily for student housing, which does not seem to meaningfully address affordability needs, and probably does not broaden housing diversity downtown.

Many of us who live downtown, suffer the consequences of student housing throughout the school year. The rezoning of R-3 to B1-C seems likely to add to that burden. People looking for homes in our city may be more reluctant to move into a downtown area has an abundant concentration of student housing.

In closing, I ask that you oppose the downtown rezoning request of R-3 to B1-C.

Thank you for your time and consideration,  
Lindsay

Lindsay Denny  
641 Ott Street  
Harrisonburg, VA 22801

I KNOW I HAVE MISSED THE DEADLINE BY A DAY, BUT I THOUGHT I'D BE ABLE TO ATTEND THE MEETING, AND NOW IT DOESN'T LOOK LIKE I CAN.

SO, I ASK YOU TO:

**PLEASE FORWARD MY COMMENTS HERE TO THE PLANNING COMMISSIONERS, AND INCLUDE THEM IN THE AGENDA PACKET FOR THE PUBLIC RECORD.**

**THANK YOU!**

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## Support for The Link Development

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**From** Gary Flory <[REDACTED]>  
**Date** Sat 3/7/2026 7:56 AM  
**To** CD Planning <CDPlanning@harrisonburgva.gov>  
**Cc** Gary Flory <[REDACTED]>; ella flory <[REDACTED]>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Dear Planning Commission Members,

I'm writing to express my support for The Link development proposed for downtown Harrisonburg.

From what I've reviewed, the project aligns well with several priorities the city has already identified. Harrisonburg's Vision 2040 plan calls for thoughtful infill development, more housing options near downtown, and continued investment that strengthens the city's economic base. This proposal appears to support those goals.

Projects like this can also help address practical challenges the city is facing. Increasing housing availability near the downtown area can reduce pressure on surrounding neighborhoods and help ease traffic congestion by allowing more people to live closer to where they work, shop, and spend time. In addition, private investment of this scale will generate new tax revenue that helps the city maintain services and infrastructure without placing additional burden on existing residents.

Downtown Harrisonburg has become an important economic and cultural center for the region. Responsible development that adds housing, supports local businesses, and increases the city's tax base can help ensure that the area continues to thrive.

For these reasons, I hope the Planning Commission will give the project favorable consideration.

Thank you for your time and for your service to the Harrisonburg community.

Cheers,  
Gary and Ella Flory



**Gary A. Flory**

Founder & Principal  
Global Outbreak Solutions |  
Preparedness. Response. Resilience.

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■ [www.outbreaksolutions.com](http://www.outbreaksolutions.com)

■ 265 Burgess Road 1031, Harrisonburg, VA 22801

Join Newsletter

**Webform submission from: Agenda Comment Form**

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**From** City of Harrisonburg, VA <noreply@harrisonburgva.gov>

**Date** Sun 3/8/2026 8:02 PM

**To** Michael E. Parks <Michael.Parks@harrisonburgva.gov>; Pamela S. Ulmer <Pamela.Ulmer@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Submitted on Sun, 03/08/2026 - 20:02

Submitted values are:

**Name**

Virginia Cutchin

**Type of Meeting**

Harrisonburg Planning Commission

**Date of Upcoming Meeting**

2026-03-11

**Agenda Item Number**

Rezoning of 473 S. Main Street (Lindsey Funeral Home property) from R3 to B1-CI OPP

**Comment**

I OPPOSE REZONING OF 473 S. MAIN ST. FROM R3 TO B-1C.

**Would you like to be contacted by city staff?**

No

## Support for the Link

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**From** Christopher Tipton <[REDACTED]>  
**Date** Mon 3/9/2026 9:58 AM  
**To** Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

To whom it may concern,

I write to voice my support for the Link project at this Wednesday's Planning Commission meeting. To keep our downtown alive, we need more of these mixed-use and dense-living buildings in our city's core and fewer car-dependent detached homes and stripmalls turning our rural farms into suburbs. Please don't let the opposition of current nearby residents (no one lives at the funeral home) deny this project from housing future neighbors.

Regards,

Chris Tipton

**Webform submission from: Agenda Comment Form**

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**From** City of Harrisonburg, VA <noreply@harrisonburgva.gov>

**Date** Mon 3/9/2026 12:14 PM

**To** Michael E. Parks <Michael.Parks@harrisonburgva.gov>; Pamela S. Ulmer <Pamela.Ulmer@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Submitted on Mon, 03/09/2026 - 12:14

Submitted values are:

**Name**

Roberta McCorkle

**Type of Meeting**

Harrisonburg Planning Commission

**Date of Upcoming Meeting**

2026-03-11

**Agenda Item Number**

4d

**Comment**

I vehemently oppose the rezoning requested as it will allow construction of inappropriate structures.

**Webform submission from: Agenda Comment Form**

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**From** City of Harrisonburg, VA <noreply@harrisonburgva.gov>

**Date** Mon 3/9/2026 6:50 PM

**To** Michael E. Parks <Michael.Parks@harrisonburgva.gov>; Pamela S. Ulmer <Pamela.Ulmer@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Submitted on Mon, 03/09/2026 - 18:50

Submitted values are:

**Name**

Gail Cunningham

**Type of Meeting**

Harrisonburg Planning Commission

**Date of Upcoming Meeting**

2026-03-11

**Agenda Item Number**

The Link (Rezoning of 473 S. Main St)

**Comment**

I am opposed to the rezoning of 473 S. Main St. (Lindsey Funeral Home) parcel.

**Would you like to be contacted by city staff?**

No

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## Concerns on the Environmental Impact of the Link Apartments

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From Carl Larsson <[REDACTED]>  
Date Mon 3/9/2026 10:29 PM  
To CD Planning <CDPlanning@harrisonburgva.gov>

### **WARNING: External email. Be cautious when clicking on links or opening attachments.**

Dear Members of Planning Commission,

Having reviewed the rezoning application for the Link apartments (i.e., 435 S Main Street, et al.), I feel that there are numerous, significant issues with the application that pose potentially costly, long-term risks to our city. In this email, I'd like to gently raise *just one category of these concerns*, which is that the currently proposed proffers for the Link fall far short of our city's ideals for environmental performance. **Given our city standards for sustainability, and because the developer has stated a commitment to sustainability (more details below), it's my hope that our Planning Commission will not recommend approval of the rezoning application until the developer has revised its written plan and proffers to be in accordance with the high standards that our city desires to see in large, prominently-located buildings such as the proposed Link apartments.**

**Sustainability Concern #1: Loss of tree canopy.** On this, I'd like to suggest that the developer should follow best-practices in exploring options to preserve as many of the existing, mature trees on the property as possible (see <https://www.biophiliccities.org/>, from Professor Tim Beaty at UVA, for more on preserving trees in new-build developments). Similarly, I'd like to suggest that our city should expect the developer to commit (via written proffers) to **a more robust tree planting strategy that aims to achieve a specific canopy/coverage target** (as opposed to the current proffers, which are more vaguely written, with sparsely planted trees, and allowances to substitute up to 50% of the required large trees for shrubs or ornamental grasses). This could be further advanced by setting aside additional space on S Main St for **a large, tree-lined promenade that terminates at City Hall (see renderings from John Mathers, attached here;** this design would also preserve our sight-lines of City Hall when traveling up S Main Street. It's my understanding that the rezoning applicant has seen this rendering and should be familiar with the concept). Imagine the great positive impact that a tree-lined promenade in front of City Hall would have on our city, both in terms of improving our tree canopy, as well as by creating a beautiful, pedestrian-focused public space! The tree-lined promenade is also a design idea that seems to be a point of mutual agreement among many who are both generally in favor and opposed to the 6-story apartments.

**Sustainability Concern #2 on the urban heat island effect,** especially due to the large, 6-story concrete parking deck in front of City Hall and immediately adjacent to Build Our Park. On this, I'd like to suggest that our city should not approve anything less than a **fully "wrapped" parking deck (aka, a "Texas Donut" design)**. As an example of wrapped parking, please reference this [recent development at George Mason University](#). The slides show that the developer's original concept had a

visible parking deck, but they then revised the plan to hide the parking by wrapping it with residential units along the street. It's a helpful illustration of how feedback during the planning review process can lead to substantial improvements in building design. (Notably, this project implemented wrapped parking despite being outside a historic district; in contrast, the Link site sits within Harrisonburg's historic district and civic core, where even stronger context-sensitive design should reasonably be expected.). Wrapped parking would improve the aesthetics, symbolically demonstrate how much we value people/pedestrians in our downtown civic core, and cut down on the heat radiating onto the park and farmers market from the current design of the large, concrete parking deck. Wrapped parking is also another example of a design change that I feel would have widespread support in our community, including among those who are both generally opposed and in favor of a 6-story building on this lot.

**Sustainability Concern #3 on LEED (or similar) certification.** Finally, on the sustainability of the building itself, it concerns me that the developer isn't pursuing any LEED (or similar) certifications. The developer's proffered sustainability commitments are minimal, as summarized in our city staff report on the Link's rezoning application:

The applicant has proffered sustainability features including, but not limited to, rough-in measures to allow for future installation of solar panels (Proffer I.j.), a minimum of 14 electrical vehicle (EV) charging stations (Proffer III.c.), a minimum of 120 secure indoor bicycle parking spaces, and a minimum of 16 exterior bicycle parking spaces (Proffer III.d.).

The developer is not committing to install solar from the outset (so how likely is it that they will later on?), and out of a 480+ spot parking garage, they're only committing to 14 EV spots (~3% of the total). The developer's application claims they'll offer "bike storage at LEED recommended levels" - this sounds good to me, but imagine how much better it would be if they also followed LEED specifications on all aspects of the project!

An important reason why the LEED certification makes a difference is because research from the EPA shows that buildings generate roughly one-third of greenhouse-gas emissions in the United States, roughly comparable to the emissions from all cars and light trucks combined. I remember being surprised by this when I first encountered the data while studying real estate in graduate school. For this reason, *density alone is not enough to make a building truly sustainable*. The environmental outcome also depends heavily on how the building itself is designed and constructed. [According to the USGBC](#), "*LEED-certified buildings typically consume 25% less energy, reduce carbon emissions by 34%, and use 11% less water.*" **For a building the size of the Link, a LEED (or similar) certification would result in meaningful public benefit via a substantial reduction in energy use, carbon emissions, and water use.**

Furthermore, **a LEED (or similar) certification for the Link would set an important precedent for future development while also symbolizing our city's values.** The proposed apartments will sit immediately adjacent to our city's primary civic spaces (e.g., City Hall, Build Our Park, and the Farmers Market), which are places designed to reflect the shared values of our community. Imagine the symbolic statement that a state-of-the-art, energy-efficient building on this block would make about our city's commitment to sustainability and environmental stewardship. Conversely, allowing such a visible project to move forward under its current proffers (which commit only to minimal sustainability

features) could unintentionally send the opposite message: that environmental stewardship is not a priority for our city.

**City sustainability standards, applied to the Link.** Thanks to the work of ESPAC, our city already has high standards for public building sustainability - *shouldn't we expect large, private developers to meet the same standards*, especially when requesting City Council to evaluate whether the proposal creates the public benefit needed to grant the privilege of a discretionary zoning change? Additionally, *many peer communities encourage or require green building certification for large developments such as the Link*. Once again, isn't this something that we, too, should expect of the Link before approving their requested change to the zoning map?

**Developer statements and the Downtown 2040 Plan explicitly recommend sustainable building practices on this specific building site:**

- The Downtown 2040 Plan (one of our city's guiding documents for planning decisions), clearly states that our city should encourage green building solutions on this specific site adjacent to City Hall (screenshot of this page attached, with the sustainability verbiage highlighted). This very exhibit is included in the developer's current application, and the developer frequently appeals to its commitment to realizing aspects of the Downtown 2040 Plan. I feel this is a good sign that they should be open to improving on the sustainability features of their building, too, to bring them in line with the 2040 Plan.
- The developer's rezoning application states that they have a "proven track record of creating **sustainable**, community-focused developments across the Mid-Atlantic region." (Bold font added for emphasis)
- The developer's [webpage for the Link](#) states, "*The Link will have 136+ secured bike parking spaces and 14 EV charges [sic] to further enhance **our commitment to Harrisonburg's sustainability goals.***" (Bold font for emphasis)

All of this evidence seems to suggest that the developer is both capable of and verbally committed to improving on the sustainability features of its proposed project. **I therefore gently suggest that the Planning Commission should not recommend approval of the current rezoning request until the developer has substantially improved on its proffered commitment to sustainability and environmental stewardship.**

**Additional concerns.** While this email focuses on environmental concerns with the Link, the [55 pages of public comments](#) attached to the agenda for the 3/11 Planning Commission meeting indicates that there are numerous other, significant issues with the current application for the Link and its merits for rezoning that warrant serious investigation by our city before moving forward with a zoning change. Developers in other cities routinely go through multiple rounds of planning commission review before receiving the green light that their plan provides tangible public benefit and meets the city's criteria for rezoning. For all of these reasons combined, **I feel that it's important not to recommend approval of the current application until all of these matters—including, but not limited to, the environmental performance of such a prominent building—can be fully sorted out and improved upon in a future, revised application.**

**Long-term benefits.** Any buildings constructed on this property will likely stand for many decades. The effort we invest today towards keeping high standards on this rezoning request will yield large, long-term benefits for our community. Importantly, we need the developer to commit to these

changes within the written proffers of their application *before* a rezoning is granted and the city loses much of its leverage.

I hope that some of these ideas may be of service to you as members of the Planning Commission in evaluating the environmental aspects of the rezoning request during this Wednesday's public hearing. I have also sent a similar copy of these thoughts to our city's members of EPSAC for their consideration. Thank you all again for your service to Harrisonburg and for the thoughtful attention you give to the long-term well-being of our community.

Best,

Carl Larsson  
487 S Mason St., Harrisonburg, VA

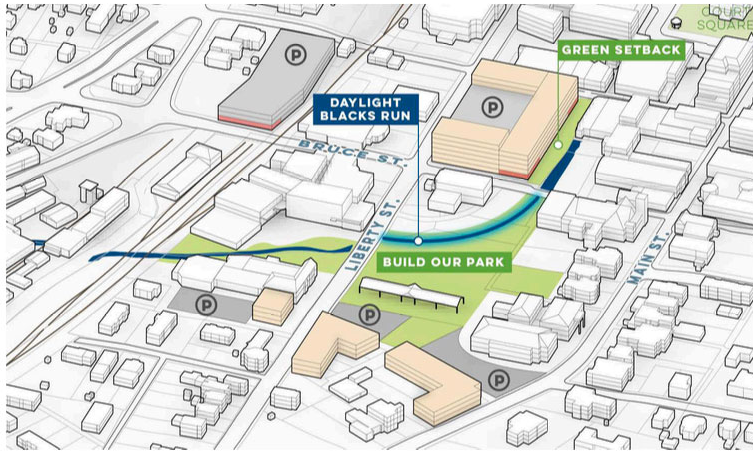
P.S. More indirectly related to environmental performance and sustainability, I also have concerns about the high proportion of student-focused, 3- and 4-bedroom units (units that are leased by the bedroom) in the current proposal for the Link. While the developer has offered some slight reductions in these types of student-focused units, **the current proffers still appear to allow for up to ~80% of the total 555 bedrooms to potentially be housed in 3- and 4-bedroom units** (I'm happy to share my calculations on this, if it'd be helpful). This unit mix is consistent with how the developer had originally [labeled the project, "JMU Development / Student Housing"](#) last summer, before later changing the label to "Harrisonburg Development / Market Rate Housing". If we want to create sustainable, centrally-located, walkable housing for both students and non-students alike, **it's my hope that our Planning Commission will not recommend approval of this project until the developer commits in its written proffers to a substantially larger proportion of 1 and 2 bedroom units, at ratios that they prove to be more in-line with local averages for non-student housing apartments.**

**List of cited URLs:**

- <https://www.biophiliccities.org/>
- <https://relations.gmu.edu/wp-content/uploads/2018/04/Revised-Capstone-Collegiate-PowerPoint-Presentation-04.25.18.pdf>
- <https://www.usgbc.org/articles/new-report-us-green-building-council-details-data-three-decades-impact>
- <https://timberwolfcp.com/link-documents/>
- <https://harrisonburg-va.legistar.com/LegislationDetail.aspx?ID=7942375&GUID=4E20B6E0-221F-4BDE-BBFB-ED03DD341E09&Options=&Search=>
- <https://perma.cc/HQ5T-3TTH>

Conceptual site plan for  
**SOUTH DOWNTOWN**

residential commercial parking open space



**A**  
 Create more activity south of Water Street - The Ice House has brought new life in Downtown south of the concentration of restaurants along Water and Main Streets. Currently, the Farmers Market anchors what is now a large surface parking lot. The recent parking study indicates the Water Street parking deck should be redeveloped given its age and condition. Redevelop the deck as a new mixed-use structure with housing wrapping a new parking deck. Activate Water Street and Blacks Run with new space for commercial uses. Step the new

building back from Blacks Run as well to create a linear park along the creek to help connect this area south toward the Farmers Market and the proposed park. Integrate new housing close to City Hall to activate the south side of the Farmers Market, encouraging green building solutions, such as solar energy and recycled or sustainable materials. Coordinate with nearby private property owners about the possibility of creating new parking just to the west of Liberty Street intended to serve a range of developments and businesses.

|                         |                    |
|-------------------------|--------------------|
| <b>New Parking:</b>     | 1,040 spaces       |
| <b>Net New Parking:</b> | 270 spaces         |
| <b>New Residential:</b> | 270 units          |
| <b>New Commercial:</b>  | 13,000 square feet |
| <b>New Park Space:</b>  | 2 acres            |

## EXHIBIT 3



WATSON & DRY  
ARCHITECTS



**Webform submission from: Agenda Comment Form**

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**From** City of Harrisonburg, VA <noreply@harrisonburgva.gov>

**Date** Tue 3/10/2026 7:10 AM

**To** Michael E. Parks <Michael.Parks@harrisonburgva.gov>; Pamela S. Ulmer <Pamela.Ulmer@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Submitted on Tue, 03/10/2026 - 07:09

Submitted values are:

**Name**

Archer Byers

**Type of Meeting**

Harrisonburg Planning Commission

**Date of Upcoming Meeting**

2026-03-11

**Agenda Item Number**

B to 1C rezoning

**Comment**

I oppose rezoning 473 S. Main Street from R-3 to B1-C.

**Would you like to be contacted by city staff?**

Yes

**If you would like to be contacted, please provide preferred contact information**



**could you circulate this to the Planning Commission?**

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**From** Kerry Abbott <[REDACTED]>  
**Date** Tue 3/10/2026 8:40 AM  
**To** Thanh Dang <Thanh.Dang@harrisonburgva.gov>

 1 attachment (30 KB)

A Missing Vision for Downtown Harrisonburg by Kerry Abbott.docx;

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Dear Thanh,

This will appear in the Daily News Record tomorrow.  
Could you please circulate it to the Planning Commission, so they see it before their meeting?  
I do not have the names or emails.

Many thanks,  
Kerry Abbott

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

## **A Missing Vision for Downtown Harrisonburg**

by Kerry Abbott

How are decisions made in this town? When assertions are made by the City Council that people will have their say on an issue--like the rezoning plan for Main Street-- have they, in fact, already decided? And is their primary consideration the revenue a project may provide? There is no consideration of quality of life for long-term residents, or improving the overall appeal of the town to attract visitors? It is only short-term profit? That lack of imagination has killed the diversity of downtown Harrisonburg, something that could appeal to all residents.

Given that the downtown area has little space left, the plot of land up for rezoning on Main Street for a mega residential block is of concern. That proposal returns to the Planning Commission Tuesday night and should be rejected as against the public interest. Located at the entrance to the small downtown, that land could be of prime community use, including the much discussed park area. It could hold a skating rink in winter, a Christmas market over the holidays, in addition to other offerings. Yet, the City Council members seem clueless as to defining a vision for what remains of downtown and pursuing possibilities. Their own development plan never proposed a building of this scale at that location. Instead of designing an optimal plan that considers what appeals to residents, they wait for something to fall into their lap, and then view the money it brings as the determining factor. That is an abdication of leadership.

There are many vacant shopfronts downtown. One loses count as to how many businesses fail. Sandwich shops, bike shops, burger and beer joints, perhaps geared to snare the student population, do not provide enough variety to address a range of broader interests. The City Council considers Harrisonburg a "college town". That does not mean that it should orient its focus to meet the needs of the part-time population that is constantly in a flux. To do so generates a weak economy that caters to a narrow segment for a few years instead of the full spectrum of society. What about the services that address the interests of long-term residents, property owners, and people in the mainstream of life?

Students can be accommodated with housing and entertainment on campus. The new JMU President has indicated an interest in both. Investors in downtown would be acting rashly if they thought that demographic should be

cultivated more than it already is. Students grow into adults and need all that a household needs. Except most students move on.

The mega-building proposed for Main Street was initially designed to house large numbers of students. The plans have reportedly changed to create other apartments. The retail space on the ground floor, the swimming pool, and the park area all suggest it will still be a magnet for large numbers of students to gather in and party at all hours. That will markedly alter the nature of downtown and disrupt the life of one of Harrisonburg's "historic" districts. This is not a modest, three-story apartment building. It is of disproportionate scale for the site, and packs too many people into one residential complex. One hopes the Planning Commission sees the problems that the proposed rezoning would create, as well as the better opportunities that would be lost.

There is a large, untapped market of long-term residents who have not been accommodated. Poor leadership once concluded that downtown would be an entertainment hub for college students. Vacancies downtown prove there is a limit to the student economy. This rezoning threatens the soul of downtown Harrisonburg and its meager Main street area. We need a deeper quality of life on offer than catering to short-term residents and profiteers.

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Kerry Abbott is a development strategist and evaluator, working with 12 international agencies in 24 countries.

**Webform submission from: Agenda Comment Form**

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**From** City of Harrisonburg, VA <noreply@harrisonburgva.gov>

**Date** Tue 3/10/2026 8:57 AM

**To** Michael E. Parks <Michael.Parks@harrisonburgva.gov>; Pamela S. Ulmer <Pamela.Ulmer@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Submitted on Tue, 03/10/2026 - 08:56

Submitted values are:

**Name**

Robin Baker

**Type of Meeting**

Harrisonburg Planning Commission

**Date of Upcoming Meeting**

2026-03-11

**Agenda Item Number**

No item # on my email received Friday 3/6/2026. NO to B-1C. No to Rezoning.

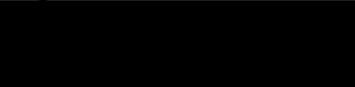
**Comment**

I oppose rezoning 473 S. Main Street from R-3 to B1-C

**Would you like to be contacted by city staff?**

Yes

**If you would like to be contacted, please provide preferred contact information**



Dear Planning Commissioners,

The proposal to rezone 473 S. Main Street from R-3 to B-1C raises an important question for Harrisonburg:

**Are we integrating new development into downtown, or are we fundamentally changing it by establishing a precedent that reshapes the gateway to our historic core in ways the community never intended?**

Rezoning is not a formality. It is a legislative act that should only be granted when a proposal clearly advances the City's adopted plans and long-term policy goals. Measured against Harrisonburg's own guiding documents—the Comprehensive Plan, the Comprehensive Housing Assessment and Market Study, and the Downtown 2040 Plan—the proposed rezoning for The Link falls short in several critical ways.

**Context and Neighborhood Compatibility.** The scale and design of the project conflict with the context-sensitive growth principles outlined in the Comprehensive Plan. The property at 473 S. Main Street occupies a critical transition point between historic downtown, professional offices, houses of worship, civic buildings, and established residential neighborhoods that are generally one to three stories in height. Development at this location should reinforce the architectural identity and human scale of downtown while respecting adjacent neighborhoods.

Instead, the proposal introduces a standard five-over-one student apartment structure that represents a dramatic shift in mass, height, and intensity. Rather than functioning as a transition, the building overwhelms every building in its proximity. The project will visually dominate nearby historic structures like the Joshua Wilton House and even overshadow Harrisonburg's own municipal building—an intentionally designed civic landmark created by respected local architect John Mather. Downtown 2040 notes that Liberty and Main streets should aspire to the highest standards in design. At one of the most visible gateways to historic downtown, shouldn't we hold developers accountable for architecture that elevates the district's character, not a standardized "cut and paste" building type that could be placed in virtually any college town in America.

### **Questions to Consider**

- How does a six-story structure at this location function as a transition between downtown and adjacent one- to three-story buildings?
- In what way does the proposed building scale reflect the Comprehensive Plan's emphasis on compatibility with surrounding neighborhoods?

**Mixed-Use Integrity** While the project has been described as mixed-use, it does not meaningfully fulfill the mixed-use vision described in Downtown 2040. The proffered

commercial space represents only a very small fraction of the building's total square footage. When such a limited percentage of a building is dedicated to commercial activity, the development functions primarily as a student housing complex rather than a balanced, finely mixed-use environment.

Downtown vitality depends on a diverse mix of uses and people—residents, visitors, workers, diners, shoppers, and entrepreneurs. An inward-facing, amenity-centric residential complex designed almost entirely for one tenant demographic does little to broaden that activity base. A single token storefront along Main Street (and as planned, no commercial activation along Liberty Street) does not create a true mixed-use building.

Parking garages and block-long concrete façades do little for street-level engagement. Walkability is not created simply by adding density; it depends on active ground-floor uses, frequent storefronts, and a range of destinations that invite people to linger, explore, and participate in downtown life.

### **Questions to Consider**

- If only a small percentage of the building is commercial space, how does the project meaningfully advance the mixed-use goals described in the Downtown 2040 Plan?
- How many separate commercial storefronts are realistically supported by the proposed design?
- Does the building provide the kind of street-level activity and storefront frequency that has historically contributed to downtown vitality?
- How does the project expand the mix of uses that attract visitors, businesses, and cultural activity downtown?
- Does the project contribute to downtown as a destination, or primarily as a residential enclave?

**Housing Needs** The proposal does not align with the priorities identified in the Harrisonburg Housing Assessment and Market Study. That assessment highlights the need for a wider range of housing types and price points, particularly housing that supports workforce residents, families, and long-term community members.

Purpose-built student housing priced by the bedroom is a highly specialized housing product designed for a narrow segment of the market. Downtown 2040 itself acknowledges that the housing options currently available downtown are already limited and skew toward younger and relatively more affluent residents. The Link would reinforce this imbalance and do nothing to mitigate student-driven rent pressure. The project is market-rate, student-oriented, and contains no binding affordable housing component.

A project can add bedrooms and still fail to advance the City’s housing strategy if it does not contribute to a diversified housing mix aligned with documented community needs.

### **Questions to Consider**

- How does purpose-built student housing address the broader housing needs identified in the Harrisonburg Housing Assessment, particularly for workforce households and families?
- Would this project diversify Harrisonburg’s housing supply, or concentrate a single housing type in one location?

**Infrastructure** The infrastructure impacts of this proposal deserve careful consideration. Development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Based on the proffered units and possible occupants/bedroom, where are 600+ people going to park when the proffered parking total is only 480 spaces (minus 65 spaces that will be leased to the city)?

The Planning Commission memorandum notes that the applicant’s traffic analysis identified multiple study-area movements already categorized as failing in the present day—even without the proposed development. At the same time, the 2026 Street Scores & Staff Recommended Traffic Calming Study identified South Mason Street as the second highest scoring street in the entire study, indicating significant existing concerns related to pedestrian safety and traffic conditions. Infrastructure planning should address existing deficiencies before introducing development that significantly increases demand on already strained intersections and neighborhood streets.

**Precedent and Long-Term Planning** Finally, there is the question of precedent. Land-use decisions rarely affect only one parcel. When a city approves a significant increase in density and intensity, nearby property owners may reasonably seek similar treatment. Over time, incremental rezonings reshape entire corridors and neighborhoods.

For that reason, the decision before you is not simply whether one building should be approved. It is whether the proposed rezoning establishes a development pattern that the citizens of Harrisonburg wish to see repeated along South Main Street, the historic gateway to downtown.

It is also worth asking what this project will look like not in five years, but in thirty. Today the proposal is wrapped in polished renderings, and the slick language of “mixed use,” but buildings like this in college towns often follow a predictable lifecycle – as we all know! They open as luxury student housing, command premium rents for a few years, and then gradually lose their appeal as newer projects arrive. As the years pass, façades weather, flat roofs age, mechanical systems falter, and the amenities that once looked impressive become expensive to maintain. By that point, Timberwolf CP has already carried out its exit strategy, but Harrisonburg will still be

here—left with a massive, aging building at the gateway to downtown that no longer reflects the planning goals or architectural aspirations of the community.

**Before granting a permanent rezoning, the Planning Commission should ask a simple question: is this the legacy building we want anchoring the entrance to downtown Harrisonburg decades from now?**

None of this suggests that Harrisonburg should stop building housing. Downtown thrives because it is a destination—a place where people come for restaurants, shops, events, culture, and a distinctive historic atmosphere. Housing is an important part of that ecosystem, but balance matters.

Thoughtful planning requires looking at the City’s plans holistically, not selectively, and not through the lens of personal ideologies. When only a few isolated passages are cited from a comprehensive plan while the broader framework is overlooked, the interpretation risks becoming pretextual rather than faithful to the plan itself. In this case, the City’s own adopted plans consistently emphasize **context-sensitive development, meaningful mixed use, diverse housing options, and careful stewardship of downtown’s historic character**. The proposed rezoning for 473 S. Main Street does not meaningfully advance those goals.

For these reasons, I respectfully ask the Planning Commission **not to recommend approval of the rezoning of 473 S. Main Street**.

Kind Regards,

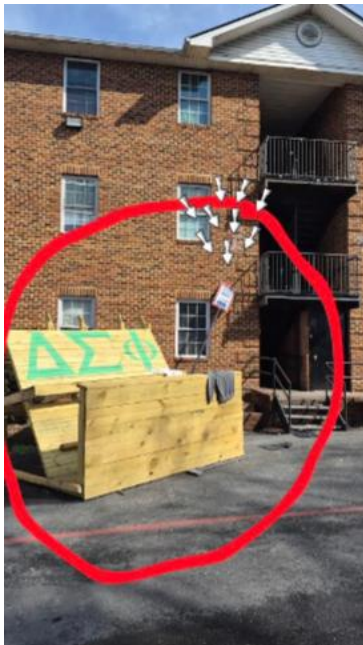
Jennifer Cunningham

286 Campbell St. Harrisonburg, VA 22801

Additional Questions to Consider

- What precedent does approving B-1C zoning at this location set for future redevelopment along South Main Street?
- If similar rezonings were requested for neighboring properties, would the city view those requests as consistent with this decision?
- The nearest major intersections are already failing and S. Mason St. was flagged for traffic calming. Why are we layering density on top of documented deficiencies? Why doesn’t the submitted Traffic Impact Analysis incorporate multi-modal analysis, including Pedestrian Level of Traffic Stress to assess sidewalks and crosswalks for safe access and circulation?

- How will this affect schools? According to numbers from HCPS October 2025 Keister Elementary School is over capacity? Effective capacity is 445 and enrollment is 487.
- What specific mechanisms will the City implement to mitigate quality-of-life impacts—such as trash management, late-night noise, and student party spillover—from a 250-unit student-oriented complex into the adjacent Old Town residential neighborhood?



Party Aftermath from 512 S. Main St

- Has the City evaluated how an influx of several hundred residents and their pets could impact nearby public spaces like Build Our Park, and what measures will ensure those spaces remain usable for families and visitors rather than becoming dog waste areas?



At least the overflowing doggy waste bags compliment the mural.

## Key Policy References

**Harrisonburg Comprehensive Plan** Chapter 6, *Land Use and Development Quality*, Objective 4.3 *To adapt to new trends and demands while ensuring that new development and redevelopment of residential, commercial, and industrial properties will be compatible with adjacent existing uses and with planned land uses of surrounding parcels.*

**Harrisonburg Comprehensive Plan** Chapter 7, *Neighborhoods and Housing*, Goal 5. *To strengthen existing neighborhoods and promote the development of new neighborhoods that are quiet, safe, beautiful, walkable, enhance social interaction, and offer a balanced range of housing choices.*

**Downtown 2040** *Main and Liberty Streets are the primary front doors to Downtown. They should aspire to the highest standards in design, as they reflect the first impression visitors have of Downtown.*

**Harrisonburg Comprehensive Plan** Chapter 6, *Land Use and Development Quality* *The Mixed Use category includes both existing and proposed areas for mixed use. Mixed Use areas shown on the Land Use Guide map are intended to combine residential and non-residential uses in neighborhoods, where the different uses are finely mixed instead of separated. Mixed Use can take the form of a single building, a single parcel, a city block, or entire neighborhoods. Quality architectural design features and strategic placement of green spaces for large scale developments will ensure development compatibility of a mixed use neighborhood with the surrounding area. These areas are prime candidates for “live-work” and traditional neighborhood developments (TND). Live-work developments combine residential and commercial uses allowing people to both live and work in the same area. The scale and massing of buildings is an important consideration when developing in Mixed Use areas. Commercial uses would be expected to have an intensity equivalent to a Floor Area Ratio of at least 0.4, although the City does not measure commercial intensity in that way. Downtown is an existing area that exhibits and is planned to continue to contain a mix of land uses. The downtown Mixed Use area often has no maximum residential density, however, development should take into consideration the services and resources that are available (such as off-street parking) and plan accordingly. Residential density in Mixed Use areas outside of downtown should be around 24 dwelling units per acre, and all types of residential units are permitted: single-family detached, single-family attached (duplexes and townhomes), and multi-family buildings. Large scale developments, which include multi-family buildings are encouraged to include single-family detached and/or attached dwellings.*

**Downtown 2040** *The majority of Downtown’s streetscapes (67%) are inactive, a category that includes parking garages and lots, blank windowless walls, and long expanses of reflective glass without entrances.*

**City of Harrisonburg Comprehensive Housing Assessment & Market Study** *College students accounted for 37% of population growth between 2010-2018. Demand for off-campus rental units to accommodate college students exerts upward pressure on rental rates, pricing out non-student households.*

**Downtown 2040** *Catering primarily to younger and relatively more affluent residents, the availability of housing and the range of housing types in Downtown are severely limited. Many of the units are loft-style apartments available at higher price points than can be found in other sections of the City. At the same time, Downtown has the largest concentration of low-income housing in Harrisonburg, with 181 units (21% of the City’s subsidized units) within a one-block radius. The Downtown real estate market has one of the highest rates of housing purchased as investment properties, and research confirms that buyers with more income are looking for housing, not finding options on the upper end of their budgets, and effectively squeezing the housing options for lower-income residents. In addition, the student market and higher rents they can pay puts further pressure on existing housing when the rental vacancy rate citywide is already low - below 3.5%*

**2026 Street Scores & Staff Recommended Traffic Calming Study Scenario** [NTCP 2026 Street Scores Public 2.4.26.pdf](#) (see attached)

**HCPS Capacity versus Enrollment Chart** (see attached)

2026 Street Scores & Staff Recommended Traffic Calming Study Scenario

| Requested Street                                 | Data Collection Year | Criteria           |                     |                         |                        |                                | Additional Considerations | SCORE TOTAL |
|--|----------------------|--------------------|---------------------|-------------------------|------------------------|--------------------------------|---------------------------|-------------|
|  |                      | Speed<br>38 Points | Volume<br>20 Points | Preference<br>10 Points | Readiness<br>10 Points | Household Density<br>10 Points |                           |             |
| 3rd Street (East of Virginia Ave.)               | 2023                 | 36                 | 20                  | 6                       | 5                      | 5                              | 15                        | 79          |
| Central Avenue (South of South Ave.)             | 2024                 | 21                 | 26                  | 6                       | 4                      | 3                              | 10                        | 70          |
| Founders Way                                     | 2023                 | 27                 | 20                  | 1                       | 3                      | 6                              | 10                        | 67          |
| Blue Ridge Drive (North of Woodlark Drive)       | 2023                 | 27                 | 20                  | 2                       | 5                      | 5                              | 7                         | 66          |
| Goldtech Drive                                   | 2024                 | 24                 | 14                  | 0                       | 5                      | 8                              | 14                        | 65          |
| S Heaven Street                                  | 2025                 | 15                 | 20                  | 7                       | 30                     | 6                              | 16                        | 74          |
| Old Furnace Road (West of Vasa Street)           | 2024                 | 30                 | 20                  | 4                       | 4                      | 2                              | 12                        | 72          |
| 3rd Street (West of Virginia Ave.)               | 2023                 | 21                 | 19                  | 7                       | 5                      | 4                              | 10                        | 66          |
| W Walk Street (East of Chicago Ave.)             | 2025                 | 12                 | 17                  | 5                       | 6                      | 0                              | 17                        | 65          |
| Geary Street                                     | 2025                 | 21                 | 14                  | 1                       | 5                      | 4                              | 20                        | 65          |
| Eastview Drive                                   | 2024                 | 21                 | 16                  | 3                       | 5                      | 2                              | 17                        | 64          |
| Woodlark Drive (West)                            | 2023                 | 24                 | 16                  | 0                       | 5                      | 10                             | 7                         | 62          |
| Anthony Lane                                     | 2023                 | 27                 | 10                  | 3                       | 5                      | 4                              | 12                        | 61          |
| N Willow Street                                  | 2023                 | 21                 | 10                  | 0                       | 4                      | 4                              | 15                        | 60          |
| King Edward Way                                  | 2023                 | 27                 | 0                   | 4                       | 3                      | 6                              | 15                        | 59          |
| Norwood Drive                                    | 2024                 | 9                  | 18                  | 3                       | 5                      | 20                             | 12                        | 59          |
| Kelly Street                                     | 2024                 | 21                 | 0                   | 4                       | 3                      | 4                              | 19                        | 59          |
| Chicago Avenue (NWS)                             | 2025                 | 12                 | 20                  | 6                       | 4                      | 2                              | 12                        | 56          |
| Grand Street                                     | 2023                 | 12                 | 12                  | 3                       | 6                      | 3                              | 12                        | 55          |
| Calvin Drive                                     | 2025                 | 27                 | 6                   | 0                       | 5                      | 3                              | 14                        | 54          |
| Paul Street (On Street to N. Lincoln Way)        | 2025                 | 12                 | 15                  | 7                       | 5                      | 2                              | 12                        | 53          |
| Chicago Street                                   | 2023                 | 21                 | 7                   | 2                       | 5                      | 3                              | 13                        | 53          |
| Monument Avenue                                  | 2023                 | 30                 | 12                  | 3                       | 5                      | 3                              | 0                         | 52          |
| Chicago Avenue (South of Gay Street)             | 2023                 | 6                  | 17                  | 3                       | 3                      | 10                             | 10                        | 52          |
| Jefferson Street                                 | 2023                 | 9                  | 14                  | 2                       | 5                      | 3                              | 14                        | 49          |
| Carver Avenue                                    | 2023                 | 15                 | 10                  | 4                       | 5                      | 4                              | 7                         | 49          |
| Stonewall Drive (at Walnut to Lovelock Lane)     | 2023                 | 24                 | 11                  | 1                       | 5                      | 2                              | 5                         | 48          |
| Belmont Street                                   | 2024                 | 12                 | 12                  | 5                       | 3                      | 5                              | 10                        | 48          |
| Waterman Drive (North of Chicago Ave.)           | 2025                 | 15                 | 5                   | 2                       | 5                      | 3                              | 18                        | 48          |
| Old Street                                       | 2025                 | 8                  | 0                   | 10                      | 5                      | 4                              | 11                        | 47          |
| Star Child Drive                                 | 2023                 | 21                 | 10                  | 0                       | 5                      | 5                              | 7                         | 45          |
| Henderson Street                                 | 2024                 | 3                  | 12                  | 5                       | 3                      | 10                             | 12                        | 45          |
| Madison Street                                   | 2025                 | 18                 | 5                   | 0                       | 3                      | 4                              | 12                        | 45          |
| Southview Drive                                  | 2023                 | 21                 | 6                   | 0                       | 5                      | 2                              | 10                        | 44          |
| Gay Street (NWS)                                 | 2025                 | 6                  | 12                  | 6                       | 5                      | 4                              | 10                        | 43          |
| Willow Hill Drive                                | 2025                 | 12                 | 0                   | 0                       | 3                      | 5                              | 14                        | 43          |
| E Gay Street (Broad Street to Sinking Street)    | 2022                 | 15                 | 20                  | 5                       | 5                      | 7                              | 10                        | 62          |
| Blue Street (Hill Drive to East)                 | 2022                 | 24                 | 13                  | 0                       | 5                      | 4                              | 15                        | 61          |
| Clyde Lane                                       | 2022                 | 21                 | 11                  | 0                       | 5                      | 4                              | 10                        | 56          |
| Blue Street (Hill Drive to West)                 | 2022                 | 21                 | 10                  | 0                       | 5                      | 3                              | 17                        | 56          |
| Sinking Street                                   | 2022                 | 13                 | 20                  | 5                       | 6                      | 4                              | 5                         | 55          |
| S Dogwood Drive (Maryland Ave. to W. Market)     | 2022                 | 18                 | 20                  | 2                       | 5                      | 3                              | 4                         | 53          |
| S Dogwood Drive (South Ave. to Maryland Ave.)    | 2022                 | 18                 | 16                  | 2                       | 5                      | 4                              | 7                         | 52          |
| Portland Drive                                   | 2022                 | 12                 | 16                  | 1                       | 8                      | 3                              | 10                        | 50          |
| Summit Street                                    | 2022                 | 9                  | 17                  | 3                       | 5                      | 6                              | 10                        | 50          |
| Hill Street                                      | 2022                 | 15                 | 10                  | 3                       | 5                      | 5                              | 10                        | 48          |
| Maryland Avenue (West of Hill Street)            | 2022                 | 12                 | 20                  | 3                       | 3                      | 4                              | 5                         | 47          |
| Santa Avenue                                     | 2022                 | 18                 | 4                   | 6                       | 3                      | 3                              | 11                        | 46          |
| E Walk Street (Sinking Street to Summit Street)  | 2022                 | 12                 | 14                  | 2                       | 3                      | 5                              | 10                        | 46          |
| Oak Avenue                                       | 2022                 | 18                 | 4                   | 7                       | 3                      | 3                              | 10                        | 45          |
| Johnson Street (Myrtle Street to Summit Ave.)    | 2022                 | 12                 | 4                   | 5                       | 6                      | 8                              | 10                        | 45          |
| New York Ave. (West of Hill Street)              | 2022                 | 15                 | 3                   | 8                       | 5                      | 3                              | 10                        | 44          |
| E Gay Street (Sinking Street to Summit Street)   | 2022                 | 0                  | 10                  | 6                       | 6                      | 6                              | 5                         | 44          |
| Emerald Drive                                    | 2022                 | 15                 | 4                   | 3                       | 3                      | 8                              | 12                        | 43          |
| Willow Avenue                                    | 2022                 | 12                 | 7                   | 0                       | 3                      | 4                              | 7                         | 39          |
| Sharon Street                                    | 2025                 | 12                 | 3                   | 0                       | 3                      | 4                              | 17                        | 39          |
| Carlisle Street                                  | 2025                 | 6                  | 6                   | 5                       | 2                      | 8                              | 12                        | 39          |
| W Walk Street (Chicago Ave. to N. Willow Street) | 2025                 | 6                  | 6                   | 2                       | 3                      | 7                              | 10                        | 38          |
| E Walk Street                                    | 2025                 | 0                  | 14                  | 4                       | 5                      | 10                             | 5                         | 38          |
| Lee Avenue (South of 3rd Street)                 | 2025                 | 3                  | 0                   | 7                       | 4                      | 6                              | 12                        | 37          |
| S Willow Drive                                   | 2022                 | 12                 | 12                  | 4                       | 4                      | 4                              | 6                         | 36          |
| 2nd Street (East of Chicago Ave.)                | 2025                 | 0                  | 10                  | 6                       | 5                      | 4                              | 10                        | 35          |
| Carlisle Drive                                   | 2025                 | 0                  | 5                   | 0                       | 5                      | 3                              | 13                        | 35          |
| Ohio Avenue (West of Hill Street)                | 2022                 | 12                 | 3                   | 5                       | 5                      | 3                              | 5                         | 35          |
| Hill Street Drive                                | 2023                 | 6                  | 3                   | 7                       | 5                      | 2                              | 7                         | 30          |
| Maplewood Avenue                                 | 2022                 | 9                  | 4                   | 0                       | 3                      | 2                              | 5                         | 28          |
| N Brown Street                                   | 2025                 | 3                  | 2                   | 3                       | 6                      | 0                              | 2                         | 21          |

|  |
|--|
| Recommended Traffic Calming Study                                      |
| Automatically Recommended in 2027 Round                                |
| Speed and Volume Data will expire, must be re-requested for 2027 Round |
| Streets due to scoring under 40 points, can be reconsidered in 3 years |

**Additional Consideration Points Breakdown**  
 4 points assigned if street has no existing traffic calming (physical measures)  
 4 points assigned if street contains a 3M (9% - 15% over 200 ft)  
 5 points assigned if street is within a disadvantaged census block (LMI or Economic Justice tool)  
 2 points assigned for every 1000 feet between or without existing physical traffic control measures, stop control devices, or speed impeding curve  
 1 point assigned for every additional 500 feet over 1000 feet between or without existing physical traffic calming measures, stop control devices, or speed impeding curve

**Why were streets with higher score totals not selected for the 2026 round?**  
 Although some streets received higher scores, the selected streets were chosen to optimize city resources. Implementing traffic calming measures on adjacent streets that scored well reduces study time and mobilization costs, allowing for more improvements to be installed overall. High-scoring streets not selected in the 2026 round will be automatically reconsidered in future rounds unless otherwise indicated.

| Key              | Under Capacity     |        | At Capacity |          | Over Capacity |       |          |          |       |     |      |       |       |          |       |          |          |  |  |  |  |
|------------------|--------------------|--------|-------------|----------|---------------|-------|----------|----------|-------|-----|------|-------|-------|----------|-------|----------|----------|--|--|--|--|
|                  |                    |        |             |          |               |       |          |          |       |     |      |       |       |          |       |          |          |  |  |  |  |
| Enrollment as of | School             | HHS    | Rocktown    | HS TOTAL | SKMS          | THMS  | MS TOTAL | BES      |       | KES | SMES | ERELC | SES   | SSES     |       | WES      | ES TOTAL |  |  |  |  |
|                  | 9 - 12             | 9 - 12 | 9 - 12      | 6 - 8    | 6 - 8         | 6 - 8 | K - 5    | PreK - 5 | K - 5 | K-5 | PreK | K - 5 | K - 5 | PreK - 5 | K - 5 | PreK - 5 |          |  |  |  |  |
|                  | Effective Capacity | 1350   | 1200        | 2,550    | 790           | 890   | 1,680    | 755      | 755   | 445 | 487  | 170   | 485   | 470      | 470   | 446      | 3,258    |  |  |  |  |
|                  | 08/22/25           | 948    | 998         | 1,946    | 709           | 723   | 1,432    | 590      | 640   | 477 | 502  | 142   | 411   | 432      | 490   | 477      | 3,139    |  |  |  |  |
|                  | 08/29/25           | 981    | 1,000       | 1,981    | 718           | 741   | 1,459    | 599      | 649   | 485 | 505  | 140   | 418   | 442      | 501   | 490      | 3,188    |  |  |  |  |
|                  | 09/05/25           | 981    | 1,010       | 1,991    | 724           | 746   | 1,470    | 602      | 652   | 482 | 506  | 146   | 418   | 449      | 506   | 492      | 3,202    |  |  |  |  |
|                  | 09/12/25           | 986    | 1,007       | 1,993    | 722           | 750   | 1,472    | 601      | 651   | 482 | 508  | 149   | 422   | 454      | 516   | 491      | 3,219    |  |  |  |  |
|                  | 9/19/2025          | 987    | 1,008       | 1,995    | 723           | 748   | 1,471    | 601      | 651   | 480 | 506  | 154   | 421   | 458      | 521   | 493      | 3,226    |  |  |  |  |
|                  | 09/26/25           | 983    | 1,015       | 1,998    | 728           | 746   | 1,474    | 601      | 652   | 481 | 506  | 156   | 421   | 457      | 520   | 493      | 3,229    |  |  |  |  |
|                  | 09/30/25           | 984    | 1,016       | 2,000    | 726           | 745   | 1,471    | 602      | 653   | 477 | 507  | 158   | 420   | 460      | 524   | 492      | 3,231    |  |  |  |  |
|                  | 10/03/25           | 986    | 1,017       | 2,003    | 726           | 748   | 1,474    | 599      | 650   | 482 | 507  | 158   | 420   | 460      | 520   | 493      | 3,230    |  |  |  |  |
|                  | 10/10/25           | 988    | 1,013       | 2,001    | 728           | 750   | 1,478    | 597      | 648   | 485 | 508  | 159   | 421   | 459      | 518   | 498      | 3,237    |  |  |  |  |
|                  | 10/17/25           | 992    | 1,009       | 2,001    | 726           | 752   | 1,478    | 595      | 648   | 487 | 512  | 157   | 422   | 458      | 518   | 498      | 3,242    |  |  |  |  |
|                  | 10/24/25           | 993    | 1,012       | 2,005    | 728           | 752   | 1,480    | 595      | 648   | 487 | 515  | 152   | 426   | 459      | 520   | 496      | 3,244    |  |  |  |  |
|                  | 10/31/25           | 989    | 1,011       | 2,000    | 728           | 750   | 1,478    | 594      | 645   | 487 | 514  | 152   | 427   | 459      | 520   | 495      | 3,240    |  |  |  |  |
|                  | 11/07/25           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 11/14/25           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 11/21/25           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 11/28/25           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 12/05/25           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 12/12/25           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 12/19/25           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 12/26/25           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 01/02/26           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 01/09/26           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 01/16/26           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 01/23/26           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 01/30/26           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 02/06/26           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 02/13/26           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 02/20/26           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 02/27/26           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 03/06/26           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 03/13/26           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 03/20/26           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 03/27/26           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 04/03/26           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 04/10/26           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |
|                  | 04/17/26           |        |             | 0        |               |       | 0        |          |       |     |      |       |       |          |       |          | 0        |  |  |  |  |

HCPS Enrollment versus Capacity (October 2025)

**Webform submission from: Agenda Comment Form**

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**From** City of Harrisonburg, VA <noreply@harrisonburgva.gov>

**Date** Tue 3/10/2026 12:49 PM

**To** Michael E. Parks <Michael.Parks@harrisonburgva.gov>; Pamela S. Ulmer <Pamela.Ulmer@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Submitted on Tue, 03/10/2026 - 12:48

Submitted values are:

**Name**

Sally Burger

**Type of Meeting**

Harrisonburg Planning Commission

**Date of Upcoming Meeting**

2026-03-11

**Agenda Item Number**

Rezoning 473 S. Main (Lindsey Funeral Home property) from R-3 to B1-C.

**Comment**

Dear Harrisonburg Planning Commission:

Both my spouse and I graduated from JMU and elected to stay in the Valley. We settled in Staunton where it seems those in charge value the history, historic buildings, and small/mid-size town vibe. We would have loved to have settle in Harrisonburg, but at the time, historic buildings were being demolished one after the other, changing forever downtown Harrisonburg. It seems that maybe this has improved some over the years for which we are thankful.

We write to implore you to not allow a 6-story apartment complex to be built on the site of the old Lindsey Funeral Home. This would be a gut-punch to efforts to protect and maintain what's left of the historic charm of Harrisonburg. This seems so apparent, it is difficult to see how this project would be seriously considered at all.

Thank you for your consideration.

Sally Burger and June Frinks

116 N Madison St  
Staunton, VA 24401

**Would you like to be contacted by city staff?**

No

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## Link Project Rezoning, Community Impact and Proffer Concerns

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From john.mansfield <[REDACTED]>  
Date Mon 3/9/2026 2:42 PM  
To CD Planning <CDPlanning@harrisonburgva.gov>

### **WARNING: External email. Be cautious when clicking on links or opening attachments.**

**Dear Planning Commission Chair Baugh,**

As the Planning Commission prepares to reconsider the Link Project on March 11, 2026, I hope you will take into account the substantial concerns that remain within the community. Since the project was first reviewed in 2025, there have been more than 1,300 signatures to a petition opposing the proposal.

The developer's attorney, Mr. Rhea, submitted revised proffers dated February 10, 2026. Unfortunately, these revisions do not appear to resolve many of the major concerns, and the project remains highly divisive. Because this decision may set an important precedent for future high-density rezonings in Harrisonburg, careful consideration of these impacts is especially important. In your deliberations, I hope the Commission will consider several specific issues outlined below.

#### **Occupancy**

The proposal allows up to 555 bedrooms, which could reasonably translate to approximately 665–770 residents depending on occupancy patterns:

- Minimum 110 studio/one-bedroom units allowing up to two occupants (≈220 residents)
- Up to 85 four-bedroom units (≈340 residents)
- Remaining units in other configurations (≈105–210 residents)

While limits are described, similar student-oriented developments often experience co-habitation and informal subletting that can be difficult to monitor or enforce over time.

#### **Parking**

The project provides 480 structured spaces, with up to 65 reserved for municipal/public use, leaving roughly 415 resident spaces. At projected occupancy levels of 665–770 residents, this equates to approximately 0.5–0.6 spaces per resident.

Even if only half of residents bring vehicles, the development could generate 330–385 resident vehicles, leaving little margin for guests, service vehicles, or additional tenants. In practice, student-oriented developments with similar ratios frequently experience overflow parking that spills into adjacent residential streets.

To mitigate these impacts, the developer proposes a one-time payment of \$60,000 (total for both parking and traffic impacts), which may not fully address the long-term parking pressures placed on

surrounding historic neighborhoods.

### **Public Benefit**

Residents, members of your Committee, and Council have expressed concern regarding the continued need for affordable housing and challenges associated with student housing. Unfortunately, this project appears to address neither in a meaningful way. In compensation, the developer proposes a one-time \$93,738 affordable housing contribution. This brings the project's total proffers for affordable housing, traffic, and parking mitigation to \$153,738.

If the project houses approximately 665 residents at \$1,350 per month, projected gross rent could approach \$10.7 million annually. The proposed proffer therefore represents only about 1.4% of a single year's projected revenue. Given the permanent impacts of a development of this scale, it would be reasonable for the City to seek stronger, enforceable mitigation and more meaningful public benefits that better reflect the project's size and revenue potential.

Many nearby residents share concerns about how long-term neighborhood impacts will be addressed. We hope the City ensures that any approved project includes protections and public benefits commensurate with its scale.

Some proponents have cited the estimated \$600,000 in annual property-tax revenue from the project as justification. However, this figure reflects gross revenue rather than net fiscal impact. When existing tax revenue from the Lindsey property—and potential revenue from alternative, conforming development—are considered, the incremental benefit appears more limited. Coupled with ongoing municipal service costs, infrastructure impacts, and neighborhood spillover effects, the net fiscal gain to the City may be substantially lower than the headline figure suggests.

While I respect the difficult balance your Commission must strike, I remain concerned that a development of this scale may not be fully compatible with the character and infrastructure of this historic residential district. I hope you will carefully consider whether the current proposal provides sufficient protections and public benefit to justify approval. Without substantially stronger proffers, the cost to city residents could exceed any potential benefit.

If there are aspects of the proposal that address these concerns more effectively than I understand, I would sincerely appreciate your perspective.

Thank you again for your time and service to Harrisonburg.

With kind regards,

**John Mansfield**

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## Questionable net-fiscal impact of the Link

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From Carl Larsson <[REDACTED]>  
Date Tue 3/10/2026 1:07 PM  
To CD Planning <CDPlanning@harrisonburgva.gov>  
Cc Thanh Dang <Thanh.Dang@harrisonburgva.gov>

 1 attachment (234 KB)

Notes on fiscal impact analysis.pdf;

### **WARNING: External email. Be cautious when clicking on links or opening attachments.**

Dear Members of Planning Commission,

Having reviewed the rezoning application for the Link apartments (i.e., 435 S Main Street, et al.), I feel that there are many significant issues with the application that pose potentially costly risks to our city in both the short- and long-term. In this email, I'd like to gently raise *just one category of these concerns*, which is that **it is questionable that the Link apartments will be "highly fiscally accretive" to our city, as claimed by the rezoning applicants in their application cover letter (dated March 2, 2026).**

I'm attaching a framework that I hope may be of service to you in evaluating the **net-fiscal impact** of the project, which should account for both the potential fiscal benefits (i.e., the \$600,000 in property tax revenues, frequently cited by the rezoning applicant), as well as the potential incremental fiscal costs to our city's taxpayers (which the applicant does not appear to identify or quantify). Some of the highlights of the attachment include the following:

- Using projections from the developer, the *incremental* impact on property tax revenues from rezoning the property (R3 to B1C) is \$485,000, not \$600,000.
- Timberwolf sought nearly \$20 million in tax breaks on its Syracuse project in 2023: <https://www.syracuse.com/news/2023/03/developer-seeks-tax-breaks-on-100m-apartment-project-near-syracuse-university.html>
- Our city has a tax exemption program in place for new construction in this district: <https://harrisonburgdevelopment.com/economic-revitalization-zone/>
- A permalink record of the property sale listing specifically notes that it is located in a "coveted opportunity zone". <https://perma.cc/8YHM-A8R8>
- The Link (like any housing development) would impose incremental costs across a variety of categories on our city budget (e.g., incremental costs for public school enrollment, parking and traffic mitigation, emergency response, etc.). These costs need to be accounted for in any estimates of *net-fiscal* impact to the city budget.

- Even the frequently cited revenue estimate (ignoring incremental costs) of \$600,000 amounts to only 0.14% of our \$430 million city budget. A 0.14% change is quite small - for example, a 0.14% raise on a \$50,000 salary amounts to only \$70 per year.

**In summary, it seems like the developer is suggesting that the fiscal impact of the rezoning is a public benefit for our city. A closer look at the potential *net*-fiscal impact, however, raises serious questions about that conclusion.**

Thank you for your time and effort in reviewing the relevant information and advocating for the public good of our city.

Best,

Carl Larsson  
487 S Mason St, Harrisonburg, VA

# Items to consider in a fiscal impact analysis of The Link apartments

## ESTIMATE INCREMENTAL REVENUES

- **First, estimate incremental revenues, not total revenues** (In other words, by *how much will taxes from this land change if City Council grants rezoning to B1C?*):
  - Start with the developer's estimated \$600,000 in total annual property tax revenue, realized if the Link is constructed.
  - *To find the incremental increase in revenues vs. current revenues*, it is necessary to subtract out all tax revenues that the city currently receives from the current site. This includes both (1) property taxes on the existing real estate, and (2) all other types of taxes received from the business(es) currently operating on the property. *This is the incremental increase from current tax revenues for the site.*
  - *Alternatively, to find the forward-looking incremental impact of a B1C vs. R3 development*, it is instead necessary to subtract out the tax revenues that the alternative-scenario R3 development would generate. The developer's 8/12/2025 presentation slides to City Council state this alternative as, "Townhomes Assessed at \$10-11 Million, Generating \$115,000 In Tax Revenues Annually."
    - **To summarize, the developer estimates the city will receive property tax revenues of...**
      - ...\$115,000 annually if the property is kept as R3
      - ...\$600,000 annually if the property is rezoned to B1C
      - **Therefore, the incremental increase in revenues of granting a B1C rezoning is \$600,000 minus \$115,000, or \$485,000 (not \$600,000). This is before deducting incremental costs to the city.**
- **Finally, it is necessary to note the possibility of the developer applying for partial tax exemptions in the future. If done, the incremental revenues would be substantially reduced.**
  - Timberwolf sought \$20 million in tax breaks on its Syracuse project in 2023: <https://www.syracuse.com/news/2023/03/developer-seeks-tax-breaks-on-100m-apartment-project-near-syracuse-university.html>
  - Our city already has a tax exemption program in place for new construction in this district: <https://harrisonburgdevelopment.com/economic-revitalization-zone/>
  - The property sale listing specifically notes that it is located in a "coveted opportunity zone". <https://perma.cc/8YHM-A8R8>

After estimating incremental revenues, it is next necessary to subtract out incremental costs to the city budget resulting from the proposed development.

## ESTIMATE INCREMENTAL COSTS

**Third, subtract out incremental costs to city taxpayers** likely to be incurred if the Link is constructed. Some examples of line items that should be quantified may include the following:

- **Costs due to increase in public school enrollment.** Public school enrollment is likely to increase, with new students coming from both (1) families who reside in the proposed Link, and (2) families moving to older housing units potentially opened by the construction of the Link (i.e., the “filtering” or “musical chairs” effect).
- **Costs to mitigate traffic impact.** Note that expert analysis by David Bernstein (previously submitted to the city’s public record) has shown the TIA is flawed. The TIA needs to be redone to get a better estimate of total costs necessary to mitigate added traffic flows.
- **Costs to address potential incremental parking spillovers in surrounding area** (e.g., parking enforcement, construction of new public spaces, etc.)
- **Costs to upgrade water and sewer infrastructure.** Will all costs be borne by the developer, or are there any potential infrastructure upgrade costs related to the development that would burden city taxpayers?
- **Costs to mitigate added stormwater runoff and flooding risks** from the significant increase in impermeable surfaces, especially given its proximity to Blacks Run.
- **Costs of increased emergency response call volume**
- **Any other potential costs to the city**

## NET FISCAL IMPACT = INCREMENTAL REVENUES – INCREMENTAL COSTS

- **Fourth, provide an estimate of net fiscal impact** that accounts for both adjusted, incremental revenues and incremental costs of the project.
- **Finally, after conducting this analysis, it would be helpful for interpretation to see the net fiscal impact put in perspective of the overall city budget.** For example, even the promised revenues of \$600,000 amount to only 0.14% of our \$430 million city budget. This quite small – for example, a 0.14% raise on a \$50,000 salary amounts to only \$70 per year. And once the incremental costs are subtracted, the incremental, net fiscal impact will be even more negligible, with the risk of even running negative.

**Webform submission from: Agenda Comment Form**

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**From** City of Harrisonburg, VA <noreply@harrisonburgva.gov>

**Date** Tue 3/10/2026 1:37 PM

**To** Michael E. Parks <Michael.Parks@harrisonburgva.gov>; Pamela S. Ulmer <Pamela.Ulmer@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Submitted on Tue, 03/10/2026 - 13:37

Submitted values are:

**Name**

David Bernstein

**Type of Meeting**

Harrisonburg Planning Commission

**Date of Upcoming Meeting**

2026-03-11

**Agenda Item Number**

Agenda #4d

File #26-080

**Comment**

I am opposed to the proposed zoning change.

The Project Is Bad For First Impressions Of The Downtown

The 2040 Plan states that:

"Main and Liberty Streets are are the primary front doors to Downtown. They should aspire to the highest standards in design, as they reflect the first impression visitors have of Downtown."

I think that this is currently true of all of the existing buildings on Main St. As a result, this is the way I direct people to the downtown. However, I don't think this will continue to be true if the 10 parcels are rezoned to B1-C and the proposed project is approved. In particular, the height, setbacks, greenery and facade are not consistent with the surrounding buildings.

The Project Does Not Provide Affordable Housing

The 2040 Plan states that:

"The recently completed housing market study for the City emphasizes the need for more housing at the upper and lower ends of the income scale."

However, the proposed project does not include any low-income units, and I doubt that trickle-down will lead to the kind of low-income housing that the City aspires to have. To the extent that people leave cheaper housing to live in the proposed development, it is likely to be from complexes in the County, not the City.

The Project Provides An Insignificant Amount Of Mixed Use Development

The 2040 Plan aims to:

"encourage mixed-use ... development in key clusters of underutilized space" including in improvements of the Water St. Parking Deck and the Elizabeth St. Parking Deck.

Though the proposed project is technically mixed-use, it only includes a guarantee of 2000 sq. ft. of commercial space, so isn't in keeping with the spirit of the 2040 Plan.

The Project Is Not Bicycle Friendly

The 2040 Plan aims to:

make the city more bicycle-friendly, in part by "introduc[ing] bicycle infrastructure" on Liberty St.

However, the proposed project only includes 120 indoor bicycle spaces (for 550 bedrooms and up to 695 residents) and 16 exterior bicycle spaces for their guests and visitors to the commercial space. In addition, the exit from the parking deck onto Liberty St. will interfere with the new bicycle lane.

The Project Is Not Business Friendly

The proposed project will increase traffic in the downtown and worsen parking problems, both of which will be bad for downtown businesses. The Traffic Impact Analysis severely underestimates (perhaps by a factor of 2) the number of trips that are likely to be generated by the between 665 and 695 residents and their visitors. It also underestimates the parking demand by the residents and their visitors. The 65 spaces that will be reserved for municipal/public uses (at a cost to the city of \$42,900) do not make up for the 250-280 residents that will not have spaces and will either use those spaces or other spaces in the vicinity of the proposed development, making it even more difficult for people to drive to the downtown.

The Project Is Not Consistent With The Historical Zoning Of The District

These 10 parcels have been zoned R-3 for a very long time. They are currently intended to be part of a Medium Density Residential District that includes the Harrisonburg Baptist Church to the south, 265-335 S. Liberty St. to the immediate west, 132-161 Lewis St. and 100-130 W. Grattan St. farther to the west, and 512-660 S. Main St. to the east. The parcels should remain a part of this district.

## The Project Is Not Consistent With The Proposed Re-Zoning

The proposed project is not consistent with a B-1C designation. Though "transient and non-transient housing facilities are permitted within limits" in areas designated B-1, that is only true "if they will assure a supporting role to the primary functions of the district", which is not true in this project. Given that the proposed project will have one bathroom for every bedroom, it will almost certainly be occupied by transients and, hence, it does not play a supporting role to the primary function of the district.

### **Would you like to be contacted by city staff?**

No

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**Webform submission from: Agenda Comment Form**

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**From** City of Harrisonburg, VA <noreply@harrisonburgva.gov>

**Date** Tue 3/10/2026 4:54 PM

**To** Michael E. Parks <Michael.Parks@harrisonburgva.gov>; Pamela S. Ulmer <Pamela.Ulmer@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Submitted on Tue, 03/10/2026 - 16:54

Submitted values are:

**Name**

Michael Miriello

**Type of Meeting**

Harrisonburg City Council

**Date of Upcoming Meeting**

2026-03-11

**Agenda Item Number**

4d

**Comment**

A Follow-Up: Addressing the Opposition

I want to dig into a few of the arguments I keep hearing against The Link, because I think some of them fall apart when you look at the actual data. I'm going to focus on three: affordable housing, traffic, and whether this project even fits our city's own plans. Spoiler: it does.

"What about affordable housing?"

I care about affordable housing. Deeply. And that's exactly why I support The Link.

Here's the thing: housing affordability isn't some mysterious force. It's supply and demand. Econ 101. When there are more people who want to live somewhere than there are places to live, prices go up. When you add supply, prices stabilize or come down. It's that simple.

Harrisonburg has the lowest rental vacancy rate in the entire state of Virginia at 2.1%. That means for every 100 rental units in this city, only about 2 are available at any given time. That's not a housing

market. That's a bidding war. And the people who lose that war are the ones who can least afford to compete: the young professionals just starting out, the service workers, the families trying to stay in the city they love.

Every unit we add to the market, whether it's a studio or a four-bedroom, takes pressure off the existing inventory. When new supply absorbs demand, landlords across the city lose leverage to jack up rents on older, more affordable units. That's how it works. That's how it's always worked. You don't solve a shortage by refusing to build.

The Link contributes \$93,738 to Harrisonburg's Affordable Housing Fund, the maximum allowed under city guidelines. But the bigger contribution to affordability is the 250 units themselves. More doors. More options. More breathing room in a market that is suffocating.

And let's be clear: there is no developer lined up to build subsidized affordable housing on this site. That's not one of the options on the table. The choice is between The Link and \*nothing\*. And nothing doesn't lower anyone's rent.

"Traffic is going to be a nightmare."

The traffic study says otherwise, and it was conducted while JMU was in session, not over summer break. The site is walkable and bikeable, sitting between downtown and campus. The project includes 136 bike parking spaces, 14 EV chargers, and the Paul Street extension that will actually help alleviate traffic on the Grattan Street crossover.

And here's the irony: the people most concerned about traffic are also often the people asking for more parking. As one urbanist put it, "If your primary concern is traffic, and your primary request is parking, you need to understand that those things are at cross-purposes." More parking invites more cars. The Link unbundles rent from parking, meaning residents pay separately for a parking spot. That's a real incentive to show up without a car.

"This isn't what we planned for."

Actually, it is. Harrisonburg's own [Downtown 2040 Plan](<https://timberwolfcp.com/link-documents/>) specifically identifies this area of south downtown as a target for high-density housing development. The plan calls for new residential density to support local businesses, reduce sprawl, and grow the tax base. City staff has recommended the rezoning. The Planning Commission recommended approval. This project \*is\* the plan.

We spent years as a community building that vision. Now that someone is actually willing to invest \$100 million of private capital to help make it happen, are we going to say no because it's not perfect?

Where I Stand

I said it before and I'll say it again: I'm a business owner on W Bruce Street and live in Old Town. I have skin in this game from both sides. And from both sides, The Link makes sense.

It adds supply. It grows the tax base by \$600,000+ per year. It brings 500 new customers to our downtown businesses. It provides 65 public parking spaces. It funds affordable housing. It delivers on the 2040 Plan. And it does all of this with private investment, not taxpayer dollars.

We can keep waiting for the perfect project that checks every single box for every single person. But while we wait, rents keep climbing, talented people keep leaving, and downtown keeps underperforming its potential.

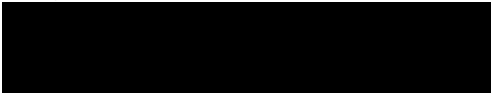
I'd rather build something great today than hold out for something perfect that never comes.

Let's move forward. Let's build The Link.

**Would you like to be contacted by city staff?**

Yes

**If you would like to be contacted, please provide preferred contact information**



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**Webform submission from: Agenda Comment Form**

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**From** City of Harrisonburg, VA <noreply@harrisonburgva.gov>

**Date** Tue 3/10/2026 1:57 PM

**To** Michael E. Parks <Michael.Parks@harrisonburgva.gov>; Pamela S. Ulmer <Pamela.Ulmer@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Submitted on Tue, 03/10/2026 - 13:57

Submitted values are:

**Name**

Brad Cohen

**Type of Meeting**

Harrisonburg Planning Commission

**Date of Upcoming Meeting**

2026-03-11

**Agenda Item Number**

4.d.

**Comment**

Members of the Planning Commission,

I don't think I have the patience to sit through another 2 hours of NIMBY comments on Wednesday trying to block a much needed housing project in Downtown, and a massive private investment in Harrisonburg - so I will outline my comments below, and I thank you for your commitment to public service.

TL;DR: I'm in favor. We need the tax dollars and private investment in our Downtown.

I spoke previously, but wanted to reiterate that I am IN FAVOR of this project and think it would set a terrible precedent if it didn't move forward. At the last council meeting about this project, I noticed a stark divide between older and younger people in the room. The number of young professionals who spoke in favor was pleasantly surprising, which says a lot about the needed housing supply in our Downtown Area.

First, Harrisonburg is facing increasing fiscal pressure. Many homeowners, myself included, have seen property assessments rise significantly in recent years, yet the City has limited tools to offset that

burden without expanding the tax base. A project like Link Apartments, which is projected to generate roughly \$500,000 annually in tax revenue, represents exactly the type of investment that can help stabilize long-term tax pressures rather than continuing to shift them onto existing residents.

Second, our community clearly needs more housing supply. Harrisonburg remains constrained in the number of units available across nearly every segment of the market. Increasing supply—regardless of whether residents are students, young professionals, or workforce households—helps ease overall housing pressure and supports a healthier, more balanced market.

Third, I believe it is important to consider the message this decision sends beyond this individual project. This represents a roughly \$70 million private investment in downtown housing. If Harrisonburg turns away projects that align with our long-term planning goals and economic interests, it risks creating a perception among outside investors that our city is not a reliable place to pursue responsible development. That precedent could have long-term consequences for our ability to attract future investment.

Finally, I also want to briefly address two of the most common concerns raised during the public hearing: design and traffic. On the design side, there were comments suggesting the building would be unattractive or out of character for the area. From my perspective, that concern has largely been addressed. The current design aligns well with the scale and aesthetic of downtown development and is consistent with other newer projects that have successfully integrated into the neighborhood. As for traffic on Paul Street, I live in Old Town and experience these streets daily. Paul Street already contains multiple traffic-calming features (namely speed bumps). Realistically, the majority of vehicles exiting the proposed parking area will naturally flow toward Main Street and MLK Ave rather than cutting through the neighborhood.

From both a practical traffic standpoint and a development feasibility standpoint, I do not see these concerns as outweighing the significant economic and housing benefits the project provides. Additionally, based on my experience working with development projects, it is difficult to see how the existing R3 zoning could ever support a financially viable project that produces meaningful housing supply on this parcel.

For these reasons, I respectfully encourage the Commission to support the rezoning request. I appreciate your time, thoughtful consideration, and continued service to our community.

Thanks,

Brad

**Would you like to be contacted by city staff?**

No

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## The Link Public Comment

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**From** Gabriella Crivilare <[REDACTED]>  
**Date** Tue 3/10/2026 11:12 PM  
**To** Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Hello,

I am writing in support of the Link.

Many of my friends who are younger than me do not envision themselves ever being able to afford a home. Plenty of friends older than me do not, either. Before my husband and I were lucky enough to purchase our home, we lived in Urban Exchange. If you bought your home twenty years ago, it's hard to understand how difficult it is to afford rent.

When we initially moved into Urban in 2021, we had five friends who also lived there. By the time we moved out at the beginning of 2025, rent had increased \$175 per month in the past year, three of our friends had already found new housing and left themselves, and the remaining two had plans to leave in the next couple months.

There is a huge demand for more housing in Harrisonburg, but because there is limited supply, the companies that lease these apartment buildings downtown have less competition and are able to raise their rents until they verge on unaffordable. I understand that some people who live near the proposed project have concerns. I just want my friends and I to afford to live here.

Thank you,

Gabriella Crivilare

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**Public comment on Link development**

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From charlotte shristi <[REDACTED]>  
Date Wed 3/11/2026 11:25 AM  
To CD Planning <CDPlanning@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Dear Planning Commission Members,  
As a local resident and small business owner I would encourage you to approve the plan for the new Link housing development. My support of this plan is based on my desire for affordable housing in our community and also for our city's progress toward it's environmental and sustainability goals. Denser housing downtown will hopefully contribute to a more vibrant, walkable, bikeable and less car-dependent downtown area.

Even though I live just outside city limits and need to drive to downtown, I strongly urge the city to transition to less public parking and more pedestrian infrastructure and public transit. For a livable future for Harrisonburg, as the city grows, it needs to adopt smarter, denser zoning regulations and prioritize development that lead to lower carbon emissions which includes dense housing close to goods and services downtown.

Thank you for your hard work to improve our community!

Ms. Charlotte Shristi  
1453 Switchboard Rd, Harrisonburg, VA 22802

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*Charlotte Shristi*

(she/her/hers)

[Visual Artist](#)

[Certified Stone Medicine Practitioner](#)

[Certified Stone Medicine Instructor](#)

Owner/Founder [Wild Poppy Healing Arts](#)

[Blog](#)

[REDACTED]

*"We are called to assist the earth, to heal her wounds, and in the process heal our own." Wangari Maathai, Nobel Peace Prize Winner*

*"All life is interrelated. We are all caught in an inescapable network of mutuality, tied into a single garment of destiny"* Martin Luther King Jr.

*"We must find the courage to seek, create, and invent a reality consistent with the logic of life. Do not live in fear. Walk in certainty, in the nobility of a mighty spirit which you share with all creation. It is your right, your birthright, to seek out others to work toward a world you imagine, a world where we are all free."* Sarah Augustine, The Land is Not Empty.

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**Webform submission from: Agenda Comment Form**

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**From** City of Harrisonburg, VA <noreply@harrisonburgva.gov>

**Date** Wed 3/11/2026 1:13 PM

**To** Michael E. Parks <Michael.Parks@harrisonburgva.gov>; Pamela S. Ulmer <Pamela.Ulmer@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Submitted on Wed, 03/11/2026 - 13:13

Submitted values are:

**Name**

Karl Waizecker

**Type of Meeting**

Harrisonburg Planning Commission

**Date of Upcoming Meeting**

2026-03-11

**Agenda Item Number**

4D

**Comment**

Dear Chair and Commissioners,

My name is Karl Waizecker, and I am writing as a private citizen to express support for the rezoning request associated with "The Link" on South Main Street and South Liberty Street. I appreciate the time you and City staff have put into reviewing the updated application, the technical studies, and the community feedback.

I support approval because the proposal advances several practical public goals that the City has already identified: adding badly needed housing in a central, walkable location; supporting downtown vitality; and pairing growth with specific mitigations. The staff memorandum describes enforceable proffers that meaningfully address common concerns, most notably a minimum of 480 structured parking spaces that must be open prior to residential occupancy, plus a set of pedestrian and transportation improvements such as the Paul Street extension and safer crosswalk geometry through bump-outs and sidewalk upgrades.

I also take traffic and neighborhood safety concerns seriously. The revised Traffic Impact Analysis concludes that the project is expected to have little impact on modeled delays and queues, and the

Paul Street cut-through supplemental analysis finds no evidence that significant traffic would choose Paul Street over the existing route. These findings do not remove the need for careful design and enforcement, but they are credible, record-based reasons to believe impacts can be managed.

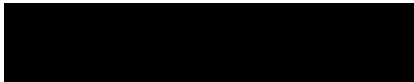
Finally, the positive economic impacts for the City and local businesses have been well documented and will benefit all Harrisonburg citizens. For these reasons, I respectfully ask you to recommend approval of the rezoning request to City Council. Thank you for your public service and for considering my comments.

Sincerely,  
Karl Waizecker

**Would you like to be contacted by city staff?**

No

**If you would like to be contacted, please provide preferred contact information**



## Comments on Link Rezoning

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From Austin Sachs <[REDACTED]>  
Date Wed 3/11/2026 1:20 PM  
To Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Thanh,

I would like these comments submitted for the Link rezoning that will come before the city council (too late for PC, but I understand PC is only an advisory body so no matter the decision tonight it will still come before the city).

--

My opinion on the rezoning of the Link property is simple: Yes.

Rather, I want to focus on asking the city to be proactive in working with the community and developers in designing our downtown deeper the 2040 plan.

As most are aware, the Roses property is currently on the market. This presents another underdeveloped downtown gateway property abutting a historic neighborhood primarily consisting of single family homes (though plenty converted into denser housing).

The Link would be by right developable there but I would guess receive similar backlash. I therefore ask the City Council to convene community listening sessions to help inform a future developer of what is desired by the community there, what meets the needs of the community today and tomorrow, to help inform the community of the realities of new urban development, and to ensure our community doesn't feel caught off guard as it changes.

Listening sessions could also be held for the Water street and Elizabeth street parking deck redevelopments. These projects all might be 5+ years off, but strong listening sessions aren't quick and this feedback could help entice developers into our community the same way the 2040 plan does.

We can't afford to be reactive as the city grows and changes. We need to be proactive.

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-Thanks  
Austin Sachs

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## Comments on the Proposed Link Development

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**From** Kyle Lawrence <[REDACTED]>  
**Date** Wed 3/11/2026 2:05 PM  
**To** CD Planning <CDPlanning@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>  
**Cc** Adam Fletcher <Adam.Fletcher@harrisonburgva.gov>

 1 attachment (138 KB)

SVBCoalition Link letter to Planning Commission 3.10.2026.pdf;

### **WARNING: External email. Be cautious when clicking on links or opening attachments.**

Please find our attached comments on agenda item 4.d. of the Harrisonburg Planning Commission Meeting on 3/11/2026.

**TL;DR:** The Shenandoah Valley Bicycle Coalition sees real promise in The Link because its downtown location supports walking, biking, and transit access, exactly the type of development envisioned in Harrisonburg's plans. At the same time, projects of this scale should maximize their contribution to a safer, more connected transportation network.

We particularly appreciate the proposal's secure bicycle parking, unbundled parking, pedestrian-oriented street frontage, and proffered safety improvements such as curb extensions and sidewalk connections.

We encourage the Commission to ensure that:

- The **Paul Street connection is designed primarily for people walking and biking**, not as a faster vehicle cut-through.
- The development provides **clear connections to the Liberty Street cycle track and the surrounding bike network**.
- The City **monitors parking utilization over time** so excess parking does not induce unnecessary driving.
- Opportunities for **additional street activation and housing affordability** continue to be explored.

The Coalition is not issuing a formal endorsement, but we believe the decisions made about projects like The Link will shape Harrisonburg's transportation patterns and downtown vitality for decades.

Respectfully,  
Kyle Lawrence  
Shenandoah Valley Bicycle Coalition

--

**Kyle Lawrence**

Shenandoah Valley Bicycle Coalition | Executive Director

[SVBCoalition.org](#) | [Impact](#)



Dear Members of the City of Harrisonburg Planning Commission,

The Shenandoah Valley Bicycle Coalition submits these comments on the proposed Link development. As an organization committed to building communities where more people can safely walk and bike, we believe projects of this scale deserve careful scrutiny, not only for their immediate impacts, but for how they shape transportation choices, land use, and downtown vitality for decades to come.

Our position is grounded in a straightforward principle: **housing, transportation, and land use are inseparable**. Where we build and how we build determine whether people have the freedom to choose daily trips without a car. Viewed through that lens, the Link proposal offers significant promise, alongside specific opportunities that the City of Harrisonburg should ensure are fully realized.

### **Why This Project Aligns with Harrisonburg's Goals**

The Link's downtown location is one of its greatest assets. Situated near the planned Liberty Street two-way cycle track, James Madison University, numerous downtown businesses, the farmers market, and transit stops, this site is precisely where the city's Comprehensive Plan and Downtown 2040 vision call for more housing. Placing residents here, within a short walk or ride of daily destinations, reduces car dependence in a way that no amount of suburban development can replicate.

The rezoning also represents a more productive use of this land than what the current R-3 zoning would likely produce. A conventional R-3 build-out would likely yield a small number of high-end townhomes: modest in density, limited in community benefit, and largely disconnected from the city's active transportation network. The Link, by contrast, would bring significantly more residents into a walkable, bikeable, transit-served location, making better use of scarce downtown land and advancing the city's already adopted goals.

We specifically commend the following elements of the proposal:

- **A minimum of 120 secure indoor bicycle parking** spaces plus 16 exterior racks—practical, protected infrastructure that makes cycling a realistic daily transportation choice for residents.
- **Unbundled parking**: separating the cost of a parking space from monthly rent, so residents pay only for what they use and are not required to subsidize car ownership they may not want or need.



- **Active building frontage along the street**, with entrances and windows at the sidewalk level rather than blank walls or surface parking, is a design choice that makes the surrounding pedestrian environment safer and more inviting.
- **Proffered bump-outs (curb extensions)** along South Main Street, which will improve pedestrian visibility, reduce crossing distances, prevent parking too close to intersections, and slow vehicle speeds, provide direct and tangible safety benefits for people on foot.
- **A minimum of two proffered sidewalk connections** from the site to City Hall and the future Downtown Park, physically linking residents to the heart of the city's pedestrian network on day one.

### **Recommendations for Strengthening the Project**

Projects of this scale also present opportunities to advance the city's transportation network beyond the minimum required. We urge the City of Harrisonburg and the development team to prioritize the following:

#### **Paul Street: Design the Variance for People, Not Cars**

The proposed Paul Street extension connecting South Main Street and South Liberty Street can become a genuine pedestrian and bicycle asset linking downtown, JMU, and the planned downtown park. Importantly, the developer's own cut-through analysis found that the traditional route via MLK Jr Way is actually faster than Paul Street during both AM and PM peak hours, meaning drivers have no meaningful time incentive to use Paul Street as a cut-through. This is good news. **It means the street can be designed primarily for people walking and biking without conflicting with vehicle throughput goals.**

However, the applicant has identified that they will need a variance to Subdivision Ordinance Section 10-2-41(a) to achieve the proposed street design. Variances are opportunities, not just concessions. We urge the Planning Commission to ensure that any variance granted for Paul Street results in a street that is narrower and calmer for vehicles, with wide sidewalks, street trees, and a design vocabulary that signals this is a pedestrian corridor first. The variance should not be used to accommodate a wider or faster street than the standard would otherwise require.

#### **Seamless Bicycle Network Connections**

The proximity of the Liberty Street cycle track is an asset only if residents can easily reach it. The development should provide clear, safe, and legible connections between



the building's bicycle parking and the street-level network, eliminating friction that causes people to choose driving even when cycling is the faster option.

### **Shared Micromobility Infrastructure**

We encourage the city and developer to explore integrating a bike or scooter share station into the development. A partnership with James Madison University, whose students and employees represent a natural user base, could make such a system viable and mutually beneficial.

### **Parking Supply: Watch the Ceiling, Not Just the Floor**

Unbundled parking pricing is the right policy, and we commend the applicant for including it. Abundant, conveniently located parking tends to induce driving even when residents have other options, and a garage of this scale could signal to future residents that car ownership is the expected norm.

We recognize that a portion of the spaces are proffered for public and municipal use, which is a legitimate community benefit. We are not suggesting the parking garage should not be built. We are asking the Commission to require that the city monitor actual parking utilization over time, and that if the garage operates significantly below capacity, future policy discussions consider whether that supply could be reduced, repurposed, or priced more aggressively to further discourage unnecessary vehicle ownership among residents who have excellent alternatives on their doorstep.

### **Housing Affordability**

We acknowledge and appreciate the applicant's proffered cash contribution of \$93,738 toward affordable housing. This is a meaningful step, and we commend the developer for including it. At the same time, a cash contribution and increased housing supply, while both welcome, are not by themselves sufficient to guarantee that downtown living becomes accessible to lower-income residents.

We would also welcome continued exploration of opportunities to include a limited number of units priced below market rate within the development itself. Integrating some below-market units directly into projects like this can help ensure that people with a range of incomes have the opportunity to live in walkable, well-connected neighborhoods close to jobs, services, and transit.

### **Street-Level Activation and Public Space**



While we appreciate the inclusion of ground-floor commercial space, this site presents a rare opportunity to further activate the street and create a welcoming public presence along South Main and the new Paul Street connection. Additional retail or community-serving space could help ensure the building contributes to a lively and engaging streetscape throughout the day. We also encourage design elements that create a sense of public accessibility at street level—spaces where residents, neighbors, and visitors feel invited to linger rather than a development that reads primarily as private residential space.

### **Why the Bicycle Coalition Is Weighing In**

Active transportation advocacy is, at its core, land use advocacy. The built environment determines whether walking and biking are realistic options for everyday trips. Dense, mixed-use development in walkable locations like downtown Harrisonburg expands those options. Dispersed, low-density development on the city's edges narrows them, regardless of how many bike lanes are painted or constructed.

The Link is not a perfect project, and community members are right to ask hard questions about design details, affordability, and neighborhood character. Those conversations are healthy and should continue. But evaluated against the city's adopted plans and the long-term goal of a more sustainable, accessible Harrisonburg, this project is pointing in the right direction.

**For that reason, the Shenandoah Valley Bicycle Coalition is not submitting this letter as a formal endorsement of the project.** Rather, we recognize that the decisions made about developments like the Link will shape Harrisonburg's transportation patterns, housing opportunities, and downtown vitality for decades to come. Given its long-term significance, we believe it is important to highlight both the elements of the proposal that advance a more walkable and bikeable city and the opportunities that remain to further strengthen it.

Respectfully submitted,

Kyle Lawrence

On behalf of the **Shenandoah Valley Bicycle Coalition**

---

**Rezoning 473 S. Main Street (Please Vote No)**

---

**From** Laura Light <[REDACTED]>  
**Date** Thu 3/5/2026 4:12 PM  
**To** CD Planning <CDPlanning@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

To Whom it May Concern-

Since I am unable to attend the Planning Commission meeting on Wednesday, March 11th, I wanted to write and ask that you please vote **NO** to the Rezoning of 473 S. Main Street. My husband and I have lived on East Grattan Street for 19 years. Our street is already busy with college students and many fast drivers who use our street as a thru street. I am very concerned if LINK is built, it will negatively affect our quality of life in the downtown area. It is already quite busy when students are in session. Also, the fact that the Link Apartment Complex will be 6 stories high concerns me. Our family chose to live in Harrisonburg, not NOVA and adding this kind of complex creates a Northern VA feel. I would rather see buildings in the downtown area revamped and used than a new complex be added. The Denton building and Ice house are examples of this.

In addition, I have seen many ads for Link on Facebook and Instagram this past week. It creates the impression that this is a done deal and the folks who live in the surrounding neighborhoods have no real voice. Please listen to the folks who actually live in the downtown area and will have to deal with this new complex on a day to day basis. I have a hard time believing that this won't be another JMU housing complex. I suspect that this complex will not provide the **affordable** housing that Harrisonburg needs.

Thank you for taking the time to read this and consider what's best for our community. I usually stay quiet, but I know the building of this complex will really affect my family.

Thank you again.

Sincerely, Laura Light (Grattan Street)

**Reasoning 473 S. Main Street**

---

**From** DJ <[REDACTED]>  
**Date** Fri 3/13/2026 8:49 AM  
**To** CD Planning <CDPlanning@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

I oppose rezoning 473 S. Main Street from R-3 to B1-C.”

Please have my comment forwarded to the Planning Commissioners and included in the agenda packet for the public record.

Donna Jo McCloskey

Sent from my iPhone

---

**Webform submission from: Agenda Comment Form**

---

**From** City of Harrisonburg, VA <noreply@harrisonburgva.gov>

**Date** Wed 3/11/2026 5:04 PM

**To** Michael E. Parks <Michael.Parks@harrisonburgva.gov>; Pamela S. Ulmer <Pamela.Ulmer@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Submitted on Wed, 03/11/2026 - 17:03

Submitted values are:

**Name**

Leigh Anne McMurray

**Type of Meeting**

Harrisonburg Planning Commission

**Date of Upcoming Meeting**

2026-03-11

**Agenda Item Number**

B-1C Zoning change

**Comment**

I oppose the rezoning of 473 S. Main Street from R-3 to B1-C.

My concerns are Paul Street traffic and its impact on our old town neighborhood. As it is, Paul Street is a one lane road due to on-street resident parking necessitated by the lack of driveways. Fortunately, the neighborhood accommodates this as a courtesy to the residents. Not all out-of-towners are as friendly in our friendly city.

Current property values are affected by the the multi-unit residences already in place and not kept up. The modern and high density plan is not consistent with our historical downtown and surrounding areas.

This will diminish the value and allure of both downtown and the oldtown neighborhoods driving new buyers out side of our area.

Lastly, these units are really not student affordable, as far as I can tell.

Please forward these comments to the Planning Commissions and also please include these in the agenda packet for the public record. You are free to contact me per the question below if necessary.

**Would you like to be contacted by city staff?**

Yes

**If you would like to be contacted, please provide preferred contact information**

[REDACTED]

**Webform submission from: Agenda Comment Form**

---

**From** City of Harrisonburg, VA <noreply@harrisonburgva.gov>

**Date** Wed 3/11/2026 8:49 PM

**To** Michael E. Parks <Michael.Parks@harrisonburgva.gov>; Pamela S. Ulmer <Pamela.Ulmer@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Submitted on Wed, 03/11/2026 - 20:48

Submitted values are:

**Name**

Kelsey Rockey

**Type of Meeting**

Harrisonburg Planning Commission

**Date of Upcoming Meeting**

2026-03-11

**Agenda Item Number**

4.d.

**Comment**

Hello,

My name is Kelsey Rockey. I live on 487 S Mason Street.

I have two small (sick) kids at home and cannot attend the rezoning meeting today Wednesday, March 11.

I urge you to vote "NO" to rezoning 473 S. Main Street from R-3 to B1-C.

Please confirm your receipt of this message and addition to the record.

Thank you,

Kelsey Rockey

**Would you like to be contacted by city staff?**

Yes

**If you would like to be contacted, please provide preferred contact information**



**Webform submission from: Agenda Comment Form**

---

**From** City of Harrisonburg, VA <noreply@harrisonburgva.gov>

**Date** Wed 3/11/2026 10:10 PM

**To** Michael E. Parks <Michael.Parks@harrisonburgva.gov>; Pamela S. Ulmer <Pamela.Ulmer@harrisonburgva.gov>; Thanh Dang <Thanh.Dang@harrisonburgva.gov>

**WARNING: External email. Be cautious when clicking on links or opening attachments.**

Submitted on Wed, 03/11/2026 - 22:09

Submitted values are:

**Name**

Josh Watkins

**Type of Meeting**

Harrisonburg Planning Commission

**Date of Upcoming Meeting**

2026-03-11

**Agenda Item Number**

Rezoning – 435, 445, 457, 473, 483 & 495 South Main Street and 282, 288, 294 & 298 South Liberty St (R-3 to B-1C) (The Link)

**Comment**

I believe the Link would adversely affect the downtown community.

It will:

- Add traffic to small neighborhood streets
- Increase noise pollution from students
- Negatively affect the charm and appearance of the downtown area
- Decrease property values of residents due to a sudden increase in student housing in close proximity.
- Shift the appeal of family's living in Old Town within walking distance of an elementary school to a student housing community.

**Would you like to be contacted by city staff?**

No

Saturday, March 7, 2026

## Oppose Rezoning in Downtown Harrisonburg

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

To advance the project, the **developer is asking City Council to rezone the site** from R-3 (Medium-Density Residential – by-right up to ~35 ft / 3 stories) to B-1C (Central Business District-Conditional) and to extend Paul Street through the parcel between South Main and Liberty Streets. **The property can already be redeveloped with new three-story housing under its existing R-3 zoning—no special approvals required—but the proposed six-story, high-density complex cannot be built without this B-1C rezoning.**

**We ask Harrisonburg City Council to deny this request in order to:**

- **Protect** the scale and character of the neighborhood
- **Keep** future growth aligned with the Harrisonburg Downtown 2040 Plan
- **Consider** long-term impacts on traffic, parking, public services, and quality of life for neighboring residents and the broader community.

Preserving the residential zoning at 473 South Main Street sends a clear message that Harrisonburg values thoughtful, community-centered development and responsible land-use decisions.

**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

**Join us—your voice matters!**

**PLEASE SIGN (anyone may sign—residents, workers, visitors)**

*Names and street addresses will be filed with City Council and may become public record. E-mail addresses and phone numbers will be used only for petition updates and reminders for the Aug 12 2025 City Council meeting; they will not be shared publicly or filed with City Council. You may unsubscribe at any time.*

*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

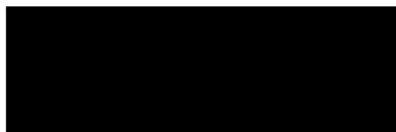
**Full Name**

Sophie Starheim

**Signature**

A handwritten signature in black ink, appearing to be 'S. P. A.', written in a cursive style.

**Email Address (Optional)**



**Phone Number (Optional)**

**Address**

24303 Empress ct  
Gaithersburg, Maryland, 20882  
United States

Sunday, March 8, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**Full Name**

Spencer Wilford

**Signature**

A handwritten signature in black ink, appearing to read "James Wilford". The signature is written in a cursive style with a large initial 'J' and 'W'.

**Address**

4903 Tarheel Way  
Annandale, Virginia, 22003  
United States

Wednesday, February 25, 2026

## Oppose Rezoning in Downtown Harrisonburg

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**Full Name**

Sue Dinsmore

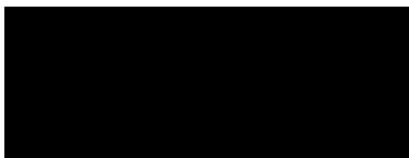
**Signature**

*Sam Binsman*

**Email Address (Optional)**

**Phone Number (Optional)**

**Address**



1730 Sherry Ln  
Harrisonburg, Virginia, 22801-8448  
United States

Wednesday, February 25, 2026

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Suzanne Shirley

**Signature**



**Email Address (Optional)**



**Address**

86 Emery Street  
Harrisonburg, Virginia, 22801  
United States

Wednesday, February 25, 2026

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Terri Luginbyhl

**Signature**



**Email Address (Optional)**



**Address**

608 Franklin st  
Harrisonburg, Virginia, 22801  
United States

Sunday, March 8, 2026

## Oppose Rezoning in Downtown Harrisonburg

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Theodore Andrewlevich

**Signature**

A handwritten signature in black ink, appearing to be 'J. Ash' or similar, written in a cursive style.

**Address**

865 Port Republic road  
Harrisonburg, Virginia, 22802  
United States

Tuesday, March 3, 2026

## Oppose Rezoning in Downtown Harrisonburg

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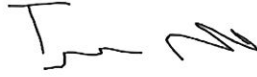
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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Tim Arrington

**Signature**

A handwritten signature in black ink, appearing to be 'Tom' followed by a stylized flourish.

**Address**

713 Ott Street  
Harrisonburg, Virginia, 22801  
United States

Saturday, March 7, 2026

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To advance the project, the **developer is asking City Council to rezone the site** from R-3 (Medium-Density Residential – by-right up to ~35 ft / 3 stories) to B-1C (Central Business District-Conditional) and to extend Paul Street through the parcel between South Main and Liberty Streets. **The property can already be redeveloped with new three-story housing under its existing R-3 zoning—no special approvals required—but the proposed six-story, high-density complex cannot be built without this B-1C rezoning.**

**We ask Harrisonburg City Council to deny this request in order to:**

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Preserving the residential zoning at 473 South Main Street sends a clear message that Harrisonburg values thoughtful, community-centered development and responsible land-use decisions.

**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

**Join us—your voice matters!**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Tomi Pfefferkorn

**Signature**

A handwritten signature in black ink, appearing to read "T. Mott" with a vertical line at the end.

**Address**

362 arrowwood drive  
Harrisonburg, Virginia, 22801  
United States

Saturday, March 7, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**Full Name**

Tommy McKenna

**Signature**

A handwritten signature in black ink, consisting of a stylized 'T' followed by a series of connected loops and a final flourish.

Monday, September 8, 2025

## Oppose Rezoning in Downtown Harrisonburg

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**Full Name**

Uriel Villeda

**Signature**

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'WS'.

**Address**

64 Easthampton Ct  
Harrisonburg, Virginia, 22801  
United States

Thursday, October 16, 2025

## Oppose Rezoning in Downtown Harrisonburg

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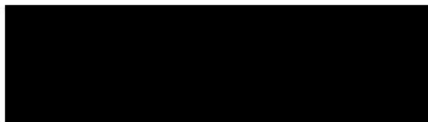
**Full Name**

Vanessa Baird

**Signature**

*James D. Baird*

**Email Address (Optional)**



**Phone Number (Optional)**

**Address**

1083-A Smith Avenue  
Harrisonburg, Virginia, 22802  
United States

Saturday, September 13, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Virginia Paul

**Signature**

VP

**Email Address (Optional)**

**Phone Number (Optional)**

**Address**



37 Shenandoah Avenue  
Harrisonburg, Virginia, 22802  
United States

Sunday, September 14, 2025

## Oppose Rezoning in Downtown Harrisonburg

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**Full Name**

Abigail Christophel

**Signature**

A handwritten signature in black ink, consisting of three stylized, overlapping loops.

**Email Address (Optional)**



**Address**

853 Hillside Ave  
Harrisonburg, Virginia, 23802  
United States

Tuesday, October 28, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

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**Full Name**

abigail sheppard

Signature

A handwritten signature in black ink, appearing to be the name 'Abbas' written in a cursive style.

Saturday, March 7, 2026

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**Full Name**

Adam Hakim

**Signature**

A handwritten signature in black ink, appearing to read "Aden F. White". The signature is written in a cursive style with a large initial "A" and a distinct "F".

**Address**

287 S Liberty  
Harrisonburg, Virginia, 22801  
United States

Sunday, September 14, 2025

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**Full Name**

Aedin Schwartz

**Signature**

A handwritten signature in black ink, appearing to read "Ali Q. H.", written in a cursive style.

**Email Address (Optional)**



**Address**

862 Braley Pond Rd  
West Augusta, Virginia, 24485  
United States

Saturday, March 7, 2026

## Oppose Rezoning in Downtown Harrisonburg

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**Full Name**

Aiden Estrada

**Signature**

A handwritten signature consisting of a stylized 'D' followed by a 'Q' and a horizontal line extending to the right.

Wednesday, March 11, 2026

## Oppose Rezoning in Downtown Harrisonburg

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Alison Neal

**Signature**

A New

**Address**

164 Billetts Bridge Road  
Camden, North Carolina, 27921  
United States

Tuesday, October 28, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Amanda Keller

**Signature**

A handwritten signature in black ink, appearing to be 'ARKM'.

**Address**

212 Dylan Circle  
Bridgewater, Virginia, 22812  
United States

Thursday, February 26, 2026

## Oppose Rezoning in Downtown Harrisonburg

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Amelia Baker

**Signature**

*Amber  
Baker*

**Address**

412 west bruce  
Harrisonburg, Virginia, 22801  
United States

Monday, September 8, 2025

## Oppose Rezoning in Downtown Harrisonburg

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Andrew Eddy

**Signature**

*Andrius E. B. M.*

**Email Address (Optional)**



Sunday, March 1, 2026

## Oppose Rezoning in Downtown Harrisonburg

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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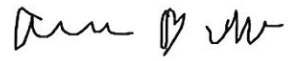
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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Ann Baker

**Signature**

A handwritten signature in black ink, appearing to be "Dan D. M." with a stylized flourish at the end.

**Address**

541 Myers Ab  
Harrisonburg, Virginia, 23802  
United States

Friday, October 31, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

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- **Consider** long-term impacts on traffic, parking, public services, and quality of life for neighboring residents and the broader community.

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

**Join us—your voice matters!**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Anmarie Early

**Signature**

A handwritten signature in black ink, appearing to read "Adam E. Felt". The signature is written in a cursive style with a large initial 'A' and 'F'.

**Address**

755 Neyland Dr  
Harrisonburg, Virginia, 22801  
United States

Wednesday, September 10, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

April Milstead

**Signature**

A handwritten signature in black ink, consisting of a series of loops and a final upward stroke.

**Email Address (Optional)**



**Address**

702 Gum Ave  
Grottoes, Virginia, 24441  
United States

Saturday, March 7, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**Full Name**

Ava Goodson

**Signature**

A handwritten signature in black ink, appearing to be 'JSM', written in a cursive style.

**Address**

1728 port republic rd  
Rockingham, Virginia, 22801  
United States

Wednesday, December 3, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Ayla Landis Hottel

**Signature**

A handwritten signature in black ink, appearing to read "Alfred Kell".

**Email Address (Optional)**

**Phone Number (Optional)**

**Address**

A large black rectangular redaction box covering the email address and phone number fields.

441 N Lee St  
Woodstock, Virginia, 22664  
United States

Tuesday, March 3, 2026

## Oppose Rezoning in Downtown Harrisonburg

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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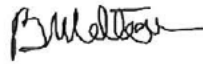
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**Full Name**

Benjamin Melton

**Signature**

A handwritten signature in black ink, appearing to read "B. Malters" with a horizontal line extending to the right.

**Email Address (Optional)**



**Address**

241 Paul St  
Harrisonburg, Virginia, 22801  
United States

Sunday, March 8, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**Full Name**

Ben Sozio

**Signature**

A handwritten signature in black ink, consisting of several loops and a final vertical stroke.

**Address**

1141 Devon Lane  
Harrisonburg, Virginia, 22801  
United States

Tuesday, March 3, 2026

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**Full Name**

Bill Fisher

**Signature**

A handwritten signature in black ink, appearing to read "B. J. K." with a stylized flourish at the end.

**Address**

310 Dixie Ave  
Harrisonburg, Virginia, 22801  
United States

Tuesday, March 3, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**Full Name**

Bly Brown

**Signature**

A handwritten signature in black ink, appearing to be the initials 'BP' followed by a horizontal flourish.

**Address**

310 Dixie Avenue  
Harrisonburg, Virginia, 22801  
United States

Sunday, September 21, 2025

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Bobby Lifka

**Signature**

A handwritten signature in black ink, appearing to be 'R. J. ...'.

**Email Address (Optional)**



**Address**

220 W. View St.  
Harrisonburg, Virginia, 22801  
United States

Saturday, March 7, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Braiden Fletcher

**Signature**

Handwritten signature

**Address**

922 jones drive  
Ruther glen, Virginia, 22546  
United States

Saturday, March 7, 2026

## Oppose Rezoning in Downtown Harrisonburg

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**Full Name**

Cameron Annis

**Signature**

A handwritten signature in black ink, appearing to be 'C. Smith' or similar, written in a cursive style.

**Address**

3412 tilton valley drive  
Fairfax, Virginia, 22033  
United States

Thursday, March 5, 2026

## Oppose Rezoning in Downtown Harrisonburg

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Candace Foster

**Signature**

*Cynthia  
Stall*

**Email Address (Optional)**



**Address**

9037 Fox Hill Drive  
Port Republic, Virginia, 24471  
United States

Tuesday, March 3, 2026

## Oppose Rezoning in Downtown Harrisonburg

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**Full Name**

Cara Showalter

**Signature**

A handwritten signature consisting of a large, stylized 'C' followed by a series of loops and a final horizontal stroke.

**Address**

713 Ott Street  
Harrisonburg, Virginia, 22801  
United States

Tuesday, March 3, 2026

## Oppose Rezoning in Downtown Harrisonburg

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**Full Name**

Cathy Farabaugh

**Signature**

*Carl F. Johnson*

Thursday, January 1, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Charles Dodds

**Signature**

*Charles  
Faders*

**Email Address (Optional)**

**Phone Number (Optional)**

**Address**



473 South Main Street  
Harrisonburg, Virginia, 22801  
United States

Saturday, September 20, 2025

## Oppose Rezoning in Downtown Harrisonburg

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Chris Merica

**Signature**

A handwritten signature in black ink, appearing to be 'Theophilus'.

**Phone Number (Optional)**



**Address**

420 Eastover Dr.  
Harrisonburg, Virginia, 22801  
United States

Tuesday, September 30, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

To advance the project, the **developer is asking City Council to rezone the site** from R-3 (Medium-Density Residential – by-right up to ~35 ft / 3 stories) to B-1C (Central Business District-Conditional) and to extend Paul Street through the parcel between South Main and Liberty Streets. **The property can already be redeveloped with new three-story housing under its existing R-3 zoning—no special approvals required—but the proposed six-story, high-density complex cannot be built without this B-1C rezoning.**

**We ask Harrisonburg City Council to deny this request in order to:**

- **Protect** the scale and character of the neighborhood
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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Chris Tolar

**Signature**



**Email Address (Optional)**



**Address**

10994 Rawley Pike  
Hinton, Virginia, 22831  
United States

Sunday, March 8, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Christopher Blasone

**Signature**

A handwritten signature in black ink, consisting of a stylized, cursive 'M' followed by a horizontal line extending to the right.

**Address**

339 Phesant Run Cir  
Harrisonburg, Virginia, 22801  
United States

Saturday, March 7, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Christopher Kerr

**Signature**

A handwritten signature in black ink, appearing to be 'C. Ashleigh', written in a cursive style.

**Email Address (Optional)**

**Phone Number (Optional)**

**Address**

A large black rectangular redaction box covering the email address and phone number fields.

5352 Ashleigh Road  
Fairfax, Virginia, 22030  
United States

Thursday, February 26, 2026

## Oppose Rezoning in Downtown Harrisonburg

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

To advance the project, the **developer is asking City Council to rezone the site** from R-3 (Medium-Density Residential – by-right up to ~35 ft / 3 stories) to B-1C (Central Business District-Conditional) and to extend Paul Street through the parcel between South Main and Liberty Streets. **The property can already be redeveloped with new three-story housing under its existing R-3 zoning—no special approvals required—but the proposed six-story, high-density complex cannot be built without this B-1C rezoning.**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Corin Jackson

**Signature**

A simple, stylized handwritten signature consisting of a few loops and a tail.

**Email Address (Optional)**

**Phone Number (Optional)**



Tuesday, March 3, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Corinne Makarewich

**Signature**

A handwritten signature in black ink, appearing to read "Connelly". The signature is written in a cursive style with a large initial 'C' and a distinct 'y'.

Sunday, March 8, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Craig Off

**Signature**

A handwritten signature consisting of a stylized 'L' followed by a circle.

**Address**

1814 putter ct  
Harrisonburg, Virginia, 22801  
United States

Saturday, March 7, 2026

## Oppose Rezoning in Downtown Harrisonburg

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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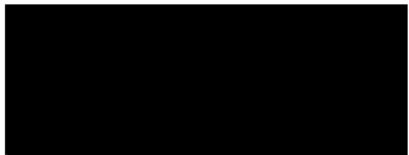
**Full Name**

David Cottrell

**Email Address (Optional)**

**Phone Number (Optional)**

**Address**



486 Myers Ave  
Harrisonburg, Virginia, 22801  
United States

Monday, March 2, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

David McCarty

**Signature**

A handwritten signature in black ink that reads "David McCarty". The signature is written in a cursive style with a prominent loop at the end of the last name.

**Address**

366 Monticello Avenue  
Harrisonburg, Virginia, 22801-4206  
United States

Saturday, March 7, 2026

## Oppose Rezoning in Downtown Harrisonburg

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**Full Name**

David Neal

**Signature**

A handwritten signature in black ink, appearing to be "J.M. D.", written in a cursive style.

**Email Address (Optional)**

**Phone Number (Optional)**

**Address**



287 south liberty st b  
Harrisonburg, Virginia, 27921  
United States

Wednesday, March 11, 2026

## Oppose Rezoning in Downtown Harrisonburg

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

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**Full Name**

Dearl Neal

**Signature**

A handwritten signature in black ink, appearing to be the initials 'TMTV'.

**Address**

164 Billets Bridge RD  
Camden, North Carolina, 27921  
United States

Thursday, February 26, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Denise Dean

**Signature**

*Renee Dean*

**Email Address (Optional)**



**Address**

838 stuart street  
Harrisonburg, Virginia, 22802  
United States

Thursday, October 30, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Dennis Vondrak

**Email Address (Optional)**



**Address**

1012 Wyndham Dr  
Harrisonburg, Virginia, 22801  
United States

Wednesday, February 25, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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**PLEASE SIGN (anyone may sign—residents, workers, visitors)**

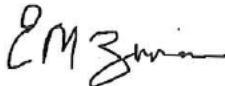
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**Full Name**

Elena Zimmermann

**Signature**

A handwritten signature in black ink, appearing to read "EM Zinn".

**Email Address (Optional)**



**Address**

291 east grattan street  
Harrisonburg, Virginia, 22801  
United States

Thursday, March 5, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Elizabeth Hiser

**Signature**

A handwritten signature in black ink, appearing to be the name 'Loe' or similar, written in a cursive style.

**Address**

1337 Goldfinch Dr  
Harrisonburg, Virginia, 22802  
United States

Wednesday, February 25, 2026

## Oppose Rezoning in Downtown Harrisonburg

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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**PLEASE SIGN (anyone may sign—residents, workers, visitors)**

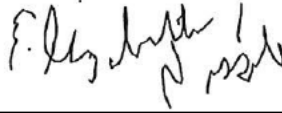
*Names and street addresses will be filed with City Council and may become public record. E-mail addresses and phone numbers will be used only for petition updates and reminders for the Aug 12 2025 City Council meeting; they will not be shared publicly or filed with City Council. You may unsubscribe at any time.*

*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Elizabeth Nesselrodt

**Signature**

A handwritten signature in black ink, appearing to be "F. Elly Hughes" with a date "1/22/20" written below it.

**Email Address (Optional)**



**Address**

1407 Central Ave  
Harrisonburg, Virginia, 22801  
United States

Saturday, November 22, 2025

## Oppose Rezoning in Downtown Harrisonburg

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

To advance the project, the **developer is asking City Council to rezone the site** from R-3 (Medium-Density Residential – by-right up to ~35 ft / 3 stories) to B-1C (Central Business District-Conditional) and to extend Paul Street through the parcel between South Main and Liberty Streets. **The property can already be redeveloped with new three-story housing under its existing R-3 zoning—no special approvals required—but the proposed six-story, high-density complex cannot be built without this B-1C rezoning.**

**We ask Harrisonburg City Council to deny this request in order to:**

- **Protect** the scale and character of the neighborhood
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- **Consider** long-term impacts on traffic, parking, public services, and quality of life for neighboring residents and the broader community.

Preserving the residential zoning at 473 South Main Street sends a clear message that Harrisonburg values thoughtful, community-centered development and responsible land-use decisions.

**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Elizabeth Rockey

**Signature**

A handwritten signature in black ink, consisting of a series of connected, fluid strokes that are difficult to decipher as specific letters.

**Address**

9322 crossover drive  
Mechanicsville, Virginia, 23116  
United States

Tuesday, October 28, 2025

## Oppose Rezoning in Downtown Harrisonburg

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Emily Gravett

**Signature**

A handwritten signature in black ink, appearing to be 'H. Wolfe', written over a solid black rectangular redaction box.

**Email Address (Optional)**



**Address**

440 E Wolfe St  
Harrisonburg, Virginia, 22802  
United States

Thursday, September 11, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

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**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Emily Kay

**Signature**



**Email Address (Optional)**



**Phone Number (Optional)**

**Address**

157 N Main Street, Apt 204  
Harrisonburg, Virginia, 22801  
United States

Tuesday, October 28, 2025

## Oppose Rezoning in Downtown Harrisonburg

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Esther Eaton

**Signature**

A handwritten signature in black ink, appearing to be 'test 26' with a small box at the end.

**Email Address (Optional)**

**Phone Number (Optional)**

**Address**



322 high st  
dayton, Virginia, 22821  
United States

Saturday, March 7, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

To advance the project, the **developer is asking City Council to rezone the site** from R-3 (Medium-Density Residential – by-right up to ~35 ft / 3 stories) to B-1C (Central Business District-Conditional) and to extend Paul Street through the parcel between South Main and Liberty Streets. **The property can already be redeveloped with new three-story housing under its existing R-3 zoning—no special approvals required—but the proposed six-story, high-density complex cannot be built without this B-1C rezoning.**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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**Full Name**

Ethan Sparrow

**Signature**

A handwritten signature in black ink, appearing to read "St. Lawrence" with a vertical line above the "e".

**Address**

1746 Ashford Ct  
Harrisonburg, Virginia, 24018  
United States

Thursday, September 18, 2025

## Oppose Rezoning in Downtown Harrisonburg

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**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Evelin Gonzalez

**Signature**



**Email Address (Optional)**

**Phone Number (Optional)**

**Address**



530 Green Street  
Harrisonburg, Virginia, 22802  
United States

Wednesday, October 15, 2025

## Oppose Rezoning in Downtown Harrisonburg

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Gail Nardi

**Signature**

*A. Sant*

Saturday, March 7, 2026

## Oppose Rezoning in Downtown Harrisonburg

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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**Full Name**

Grace Supinsky

**Signature**

A handwritten signature in black ink, appearing to be 'G. A.', written in a cursive style.

**Address**

340 Arrowwood drive  
Harrisonburg, Virginia

Wednesday, January 28, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Ilse La Fleur

**Signature**

A handwritten signature in black ink, consisting of several stylized, overlapping loops and lines.

**Email Address (Optional)**



Tuesday, September 16, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Irvin Peckham

**Signature**

*DP < f h a a*

**Email Address (Optional)**



**Address**

610 Ott st  
Harrisonburg, Virginia, 22801  
United States

Thursday, October 23, 2025

## Oppose Rezoning in Downtown Harrisonburg

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Isaiah Clark

**Signature**

A handwritten signature consisting of a stylized, blocky letter 'C' with a vertical line through it, and a small mark to the right.

**Address**

260 Kensington Dr  
Elkton, Virginia, 22827  
United States

Saturday, March 7, 2026

## Oppose Rezoning in Downtown Harrisonburg

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Jack Brindisi

**Signature**



**Address**

287 S Liberty St  
Harrisonburg, Virginia, 23466  
United States

Tuesday, February 17, 2026

## Oppose Rezoning in Downtown Harrisonburg

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Janet Neff

**Signature**

A handwritten signature in black ink, appearing to read "Janet N. B.", written in a cursive style.

**Email Address (Optional)**



**Address**

100 Sharon St.  
Harrisonburg, Virginia, 22801  
United States

Monday, September 15, 2025

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Jay Sheppard

**Signature**

A handwritten signature in black ink, appearing to be 'J. A. ...', written in a cursive style.

**Email Address (Optional)**



**Address**

141 southampton dr APT B  
Harrisonburg, Virginia, 22801  
United States

Monday, September 22, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Jennifer Bodden

Signature

A handwritten signature in black ink, appearing to be 'Jen B.' followed by a long horizontal stroke.

Saturday, March 7, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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To advance the project, the **developer is asking City Council to rezone the site** from R-3 (Medium-Density Residential – by-right up to ~35 ft / 3 stories) to B-1C (Central Business District-Conditional) and to extend Paul Street through the parcel between South Main and Liberty Streets. **The property can already be redeveloped with new three-story housing under its existing R-3 zoning—no special approvals required—but the proposed six-story, high-density complex cannot be built without this B-1C rezoning.**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Jennifer Cottrell

**Signature**

**Email Address (Optional)**

**Phone Number (Optional)**

**Address**



486 myers Ave  
Harrisonburg, Virginia, 22801  
United States

Wednesday, October 15, 2025

## Oppose Rezoning in Downtown Harrisonburg

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**Full Name**

Joe Harsh

**Signature**

A handwritten signature in black ink, appearing to be 'R. M. U.', written in a cursive style.

Saturday, March 7, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Joey Foltz

Signature

A handwritten signature in black ink, appearing to be 'J. S. K. O. H.' or similar, written in a cursive style.

Thursday, October 23, 2025

## Oppose Rezoning in Downtown Harrisonburg

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Johnathan Oneal

**Signature**

A handwritten signature in black ink, consisting of a stylized 'J' followed by a loop and a horizontal line extending to the right.

**Address**

395 village landing drive Gloucester Virginia  
Gloucester, Virginia, 23061  
United States

Saturday, March 7, 2026

## Oppose Rezoning in Downtown Harrisonburg

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**Full Name**

John Ruff

**Signature**

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'M' and 'L'.

**Address**

1216 mountain view dr  
Harrisonburg, Virginia, 22305  
United States

Monday, March 2, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Judith Potepan- Mccarty

**Address**

366 Monticello Ave  
Harrisonburg, Virginia, 22801  
United States

Monday, October 27, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Juliet Mahan

**Signature**

A handwritten signature in black ink, appearing to read "K. L. ...".

**Address**

South main st  
Virginia, Harrisonburg  
United States

Monday, September 15, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Katherine Kobert

**Signature**

A handwritten signature in black ink, appearing to be 'K. B. J.', written in a cursive style.

**Email Address (Optional)**

**Phone Number (Optional)**

**Address**

A solid black rectangular redaction box covering the email address and phone number fields.

238 Wakefield Place  
Harrisonburg, Virginia, 22801  
United States

Wednesday, February 25, 2026

## Oppose Rezoning in Downtown Harrisonburg

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Kathy Hornick

**Signature**

A handwritten signature consisting of two stylized, vertical characters that resemble the letters 'L' and 'H' joined together.

**Email Address (Optional)**

**Phone Number (Optional)**

**Address**

A large black rectangular redaction box covering the email address and phone number fields.

605 Collicello St.  
Harrisonburg, Virginia, 22802  
United States

Saturday, February 28, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Kathy Sarver

**Signature**

A handwritten signature in black ink, appearing to be 'KBS' followed by a flourish.

**Email Address (Optional)**



**Address**

3697 Buttermilk Creek Rd  
Harrisonburg, Virginia, 23802  
United States

Wednesday, February 25, 2026

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Kerry Abbott

**Signature**

A handwritten signature in black ink, appearing to be "K. Lee" with a horizontal line extending to the right.

**Address**

469 Myers Ave  
Harrisonburg, Virginia, 22801  
United States

Wednesday, February 25, 2026

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Kimberly Shipe

**Signature**

*Kyle Stone*

Wednesday, September 24, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Kim Diehl

**Signature**

*Kevin Dadd*

**Email Address (Optional)**



**Address**

611 Franklin Street  
Harrisonburg, Virginia, 22801  
United States

Thursday, March 5, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Laura Light

**Signature**

A handwritten signature in black ink, appearing to read "Randy [unclear]". The signature is written in a cursive style.

**Address**

95 East Grattan Street  
Harrisonburg, Virginia, 22801

Monday, March 2, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Laura Miller

**Signature**

*Laura Miller*

**Address**

1175 Dale Circle  
Harrisonburg, Virginia, 22801  
United States

Wednesday, November 26, 2025

## Oppose Rezoning in Downtown Harrisonburg

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

**Join us—your voice matters!**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Lauren jones

**Signature**

A simple, stylized handwritten signature consisting of a single continuous line that starts with a small hook, rises to a peak, dips into a shallow valley, and then rises again to a second, slightly higher peak before ending.

**Address**

770 Three Leagues Rd  
McGaheysville, Virginia, 22840  
United States

Thursday, February 26, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

To advance the project, the **developer is asking City Council to rezone the site** from R-3 (Medium-Density Residential – by-right up to ~35 ft / 3 stories) to B-1C (Central Business District-Conditional) and to extend Paul Street through the parcel between South Main and Liberty Streets. **The property can already be redeveloped with new three-story housing under its existing R-3 zoning—no special approvals required—but the proposed six-story, high-density complex cannot be built without this B-1C rezoning.**

**We ask Harrisonburg City Council to deny this request in order to:**

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Preserving the residential zoning at 473 South Main Street sends a clear message that Harrisonburg values thoughtful, community-centered development and responsible land-use decisions.

**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Les Bolt

**Signature**

A handwritten signature in black ink, appearing to read "L. Bent". The letters are cursive and somewhat stylized.

**Address**

255 Campbell Street  
Harrisonburg, Virginia, 22801  
United States

Saturday, November 22, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Linden Rockey

**Signature**

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'M' and 'J'.

**Email Address (Optional)**



**Address**

9322 Crossover Drive  
Mechanicsville, Virginia, 23116  
United States

Saturday, March 7, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Lucas Fisher

**Signature**

A handwritten signature in black ink, appearing to read "Rw LM".

**Phone Number (Optional)**



**Address**

1151 Devon Ln  
Fisher, Virginia, 22939  
United States

Sunday, March 1, 2026

## Oppose Rezoning in Downtown Harrisonburg

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Lynda Blackwell

**Signature**

*Shrek Blockner*

**Email Address (Optional)**

**Phone Number (Optional)**

**Address**

1301 Goldfinch Dr  
Harrisonburg, Virginia, 22802  
United States

Tuesday, September 16, 2025

## Oppose Rezoning in Downtown Harrisonburg

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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**Full Name**

Lyn Stirewalt

**Signature**

A handwritten signature in black ink, appearing to be "L. J. Stinson".

**Email Address (Optional)**



Tuesday, October 28, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Madelyn Herr

**Signature**

A handwritten signature in black ink, appearing to read "Madelz" followed by a stylized flourish.

**Address**

1191 Portland Drive  
Harrisonburg, Virginia, 22801  
United States

Saturday, March 7, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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**Full Name**

Matheo Rojas

**Signature**

A handwritten signature in black ink, consisting of several fluid, overlapping strokes that are difficult to decipher as specific letters.

**Address**

1432 Devon lane  
Harrisonburg, Virginia, 22031  
United States

Tuesday, October 28, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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**PLEASE SIGN (anyone may sign—residents, workers, visitors)**

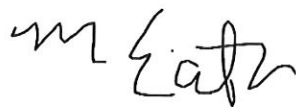
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**Full Name**

Matt Eaton

**Signature**

A handwritten signature in black ink, appearing to read "M. Katz". The letters are cursive and somewhat stylized.

**Address**

56 West Gay St #305  
Harrisonburg, Virginia, 22802  
United States

Saturday, March 7, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**Full Name**

Matthew Guevara

**Signature**

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'M' and 'K'.

**Address**

287 s liberty street  
Harrisonburg, Virginia, 22801  
United States

Saturday, March 7, 2026

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**Full Name**

Matthew Harris

**Signature**

A handwritten signature in black ink, consisting of a series of connected, wavy lines that resemble a stylized 'M' or 'W' followed by a vertical line.

Sunday, March 8, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**Full Name**

Matthias Desch

**Signature**

A handwritten signature in black ink, appearing to be the name 'M. D. Smith' or similar, written in a cursive style.

**Address**

1621 Carrier Dr  
Harrisonburg, Virginia, 22807  
United States

Sunday, March 8, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**Full Name**

Maxwell Apesa

**Signature**

A handwritten signature in black ink, appearing to be 'RMS' or similar, written in a cursive style.

**Address**

402 Pheasant Run Cir  
Harrisonburg, Virginia, 22801  
United States

Sunday, March 8, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Maxwell Binder

**Signature**

A handwritten signature in black ink, appearing to read "Mr. R. W. L.", written in a cursive style.

**Address**

831 University Blvd, JMU Box 1726  
Harrisonburg, Virginia, 22067  
United States

Monday, August 25, 2025

## Oppose Rezoning in Downtown Harrisonburg

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Michelle Bishop

**Signature**

A handwritten signature in black ink, consisting of a stylized, cursive script that appears to be the initials 'MB'.

**Address**

1406 Valley Street  
Harrisonburg, Virginia, 22801  
United States

Friday, September 19, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Mohammad Dannan

**Signature**

A handwritten signature in black ink, appearing to be 'J. M. D.', written in a cursive style.

**Address**

210 Ikenberry Service Drive, Apt 803  
Harrisonburg, Virginia, 22801  
United States

Tuesday, March 3, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

Please fill out the form to sign a petition to request the denial of rezoning 473 South Main Street (Lindsey Funeral Home property)

**A six-story apartment complex is proposed for 473 S Main (site of Lindsey Funeral Home).**

To advance the project, the **developer is asking City Council to rezone the site** from R-3 (Medium-Density Residential — by-right up to ~35 ft / 3 stories) to B-1C (Central Business District-Conditional) and to extend Paul Street through the parcel between South Main and Liberty Streets. **The property can already be redeveloped with new three-story housing under its existing R-3 zoning—no special approvals required—but the proposed six-story, high-density complex cannot be built without this B-1C rezoning.**

**We ask Harrisonburg City Council to deny this request in order to:**

- **Protect** the scale and character of the neighborhood
- **Keep** future growth aligned with the Harrisonburg Downtown 2040 Plan
- **Consider** long-term impacts on traffic, parking, public services, and quality of life for neighboring residents and the broader community.

Preserving the residential zoning at 473 South Main Street sends a clear message that Harrisonburg values thoughtful, community-centered development and responsible land-use decisions.

**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

**Join us—your voice matters!**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Murl Murphy

**Signature**

A handwritten signature in black ink, appearing to be 'M. M. M.' or similar, written in a cursive style.

**Address**

904 Lee Ave  
Harrisonburg, Virginia, 22802  
United States

Wednesday, October 1, 2025

## Oppose Rezoning in Downtown Harrisonburg

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Natalie Twigg

**Signature**

A handwritten signature in black ink, appearing to read "Randy" or similar, written in a cursive style.

**Address**

151 Broad Street  
HARRISONBURG, Virginia, 22802  
United States

Sunday, March 8, 2026

## **Oppose Rezoning in Downtown Harrisonburg**

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**Full Name**

Nathanael Goff

**Signature**

A handwritten signature in black ink, appearing to be 'DWB' with a long horizontal stroke extending to the right.

**Address**

1033 Lois lane  
harrisonburg, Virginia, 22807  
United States

Thursday, February 26, 2026

## Oppose Rezoning in Downtown Harrisonburg

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Nelson Dean

**Signature**

*Robert Dean*

**Email Address (Optional)**



**Address**

838 stuart street  
Harrisonburg, Virginia, 22802  
United States

Saturday, March 7, 2026

## Oppose Rezoning in Downtown Harrisonburg

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Noah Meno

Signature

Nment

Tuesday, October 14, 2025

## Oppose Rezoning in Downtown Harrisonburg

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Rachel Yborra

**Signature**

A handwritten signature in black ink, appearing to read "Tracy Lee". The signature is written in a cursive style with a large initial 'T' and a long, sweeping underline.

**Address**

20803 Greenfield Trail

Friday, September 19, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Rebekah Stoner

**Signature**

A handwritten signature in black ink, appearing to read "Richard H. S.", with a long horizontal stroke extending to the right.

**Phone Number (Optional)**



**Address**

383 Collicello St  
Harrisonburg, Virginia, 22802  
United States

Sunday, October 12, 2025

## Oppose Rezoning in Downtown Harrisonburg

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Robert Henson

**Signature**

A handwritten signature in black ink, appearing to be 'W. W. W.', written in a cursive style.

**Email Address (Optional)**

**Phone Number (Optional)**

**Address**

A large black rectangular redaction box covering the email address and phone number fields.

660 Tower Street  
Harrisonburg, Virginia, 22802  
United States

Sunday, November 30, 2025

## Oppose Rezoning in Downtown Harrisonburg

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**Full Name**

RT Sweatman

**Signature**

A handwritten signature in black ink, appearing to read "Kasey E. Smith".

**Email Address (Optional)**

**Phone Number (Optional)**

**Address**

A large black rectangular redaction box covering the email address and phone number fields.

33 Vale Cir, Apt C  
Harrisonburg, Virginia, 22801  
United States

Wednesday, February 25, 2026

## Oppose Rezoning in Downtown Harrisonburg

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**City Council Public Hearing & Vote: Tue, Aug 12 2025 • 7 PM**

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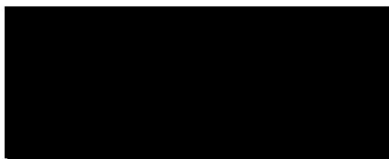
**Full Name**

Sarah Nieto

**Email Address (Optional)**

**Phone Number (Optional)**

**Address**



1180 S Dogwood Dr  
Harrisonburg, Virginia, 22801  
United States

Saturday, March 7, 2026

## Oppose Rezoning in Downtown Harrisonburg

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**Full Name**

sarah sawatzky

**Signature**

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'S' and 'E'.

**Address**

362 arrowwood drive  
Virginia

Sunday, March 8, 2026

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**Full Name**

Shane Dobosz

**Signature**

A handwritten signature in black ink, appearing to read "Frank".

**Address**

49 meadow drive

Thursday, February 26, 2026

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Sheila Dart

**Signature**

*Dele R. A.*

**Email Address (Optional)**



**Phone Number (Optional)**

**Address**

271 S. Liberty Street  
Harrisonburg, Virginia, 22801  
United States

Thursday, October 23, 2025

## **Oppose Rezoning in Downtown Harrisonburg**

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*Prepared by Harrisonburg residents advocating responsible downtown growth; not affiliated with the City of Harrisonburg or any candidate.*

**Full Name**

Sierra Lambert

**Signature**



**Email Address (Optional)**



**Phone Number (Optional)**

**Address**

321 East Elizabeth St  
Harrisonburg, Virginia, 22801  
United States

## Recent planning commission meeting

---

**From** Robert Sease [REDACTED]  
**Date** Thu 4/2/2026 7:57 PM  
**To** Thanh Dang <Thanh.Dang@harrisonburgva.gov>

WARNING: External email. Be cautious when clicking on links or opening attachments.

Hello! Our neighbor notified me that at the recent call in concerning opposition to the Lindsey property rezoning to B1C, that 1 caller's objection could not be heard. The minutes reflect that the call was indistinct and consequently my wife's and my objection to the rezoning were not recorded. We are Mary and Bob Sease, we reside at 286 Paul St and we'd like to see amended minutes reflecting our opposition to the rezoning.

Regards,  
Robert H Sease, Jr, MD  
Sent from my iPhone