

**From:** [Michael Weiler](#)  
**To:** [Bradford R. Dyjak](#); [Rick Chandler](#); [wloomis@rockinghamcountyva.gov](mailto:wloomis@rockinghamcountyva.gov)  
**Subject:** Proposed Rezoning REZ20-333  
**Date:** Wednesday, January 20, 2021 8:21:35 PM

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Dear Mr. Dyjak, Mr. Chandler, and Mr. Loomis,

I am writing to express my extremely strong opposition to the proposed rezoning of the NW intersection of Boyers and Port Republic Road to accommodate another storage facility. There are many reasons for this:

- 1) This will open the door for other zoning exemptions near Barrington Subdivision, where I live. It's bad enough that you have permitted the unsightly, ill-conceived, high-density developments along Boyers Road that facilitate a transient and "I don't live here" community attitude and a decline in home values. This development and others like it will further drive down home prices and contribute to a decline in the community.
- 2) Increased heavy traffic (Boyers Road is insufficient as it is, especially at the "death trap" intersection with Taylor Spring Road.
- 3) Light pollution
- 4) Magnet for illegal activity--break-ins, crime, drug use
- 5) Not to mention it being a total eyesore
- 6) The developers are from out of town, with no sense of obligation or responsibility to the community they "serve."

It seems to me that decisions like this are motivated more out of greed than community building. I will be at the hearing on February 2nd, and I expect to see this rezoning request denied.

Thank you for serving our community and not out-of-town special interests,

Michael Weiler

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**Michael A. Weiler, DMD**  
[weilerorthodontics.com](http://weilerorthodontics.com)  
119-D University Blvd.  
Harrisonburg, VA 22801  
540.433.3790

**From:** [Kelly Burch](#)  
**To:** [Bradford R. Dyjak](#); [Rick Chandler](#); [Wloomis@rockinghamcountyva.gov](mailto:Wloomis@rockinghamcountyva.gov)  
**Subject:** Rezoning of corner of Port and Boyers  
**Date:** Sunday, January 24, 2021 9:54:00 PM

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Good evening

I am emailing with my disapproval of the possible rezoning of the land at the corner of Boyers and Port Road. As I part time resident of the area as well as a friend and/or family member of many residents who live in Barrington, Taylor Springs and Lakewood neighborhoods, this will not bring anything good to the area. The road is already filling up with more townhome complexes than needed just seconds down the road and heavily trafficked at the moment. It is a narrow road and vehicles fly on it. The road does not need for traffic, especially big trucks. The proposed area is across the street from a CHURCH and a quiet FAMILY neighborhood. Bringing a storage unit business will lower property values and could cause safety issues for the children and families in the neighborhood along with light pollution. The land needs to stay for residential use only. We do not need a storage facility business here. We need land and to preserve the environment. How about a nice park or small single family home neighborhood? Please do not approve the rezoning of this land.

Thank you for your time.

Kelly Burch

**From:** [miljj@aol.com](mailto:miljj@aol.com)  
**To:** [Bradford R. Dyjak](#)  
**Subject:** Boyers Crossing Public Hearing  
**Date:** Monday, March 8, 2021 10:00:07 AM

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Bradford Dyjak  
Planning Director  
Rockingham County

Dear Bradford,

Thank you for your earlier received updates regarding the Boyers Crossing Public Hearing.

I would appreciate this email being part of the public record as I will be out of town on April 6th.

The UDA, of which my neighborhood Barrington is a part has been described as representative of the future development for this part of the county.

At this time the explosive expansion and new multi- residential development now in effect along Boyers Rd seems to reflect an immediacy that is of great concern to area residents. Concerns center around the number of potential multi-residencies and therefore the increase of traffic within a very concentrated area.

The Boyers Crossing project of a combination of multi-residential and businesses would become part of an unknown impact along this narrow stretch of road that already has been dealing with additional traffic and speed issues through the years.

The Sheriff's Dept has been very cognizant, supportive, concerned and available over many months to address speed, including after the Rt 280 opening and before the beginning of new construction of multi-residential developments.

This past year VDOT lowered the speed limit in specific Boyers Rd. sections due to Boyers Rd development, increased construction on Taylor Spring and increased pass-through traffic.

A concept exists for Boyers Rd.'s speed limit being fully lowered with the addition of periodic sidewalks and pedestrian/bicycle paths to give a 'neighborhood feel'. Yet there will be increased planned entrances at each new development especially at areas of minimal vehicle visibility.

Boyers Crossing shows one entrance on to Boyers Rd to be directly across from a Barrington entrance that has always been dangerous due to lack of full traffic visibility.

I encourage a delay of this project to ensure that the impact of the current expansive residential growth along Boyers Rd. has been assessed and concerns addressed. It IS very much all about resident safety.

Sincerely,

Judy Miller

Neighborhood Watch Coordinator  
3242 Barrington Dr.

Message Sent From Outside of our Network

**From:** [Lydia Heatwole](#)  
**To:** [Bradford Dyjak](#)  
**Cc:** [Matt Heatwole](#)  
**Subject:** Fwd: [BARRINGTON] Land Use Update and Reminder  
**Date:** Wednesday, March 10, 2021 10:43:30 AM

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Good morning Mr. Dyjak,  
Below is my message to Mr. Loomis and Mr. Chandler regarding the proposed rezoning request on Boyers Road. I was told that you should be notified for anyone requesting their comments to be part of the public record. Please note that I had incorrectly typed Mr. Chandler's email below but since reforwarded to the correct email address. We are adamantly opposed to the rezoning request. Additional comments below.

Best regards,  
Lydia & Matthew Heatwole

----- Forwarded message -----

**From:** **Lydia Heatwole** <[lydia.m.heatwole@gmail.com](mailto:lydia.m.heatwole@gmail.com)>  
**Date:** Tue, Feb 16, 2021 at 9:21 AM  
**Subject:** Fwd: [BARRINGTON] Land Use Update and Reminder  
**To:** <[bill@loomiswm.com](mailto:bill@loomiswm.com)>, <[rchandler@rockinghamcounty.gov](mailto:rchandler@rockinghamcounty.gov)>  
**Cc:** Matt Heatwole <[mheatwole@gmail.com](mailto:mheatwole@gmail.com)>

Good morning Mr. Loomis and Mr. Chandler,  
I'm writing to express my opposition to the rezoning request of the developer. I have many concerns and will defer to comments from Mr. Craig Short and Mrs. Carrie Souder. I read their emails and they both expressed my exact feelings. My husband and I live in Barrington. We have 2 children in daycare at Kids Harbor. As neighbors who would be impacted by the developer's plans, there is nothing that brings a benefit to our area. There are plenty of other places that are not far away and would fulfill their needs. It just doesn't "fit".

I'm very happy to hear the Board of Supervisors supports the residents who are opposed and hope the County will follow suit! I will be unable to attend the meeting on March 2nd, but please consider this as my attendance.

Best regards,  
Lydia & Matthew Heatwole

----- Forwarded message -----

**From:** **Scott P. Rogers** <[scott@harrisonburghousingtoday.com](mailto:scott@harrisonburghousingtoday.com)>  
**Date:** Tue, Feb 16, 2021 at 8:54 AM  
**Subject:** [BARRINGTON] Land Use Update and Reminder  
**To:** <[lydia.m.heatwole@gmail.com](mailto:lydia.m.heatwole@gmail.com)>

A welcomed sunshiny "Good Morning", Neighbors,

The Board of Supervisors denied the Special Use Permit request on Boyers Rd/Mattie Dr.

**From:** [Craig E. Short](#)  
**To:** [Bradford Dyjak](#); [sandy.myers@vdot.virginia.gov](mailto:sandy.myers@vdot.virginia.gov); [don.komara@vdot.virginia.gov](mailto:don.komara@vdot.virginia.gov); [wloomis@rockinghamcountyva.gov](mailto:wloomis@rockinghamcountyva.gov); [Rick Chandler](#); [bill@loomiswm.com](mailto:bill@loomiswm.com); [Jessica Kilby](#)  
**Subject:** Re: [BARRINGTON] Neighborhood Update - Planning Commission  
**Date:** Sunday, March 28, 2021 11:56:59 PM  
**Attachments:** [Boyers-Crossing-Overview022321.pdf](#)

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*Mr Dyjack; Please enter this correspondence sent to my neighbors (and copied to you, the Planning Commission and The Board of Supervisors) as part of the public record as it relates to the Planning Commission meeting regarding the consideration of the Boyer's Crossing Development during the upcoming April 6th Hearing; along with prior correspondence dated February 2, 2021 for same (I'll forward under separate email); Additionally, please feel free to forward my concerns to Baum Investments. Their website has no contact information on it and it isn't clear to me who they are or where they are located.*

**To those living in the area near the intersection of Boyers Road and Port Republic Road** to whom I've written in recent weeks regarding the proposed development by Baum Investments LLC and their intentions to construct a massive Self Storage Facility and 1-2 Bedroom Unit Apartment Buildings across from Barrington's entrance on Boyers Road;

One quick follow up, and correction on the matter of the commercial storage facility proposed at Boyers Road directly across from the entrance to Barrington Drive:

The correction: In my prior email, I referenced the size of this storage facility as being 31,000 square feet. The developer has since modified that by adjusting the size to three times that up to *90,000 square feet*. I wanted to make sure to point that change out so that I haven't underrepresented the size in my prior emails. I suppose that Mr. Dyjack's point below (from our prior exchange) that the Wal Mart was bigger by 10,000sf is no longer relevant. Ironically, he was making the point that the structure isn't that big by comparison, however, **the proposed structure will now be more than twice the size of Wal-Mart and nearly three times as tall**. You'll note that a 'rendering' of the structure is on the developers promotional sheet, found attached to this email that describes a veritable utopia on that corner. My recommendation (to anyone who believes what the developer has put forth about Cube Smart) is to go <https://www.cubesmart.com/storage-locations/> in your browser, and select any of their locations on google earth to zoom in on...any of them. **None** of them meet the standard described here, yet they all have similar characteristics that make them equally undesirable. It is highly unlikely that this location will ever live up to the image projected on the developers website or promotional material, either. At this point, I've downloaded the renderings so that, at the very least, I can bring them back to the board within a year after construction to ask them to hold the developer accountable. (although it will be far too late at that point to do anything)

My position on the rentals hasn't changed, either. The developer has at least dressed them up with renderings, but the fact of the matter is that rentals of this nature and storage facilities are inappropriate at this location. It doesn't matter what the developer promises they'll look like.

*Which brings me to my second point:*

A communication went out to residents of Barrington earlier in the month urging an email Mr. Dyjack, to register their concerns and ask that it be "part of the public record". This is to ensure that the county officials, planning commission members and board of supervisors are in receipt as well. This is a good idea for purposes of having objections placed on the record for the County Board and Planning Commission. However, Mr. Dyjack's position on development appears to be one of a binary choice: Either the proposal is permissible according to the UDA or it is not. If *technically* permissible, the zoning office will support it regardless of any potential impact to surrounding neighbors. At no time is the question of *appropriateness for the neighborhood, impact on neighboring residents or whether or not its just a bad idea plays into that position*. I promise everyone reading this email with 99.99% certainty; no matter who objects to this proposal, the recommendation from the zoning office will be to approve it...period. There is no person on this email string that can change that. To be clear, the email to Mr. Dyjack is useful only in

making sure an objection goes on record; not for influencing the zoning office's recommendation. I say that without any judgment or otherwise mean to indicate that Mr. Dyjack is doing anything wrong but only to point out that his role in this is purely to determine whether or not this type of development is technically allowed under the UDA. Whether or not its going to have a negative impact on those of us who live here isn't part of the zoning office's consideration from what I gather.

The latitude for consideration of whether or not it is a "good" or "bad" idea is delegated to the planning commission and then, ultimately the Board of Supervisors. Those two bodies need to know that people living in their districts and county disagree with this proposal and that it does not align with the County's vision laid out in their/our planning documents, despite any support or recommendations coming from the zoning office. With that in mind, I would like to take this opportunity to remind the Planning Commission and the Board of Supervisors what the "[Stone Spring Urban Development Area Plan](#)" (hat tip to Scott Rogers and Harrisonburg Housing Today for having it on their site) drafted in October 2019 promised for this exact parcel of land on pages 74 and 75. This document was the result of a collaborative process with input from the citizens of this area and serves as a guidance document for what we **all** believe to be appropriate for development. ***It is a commitment between the county government and the citizens and should be reliable in its expressed intent.*** There should be no fine print or nuances on the definition of terms used in the UDA to lead development down the preferred path of a developer such as Baum Investments (whomever that is).

By copying them on this email, I respectfully ask that the Planning Commission and the Board take the aforementioned thoughts into consideration, along with the hundreds of people who have [signed the petition](#) opposing this development, and use that as their basis for exercising their authority to reject this proposal and direct Baum Investments LLC to either (a) maintain the commitment made in the urban development area plan or (b) find another, more suitable location for their enterprise. There are any number of parcels of commercial and industrial real estate in the Harrisonburg/Rockingham County inventory that are suitable for these types of uses. I also ask those of you who agree with this, to reply to "reply all" to this email to voice your concern; even if its something along the lines of "this is a bad idea, for the record" so that they include it in the record for the planning commission's review.

There's money to be made by developers in Rockingham County and Harrisonburg in storage units and rentals; it should not, however, be at the expense of current resident's quality of life. (and if that piece of property has to return to the market, it'll be sold for the same or more money within weeks to someone willing to do the right thing at that location)

Thanks again for your time and patience in listening to my concerns.

For those who would like to sign the petition; the link can be found [here](#). I didn't start the petition, **but I signed it because I agree with the intent.** Mr. Dyjack with the county zoning office once raised an objection to the photo on the cover of the petition because it clearly shows an ugly scenario for storage units. That said, and at the risk of repeating myself, I direct those who care to take a moment to the website for [Cube Smart](#) and take a look at their facilities and locations and envision living in proximity to any of those locations. If you are ok with what you see they've done in the past, then you don't need to say or do anything because its coming soon to a neighborhood near you. If you **don't** want to live next to something like you'll find on their site, I recommend signing the petition and sending it to others who think that development in Rockingham County and in particular, along Boyers Road, needs to be throttled and put into check for being uncontrolled and unsustainable for the roads, schools and infrastructure.

And finally, just for fun, here's an article about a [location in Florida](#) from a few days ago that is reminiscent of my earlier comment about not being a fan of businesses that have to enforce a "no squatting" rule. Here's another from "[inside self-storage](#)" about an employee burglarizing the facility where he worked. I didn't know that the self-storage industry has a trade magazine but clearly crime is an issue that takes up alot of space in that publication. One more article about [multiple break-ins](#) at another location can be found here. For those who don't wish to take the time to read through all of that, [here is](#)

[an article](#) with a great visual of two dudes dressed in bomb squad gear "investigating" some stuff found while serving a narcotics warrant at a Cubesmart location. *Notice how the architecture of the building really fits in with the surrounding neighborhood like Baum Investments is promising to do?* Here's [one from a few days ago](#) with more awesome photos of the architecture of a Cube Smart location...and another bomb squad. Apparently they didn't read the rules about not storing explosives at that one; but I'm guessing that the one that Baum Investments builds will be different. Anyway, for more information on Cube Smart, go to their [website](#) found here. Oops! That's actually the Better Business Bureau site that shows them with a "D-" along with some interesting reviews with keywords like "rat infestation" or "crooks, robbers, thieves" and more. I can do this all day, but you get the idea of what one finds with a ten second google search of "CubeSmart Crime" "CubeSmart Drugs", etc. I can only imagine what comes up if one takes time to really dig into problems associated with self storage businesses in general, and how they impact neighborhoods. My guess is, however, that there are no search results yielding something like "young professionals and neighbors alike want self storage in their neighborhoods". Maybe I'm using a different search engine than Baum Investments.

Thanks again to everyone for taking the time to read through this and apologies for the excessive length. I know that everyone gets more email these days than they want, but in this case I thought it to be an important issue that I believe impacts everyone copied on this email.

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

From: Craig E. Short <craigeshort@aol.com>  
To: bdyjak@rockinghamcountyva.gov <bdyjak@rockinghamcountyva.gov>  
Cc: sandy.myers@vdot.virginia.gov <sandy.myers@vdot.virginia.gov>; don.komara@vdot.virginia.gov <don.komara@vdot.virginia.gov>; wloomis@rockinghamcountyva.gov <wloomis@rockinghamcountyva.gov>; rchandler@rockinghamcountyva.gov <rchandler@rockinghamcountyva.gov>; bill@loomiswm.com <bill@loomiswm.com>; jkilby@rockinghamcountyva.gov <jkilby@rockinghamcountyva.gov>  
Sent: Wed, Jan 27, 2021 12:10 am  
Subject: Fwd: [BARRINGTON] Neighborhood Update - Planning Commission

Hi Mr. Dyjack;

I very much appreciate the quick response and your willingness to engage with the concerns I sent over to Judy. I copied you and the others because I didn't want you to be surprised by the objection when the planning commission meets or by the growing number of people who have signed on to the petition in just a matter of days.

My thoughts on what you've sent over, below in *red*.

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

From: Bradford R. Dyjak <[bdyjak@rockinghamcountyva.gov](mailto:bdyjak@rockinghamcountyva.gov)>  
To: 'Craig E. Short' <[craigeshort@aol.com](mailto:craigeshort@aol.com)>  
Cc: [wloomis@rockinghamcountyva.gov](mailto:wloomis@rockinghamcountyva.gov) <[wloomis@rockinghamcountyva.gov](mailto:wloomis@rockinghamcountyva.gov)>; Rick Chandler <[rchandler@rockinghamcountyva.gov](mailto:rchandler@rockinghamcountyva.gov)>; [scott@harrisonburghousingtoday.com](mailto:scott@harrisonburghousingtoday.com) <[scott@harrisonburghousingtoday.com](mailto:scott@harrisonburghousingtoday.com)>; [bill@loomiswm.com](mailto:bill@loomiswm.com) <[bill@loomiswm.com](mailto:bill@loomiswm.com)>  
Sent: Mon, Jan 25, 2021 10:11 am  
Subject: RE: [BARRINGTON] Neighborhood Update - Planning Commission

Hello Mr. Short,

As per our previous e-mail, County staff appreciates your interest in and comments related to Rezoning Case #REZ20-333. While you raise many comments worth further consideration, there are several points of clarification in order and several items warranting revisions to the “Stop Rezoning 1-20-21” attachment you provided. *SHORT RESPONSE: I forwarded the petition in my email for awareness, but I'm not the originator of it so I can't revise it. I'm grateful to whomever did, however, as that was what prompted me to contact you to find out more information for myself, before I signed it. I should also note that I find the spirit of the flyer to be accurate and having reviewed the developer's plan only strengthened my opposition. A few hundred people have signed that petition in the last few days; so I'll try to make a comment on it that clarifies that this is actually a 31,000SF storage building, as opposed to they type shown.*

- **Proposed Storage Facility –**

- o Please note from the Master Plan that the will be completely enclosed within a 3-story building with controlled access. *SHORT: This being a three story building actually made my opinion of it worse; because now its a 3-story behemoth that can't be concealed with elegant landscaping or anything of that nature. It'll be visible from the light at the hospital entrance all the way to the development, and fall within the viewshed of a significant number of single family homes in the adjacent parcels. **Not better.***

- o Proffered conditions (legally binding if adopted) would regulate the building materials. *SHORT: The building envelope isn't my concern. I'm sure it will look nice for a storage building (for a period of time, anyway). My concern is the appropriateness of that type of occupancy and building at that location.*

- o As such, I would **advise replacing or deleting the image on the attachment** to ensure residents are aware of the actual proposed use and look of the project. *SHORT: Again, I'm not the originator of the petition but I can only speculate that the image wasn't designed to show a storage facility in its most ideal condition. By that standard, the county would need to replace or delete the images on the attachment provided on the UDA plan provided because high density rentals and storage facilities aren't what I would consider to be "townhomes" and "mixed use" emphasis as shown on the county UDA plan. From my perspective, “a storage facility is a storage facility” and the one illustrated in the petition may be different; but isn't necessarily better. The photo isn't designed to show a storage facility in its best light but rather, illustrates the inevitable decomposition that accompanies the life cycle of all of those types of facilities. I suspect that the developer will change their plans once they've realized that actual conditions aren't matching the ones they present with their plans (like the Cosner Development that is trying to convert owner occupied promises to rentals or the golf course issue at Crossroads Farm). I see no difference between presenting one concept versus another (ie. the petition versus the county's UDA document) Respectfully, I'd say that is more of a genuine a representation than what the county is showing on the drawing provided in the UDA should this proposal move forward.*

- o Square Feet Comparison – For reference, the proposed “3 story conditioned

storage” facility would be approximately 31,200 sq. ft. while the Neighborhood Walmart at Stone Spring Road measures approximately 43,000 sq. ft. Was there another facility to which you were comparing?. *SHORT: Again, not my document. I suggest, however, that the wal-mart and this storage building in the proposal are different in all **unimportant aspects**. Taking it further, I suggest that the Wal Mart isn't three stories tall and would therefore be less offensive from an aesthetic standpoint. I understand your point of the comparison as being inaccurate, but I think reasonable people can agree that a three story 30,000SF building is "big" by residential neighborhood standards and pointing out the specific square footage differences between the two doesn't change my perspective (if that is where you are going with this clarification). If you are questioning the credibility or somehow saying that the comparison is disingenuous then we can agree to disagree. Both buildings are "big" by residential standards, and neither would be appropriate in that location.*

o Finally, supplemental zoning code standards apply limiting hours of operation to 6:00 a.m. – 9:00 p.m. and prohibit any other activities being operated within the storage facility or from the storage of any hazardous materials. *SHORT: This is good information, but doesn't change the overall objection from me. The first point I'll make on this front is that I don't want a business near a residential area that has to point out that its customers can't store hazardous material or “squat” in it. The second point on this is that the hours of operation coincide with the traffic concerns on Boyers Road. The problems associated with this business are more related to its very existence in that particular location; hours of operation not withstanding.*

• **Outdoor Lighting –**

o A final site plan must comply with stringent outdoor lighting requirements within the County zoning code as reviewed and approved by staff relying upon an engineered photometric plan. *SHORT: Understood and acknowledged. I presume that there are no dark skies issues or light trespass in Rockingham County, the City of Harrisonburg, or towns based on this premise. That said, I've personally violated the tenets of dark skies and light trespass in the name of safety; and I'll do it again if need be. I expect the same to be true here. What I'd like to see happen is that the choice is never forced by placing a business that requires a significant amount of security next to a residential area whose value and quality of life lies, in part, to lack of light pollution.*

o No light trespass is permitted across property lines, and lighting must be downward facing with cutoff fixtures. *SHORT: Speeding on Boyers Road, U Turns at many locations on Port Road, littering on Boyers and Port Road, abandoning vehicles on property, and light trespass crossing property lines are all things that are prohibited. Nevertheless, all of these things happen every day in Rockingham County. I understand that developers may be the gold standard when it comes to keeping promises and commitments, but forgive me if I'm having my doubts about their concerns regarding light trespass. To my larger point; light*

*trespass is much less of an issue in an industrial park or commercial area that isn't tucked into a single family residential neighborhood.*

• **Traffic** – VDOT will review all site plans, but has already reviewed the rezoning request stating it, “...**will not have a substantial impact on adjacent roadways;** therefore a VDOT Chapter 527 Traffic Impact Analysis (TIA is not warranted”.

*SHORT: I'm sure the developer appreciated the avoidance of a costly "official" traffic impact analysis. Although, costly is a relative term considering my "unofficial traffic impact analysis". My next door neighbor had to purchase a new truck from being 'T-Boned just outside of Barrington and another neighbor replaced his sedan from being thrown 25 yards when trying to turn into Barrington and no doubt, incurred unquantified medical bills. I'm guessing that Traffic Analysis was less than the costs they've incurred, and probably didn't get anyone hurt. Apologies for the hyperbole but I, along with several of my neighbors, will need a little grace on the issue of traffic on Boyers Road and the prospects of increasing it without adding the required infrastructure to support it; particularly if that entails being told that traffic isn't a problem. I'll copy the VDOT representatives for this area to let them know that there are concerns about having evaluated the traffic impact analysis without having done traffic counts or engineering calculations on a roadway that is widely seen by its residents to be experiencing traffic issues as a result of uncontrolled growth. I can't imagine that VDOT would waive a TIA given the growth along Boyers Road. If that is the case, then I find that to be an unacceptable concession to make to a developer on behalf of the residents of Boyers Road. If it comes to it, I hope that a TIA isn't performed that reveals a different conclusion.*

• **UDA Plan** sections highlighting the “Boyers Crossing” neighborhood is attached for ease of reference.

o This plan is an integral component to the Comprehensive Plan as a formal amendment to it in January of last year. *SHORT: Acknowledged; much appreciated.*

o The UDA Plan therefore governs and informs decisions specific to this location and proposes “mixed uses,” which include both multi-family housing and commercial components at the intersection of Port Republic Road and Boyers Road. *SHORT: I respectfully reject the premise that the UDA "governs" anything. I will go along with the notion of it informing decisions but understand that may be the approach zoning takes. Regardless, that is a moot point insofar as i can tell. The parcel of land at Boyers and Port Road, as shown in the UDA, didn't include high density rental housing or mini-storage facilities which are purely commercial/industrial in nature. My experience is that a vital component of "mixed use" is that it foster integration, density and compatibility of land uses (among other things). I could almost imagine a case to be made for apartments, but mini storage is a clear outlier; and neither are mentioned in the UDA. If the decision is guided by the UDA, then rejection of this proposal is imminent. There is another concern here that I touched on earlier and that is the concept of "controlled growth". I'm sure you are aware of the redistricting of over-crowded schools, the lack of public transportation and other infrastructure that comes along*

*with the quickly growing corridor along Boyers Road. That is all a by-product of unmanageable growth and the county is well within its rights to throttle growth when deemed appropriate.*

• **Stormwater Management** –

o At the rezoning stage, the Master Plan is provided, but is **not required to be engineered for stormwater management** and erosion and sediment control compliance. *SHORT: Understood; but the point that I made was less process and more philosophical; that is to say that any development presents risk to burdening the stormwater system, theoretically engineered out through good civil design. Therefore, land development risk has to be weighed against the benefit. The question I struggle with here is: “what benefit do either of these types of structures propose to the surrounding community to whose environment is having to have the risk engineered out of”? The answer is none. There is no benefit to the surrounding community; only to that of the developer. Rockingham County doesn't need to solve a shortage of demand for additional two bedroom rentals or mini-storage. Therefore, zero benefit = zero acceptable level of risk in my view.*

o That review occurs later at the site plan submittal stage. *SHORT: Understood. Hopefully the developer won't opt to purchase nutrient credits from some distant area, in lieu of treating the stormwater on site to save money on infrastructure. I'll be looking for that if and when the time comes as well, having now been burnt with a special tax thanks to years of lack of stormwater compliance by developers visa vi Rockingham County. Not intending to insult or disparage anyone in particular, but simply to point out the fact that I (as is everyone in the Shenandoah Stormwater Control District) am literally paying for the mistakes that have been made in the past as a result of impacts to the stormwater system due to unchecked development. Everyone reading this is welcome to see my additional assessment provided along with my tax bill. **Apologies for sounding bitter on that point, but unless one lives in the "stormwater control" district with me, I'm not keen on taking advice on how to best look past that yet. I don't respond well to a government sponsored plan for the retroactive transfer of my wealth to developers who were permitted to avoid their responsibilities, such as I see it. I digress...***

o While stormwater management impacts will be fully reviewed at during a site plan, it should be noted the parcel lies outside of the Lake Shenandoah Stormwater Control Authority as it actually **drains into the Pleasant Run-North River Watershed**. *SHORT: Understood and -acknowledged in my original email. My intent is to make the point that the citizens living in the Pleasant Run – North River Watershed don't fall victim to development that takes place now, prompting later creation of a new “control authority” so that they can be targeted for a special tax on their property some-day. That is literally what has happened to me and hundreds of other citizens in this stormwater control district. The county allowed development, it created infrastructure problems for stormwater, and new county officials who don't live in the district came up with a*

*targeted tax scheme on those of us who live here to correct it. To save us time, please don't bother explaining to me that this isn't a "tax", but rather a "fee".*

Your attention to the clarifications is appreciated and should you have any questions or wish to discuss further, please feel free to contact me directly at 564-1513.

*SHORT: I do have continuing questions that, in the interest of fairness to you and others on the planning commission, I'll let you know that I'll be asking at the planning commission meeting on the 2nd. They'll basically be a one by one questioning of how this proposed development meets the tenets of the Rockingham County Comprehensive Plan for 2020 and beyond; specifically the vision and the fourteen goals enumerated as providing guidance. While I'm at it, I'll also utilize the UDA provided here as an exhibit to illustrate that this development doesn't meet that guide, either. I'll also be sure to pass along your clarifications to anyone else on the email in the interest of transparency.*

*It sounds like your role is to advocate for the developer's interests, and I hold no ill will toward you for that if that be the case. Please understand that my role is to advocate for my interests as an individual who will be directly impacted as well as the interests of others who I also believe to be negatively impacted by this bad idea (either directly or indirectly). I'm invested in the outcome of this exchange, and anything less than owner-occupied housing and an otherwise strict adherence to the UDA for this parcel is an unacceptable outcome as far as I'm concerned.*

*Thanks again for the prompt response. Though I continue to be unwavering in my opposition for this development, your engagement and willingness to respond in such a timely manner is genuinely appreciated.*

Thank you,

**Bradford R.R. Dyjak**

**Director of Planning |Rockingham County**

O: 540-564-1513 | [County Website](#)

[County COVID-19 Response Hub](#)

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**From:** Craig E. Short <craigeshort@aol.com>

**Sent:** Sunday, January 24, 2021 4:54 PM

**To:** scott@harrisonburghousingtoday.com

**Cc:** wloomis@rockinghamcountyva.gov; Rick Chandler <rhandler@rockinghamcountyva.gov>; Bradford R. Dyjak <bdyjak@rockinghamcountyva.gov>

**Subject:** Re: [BARRINGTON] Neighborhood Update - Planning Commission

Hi Judy. Thanks for sending this out and adding the clarifications for everyone in the neighborhood. Representing only myself, as a resident of Rockingham County and the neighborhood of Barrington, I wanted to chime in on this.

I have a couple of things to add to the perspective you have provided, along with a couple documents regarding the zoning application so that everyone understands what is being proposed. Apologies for the length of the email; difficult subject matter to boil down.

Regarding the first point, The UDA concept is just that; a concept meant only as a guiding principle for future development along with the Goals outlined in the Comprehensive Plan. There is nothing that would indicate the expectation for a guaranteed approval of anything that is deemed harmful to the fabric of the neighboring parcels. The notion of what is "appropriate" provides a fair amount of

interpretive license for the planning commission and county officials based on the vision and goals outlined in the County's Comprehensive Plan.

Supporting this notion, the county states in their "Comprehensive Plan for 2020 and beyond", that... "the pattern of new development reflect the county's success in achieving controlled, orderly growth". I am not sure the development taking place along Boyer's road to be in line with that vision in several respects (at this point in time). The proposed development of this parcel violates most of the tenets outlined in that Comprehensive Plan; not the least of which is "Higher density housing will be located in the Towns and the City". One could make the case that this proposal is in direct conflict with at least 10-12 of the 14 goals in section B of the plan as well. In any event, the UDA indicated this area to be "mixed use", whereas other areas in the county are identified purely as "commercial". I think reasonable people can agree that a three-story 30,000 SF storage facility is considered purely commercial in nature, and brings no value to a residential area. It is also important to note that neither apartments, nor anything like a self-storage facility are shown in the county plan. I invite everyone reading this to look at the developer plan and make their own determination. Its on page 5 of 7 in the attachment.

I hope our representatives and county official's approval of any zoning variance will have been guided by the main principle of "do no harm". That would entail that the Commission require developers to design with nature, culture, and economic return in balance with no priority given to any one value over the other. Design that is responsive to environmental, cultural, and economic conditions and in local context, using a collaborative and ethical approach that fosters integrity will do that...do no harm, that is.

The notion that "The Planning Commission and the Board the of Supervisors are cognizant of what is an appropriate fit for an area currently supporting residences, churches and our hospital campus" does not ring as true to me as it may others. In the most respectful manner possible, I would like to express my growing doubts and, in the interest of time and decorum, simply leave it at that for now.

I am not suggesting that the planning commission, board, or other county officials are doing anything with malintent. In fact, to paraphrase Chairman Kyger at the June 24<sup>th</sup> meeting last year, every decision the board makes is "based on the best information and standards that apply at the time"; even when viewed as being wrong in hindsight. Mr. Kyger also emphasized that they are "fair-minded" when making decisions and are open to suggestion. I think that approach and mindset is the most we should expect from them as well.

My criticisms (which there are many) on the nature of the development taking place along Boyer's road is more about the consequences of, and less about the actions, taken by the board and commission so I don't want to come across as being aggressive, overly critical or under-appreciative of their service. I do think it is important, however, to share the perspective of a resident to point out the unintended consequences of the decisions they are making, so that we can learn from them and correct course when possible.

With that, I feel compelled to help them understand my perspective on what is being proposed at the corner of Boyers and Port Road, as a citizen of Rockingham County but also as a resident of an adjoining neighborhood here in Barrington.

I have concerns about, and reasons for suggesting the rejection of the request to

change the zoning. I have listed them here in no particular order, along with some questions for the Planning Commission and Board to ponder:

(1) I do not approve of developers grabbing land in our area for high-density housing and eliminating opportunities for affordable single-family housing. Given the current market conditions, that is really the only acceptable development on that parcel as far as I can tell. The towns and city are more appropriate for high-density housing so why would we move it further into the county away from supporting infrastructure? Would that action be in line with the goals and vision of the Comprehensive Plan?

(2) I am concerned about the environmentally degrading quality of our Stormwater Runoff in the Lake Shenandoah District and neighboring districts as a result of unchecked developers taking a pass on their responsibilities while the rest of us foot the bill on correcting their problems (long after they've collected their money and left the scene). Every new development presents risk to that effect and therefore, should go through a risk/reward analysis. What is an acceptable level of risk in exchange for self-storage business and high-density rental units in this particular location?

(3) The pollution and degradation of the environment that accompanies industrial and commercial development inappropriately located within residential areas is a problem anywhere, but a problem for the residents of Barrington with this development. Strictly commercial use structures and high-density rentals such as this have no place in multi-family owner-occupied rural areas. If we were in an urban setting where land resources were scarce, and infrastructure were in place to accommodate, that would be a different issue. There are plenty of other, more appropriate locations for high-density housing and storage rentals. Is there a compelling reason we would stray from the soundly established policy structure of the comprehensive plan?

(4) Heat island effect from massive asphalt parking lots and flat roofs combined with light pollution trespass from inappropriate or excessive use of security lighting from an industrial sight and the associated environmental consequences will impact our development for decades. The planning commission should ensure that the placement of these conditions be relegated to areas where it will not have a negative impact on homeowners now, or in the future. The question is whether this plan is in line with the "Overall Vision" statement or goals of the Comprehensive Plan?

(5) Development design that only takes efficiency for return on investment at the exclusion of environmental and social concerns measured only by leasable SF should be excluded from consideration in Rockingham County. After all, that is essentially what was outlined in the Comprehensive Plan for 2020 and Beyond. What do we, as citizens, gain from any other approach or deviation from that plan? Is it more likely this will help, or harm each of us individually and collectively?

(6) I harbor the belief that sound development should include considerations that extend beyond the financial returns of developers and into community-based areas like public transportation, bike and pedestrian access that is not fragmented or incomplete, healthy environments and avoids the creation of "crash zones" for vehicle interface. If the county or developer cannot afford to pro-actively address these types of requirements, then they cannot afford to do

the deal. Does it appear that these needs, created by the onslaught of recent development, are being addressed by the approvals that come through the county's commission and board? Would that be demonstrated by anyone riding a bike, walking, driving or taking public transportation along Boyers Road?

(7) I have concerns regarding the well-connected and wealthy using zoning regulations to fatten their own coffers, at the expense of those who are less advantaged and the implications that accompany those concerns (not just locally, but in general as well). That is a bigger picture issue and too complex to discuss in an email, so I will only say this: I respectfully question the wisdom behind the decision to discard zoning protections for adjacent landowners to accommodate the addition of a massive storage unit structure and 70+ two-bedroom apartments. I am not aware of a demand by county residents for these two commodities. I am aware, however, of the demand for moderately priced single-family housing. Has this been addressed by any developers or the county? Does the encouragement of this type of behavior by developers drive up the cost of agricultural land to the point of making it nearly impossible to survive as such? Are there no other parcels of land available in the county for these two types of developments that are more appropriately located?

(8) It is my belief that real estate development, of any kind, should be an improvement for the area that it takes place in, and otherwise do no harm as a basic charge of any planning commission or county board. This development proposal harms Rockingham County residents by every measure. Again, on its face I would question what compelling reason is there to approve the addition of self-storage and high-density rentals in this location? If it is for the greater good, I am willing to be convinced.

Rockingham County needs affordable single family housing, less water quality and pollution based issues, less traffic flow issues, more public transportation and bike/pedestrian accommodations for areas currently under growth, and more well-thought out development; not a 30,000 SF three story self-storage facility and 70 Two-Bedroom rentals packed into warehouse style walk-ups with 6 acres of impervious asphalt shedding into the Pleasant Run, North River and ultimately, the Chesapeake Bay tucked alongside single family residences.

In my opinion, this proposal is the exact opposite of an improvement, violates the County's Comprehensive Development Plan on several levels and has no value to the county or its citizens.

I have attached the documents that describe it for everyone copied on this email to form their own opinions as well. I am interested to hear from anyone who can find any redeeming feature of this proposal. I'll be at the Planning Commission on February 2nd to express my strong opposition, as well as sending them correspondence to that effect. In order to help frame their perspective, I encourage anyone else who is like-minded to do the same. Finally, there is also a petition circulating (I didn't start it, but I signed it) for those to show their opposition located [here](#) if anyone is interested in signing it.

Thank you again for sending this out and facilitating the broader discussion.

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

From: Scott P. Rogers <[scott@HarrisonburgHousingToday.com](mailto:scott@HarrisonburgHousingToday.com)>

To: [CraigEShort@aol.com](mailto:CraigEShort@aol.com)

Sent: Thu, Jan 21, 2021 7:07 am

Dear Neighbors,

There has been a flurry of neighbor to neighbor connection since Tuesday's DNR entry concerning the County's Planning Commission's February 2nd agenda that has been brought to my attention.

One was the proposal for an expansive development at the corner of Port Republic and Boyers Rds to include apartments, offices and large storage facilities.

Clarifications:

- 1) Several years ago the County established the UDA concept (Urban Development Area) as a means of clarifying future development needs. The UDA's west side of Boyers Rd can include approved appropriate residences and businesses such as a residential/office combination.
- 2) Rezoning is required from A-2 to residential/business.
- 3) The Planning Commission and the Board of Supervisors are cognizant of what is an appropriate fit for an area currently supporting residences, churches and our hospital campus.
- 4) Expressing concerns in writing or by email is as well- received as attending due to the Covid concerns:

Rockingham County Government Center  
20 E. Gay Street  
Harrisonburg VA 22802

Attn:

William Loomis

Planning Commission

[wloomis@rockinghamcountyva.gov](mailto:wloomis@rockinghamcountyva.gov)

Attn:

Rick Chandler

Board of Supervisors

[rchandler@rockinghamcountyva.gov](mailto:rchandler@rockinghamcountyva.gov)

Your caring is appreciated,

Judy Miller

Neighborhood Watch

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[View BVA Directory and Restrictive Covenants](#)

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This email was sent to [CraigEShort@aol.com](mailto:CraigEShort@aol.com)

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Barrington Volunteer Association · 2945 Brookstone Drive · Rockingham, VA 22801 · USA



Message Sent From Outside of our Network

## Bradford Dyjak

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**From:** Dayna Henry <dayna.s.henry@gmail.com>  
**Sent:** Monday, March 29, 2021 6:46 AM  
**To:** Craig E. Short  
**Cc:** Bradford Dyjak; bill@loomiswm.com; don.komara@vdot.virginia.gov; Jessica Kilby; Rick Chandler; sandy.myers@vdot.virginia.gov; wloomis@rockinghamcountyva.gov  
**Subject:** Re: [BARRINGTON] Neighborhood Update - Planning Commission

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Planning Commission,

This email serves as my agreement with the numerous valid points made by Mr. Short regarding the use of the proposed land parcel to develop rental housing and storage facilities on Boyer's road.

There is much evidence the area needs affordable single family housing. We do not need rentals. If the planning commission wishes to play a positive role in the development of the area, I urge you to consider the needs of the residents and not investors.

I am also concerned with the traffic issues on Boyers given the extensive development already occurring along the road with multi family units and rentals. The storm water run off is another concern. All developers should be held accountable for future costs related to the issues brought on by new developments. Ask our neighbors how many times they've been flooded out of their homes?

The need are single family homes is well documented. Please reconsider approval of this plan as it is clearly not in line with the strategic plans for the county.

Dayna Henry,  
Barrington resident

**From:** [Blosser, Daniel](#)  
**To:** [Bradford R. Dyjak](#); [Rick Chandler](#); [wloomis@rockinghamcountyva.gov](mailto:wloomis@rockinghamcountyva.gov)  
**Subject:** REZ20-333 - Opposition to rezoning  
**Date:** Wednesday, January 20, 2021 11:18:46 AM  
**Attachments:** [image001.jpg](#)

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Mr. Dyjak, Chandler and Loomis:

As a close neighbor of the proposed rezoning request for the proposed mini storage building being considered, I am writing to voice my opposition to this request. Increased traffic, decreased property values and the fact that the proposed storage facility is not suitable in this location leads me to voice my opposition to this rezoning request.

I ask that you review the request and consider the many negative implications this proposed request will have.

Thank you all for your time and review.

Daniel and Kelly Blosser  
3651 Traveler Road  
Rockingham, VA 22801

Regards,

Daniel J. Blosser

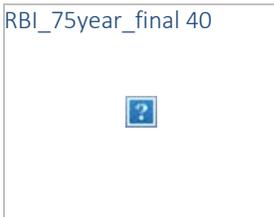
President | *LEED® AP – BD+C*

Riddleberger Brothers, Inc. | 6127 South Valley Pike | Mt. Crawford, VA 22841

540-574-5908 – direct | 540-478-3384 – Cell | 540-432-1691 - Fax

[blosserd@rbiva.com](mailto:blosserd@rbiva.com) | [www.rbiva.com](http://www.rbiva.com)

RBI\_75year\_final 40



*A Comfort Systems USA company*

**From:** [kcoyotekid2k](#)  
**To:** [Bradford Dyjak](#)  
**Cc:** [kcoyotekid2k@aol.com](mailto:kcoyotekid2k@aol.com)  
**Subject:** Boyers Crossing  
**Date:** Wednesday, March 10, 2021 3:04:47 PM

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For the public record: we will not oppose this project if you enter and exit of Port Republic Road...but if you have entrances and exit of Boyers Road we will be against the project...and you have to know the reasons...KEITH and Karen Spitzer , Barrington Drive.a

Sent from my Samsung Galaxy smartphone.  
Message Sent From Outside of our Network

**From:** [Todd Gardner](#)  
**To:** [Bradford Dyjak](#); [sandy.myers@vdot.virginia.gov](mailto:sandy.myers@vdot.virginia.gov); [don.komara@vdot.virginia.gov](mailto:don.komara@vdot.virginia.gov); [wloomis@rockinghamcountyva.gov](mailto:wloomis@rockinghamcountyva.gov); [Rick Chandler](#); [bill@loomiswm.com](mailto:bill@loomiswm.com); [Jessica Kilby](#)  
**Subject:** [BARRINGTON] Neighborhood Update - Planning Commission  
**Date:** Tuesday, March 30, 2021 9:43:38 AM  
**Attachments:** [Boyers-Crossing-Overview022321.pdf](#)

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Dear Rockingham Board of Supervisors,

As a resident of Barrington, I wanted to give my opposition to the new development that is being proposed called Boyers Crossing. I'm actually in support of the residential aspect of this property. But I am in opposition to the Storage Facility. I feel those belong in a more industrial area. The developer can "dress it up" all they want but a storage facility brings a lot of negative aspects (many of which have already been relayed by Craig Short and others) so I won't re-hash those.

If the developer would eliminate the Storage facility, I personally would be fine with the residential development. I hope you will agree!

Thank you for your time and consideration.

Todd and Kristin Gardner  
2876 Brookshire Dr  
Harrisonburg VA 22801  
Message Sent From Outside of our Network

**From:** [Nadine Sengul](#)  
**To:** [Rick Chandler](#)  
**Cc:** [Bradford Dyjak](#)  
**Subject:** Boyers Crossing  
**Date:** Monday, March 29, 2021 9:50:37 AM

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- 1) A storage unit is not appropriate for this location, creating traffic increases, possible crime, light pollution and a decrease in property values. Will people from all over the county be storing here? Entering and exiting a residential area? I would not want to live in this proposed development due to traffic to and from the storage facility.
- 2) Traffic is a dangerous issue on Boyers Road already, due to current exploding development. A residential area should not include a storage facility, there are better locations for it.
- 3) Some citizens are already paying for stormwater issues due to unchecked development. I know this development is not in our stormwater district, however it will contribute to problems for other people.
- 4) Is a risk reward/ analysis in the works?

I have already been burdened with a special tax thanks to years of lack of stormwater compliance. I am already paying for unchecked development. I believe there is uncontrolled growth along Boyers Road and the county is well within its rights to throttle it. I suggest an ethical approach to development, fostering integrity and doing no harm to the people in neighboring developments.

Respectfully  
Nadine Sengul  
Kentshire  
Sent from my iPhone

Message Sent From Outside of our Network

## Bradford Dyjak

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**From:** Twilla Lambert <tlambert12@gmail.com>  
**Sent:** Monday, March 29, 2021 1:30 PM  
**To:** Craig E. Short  
**Cc:** Bradford Dyjak; sandy.myers@vdot.virginia.gov; don.komara@vdot.virginia.gov; wloomis@rockinghamcountyva.gov; Rick Chandler; bill@loomiswm.com; Jessica Kilby  
**Subject:** Re: [BARRINGTON] Neighborhood Update - Planning Commission

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am against this development. It is not in-sync with the area and will down grade the whole area.  
Twilla Lambert.

**From:** [Scott Wilkins](#)  
**To:** [Rick Chandler](#); [bill@loomiswm.com](mailto:bill@loomiswm.com)  
**Cc:** [Bradford Dyjak](#)  
**Subject:** Proposed Boyers Crossing - Baum Investments  
**Date:** Tuesday, March 30, 2021 11:33:33 PM

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Mr. Chandler, Mr. Loomis and Mr. Dyjak:

We own property on Kentshire Drive in Rockingham County (Kentshire Estates inside the Barrington neighborhood). Aside from living in Colorado from 2013 – 2018, we have lived in either Harrisonburg or Rockingham County since 2000. This area, especially along Boyers Road, as you know, has and still is experiencing tremendous growth in the way of apartments, townhomes, and senior living.

We have reviewed the Stone Spring Urban Development Area Plan (the “Plan”) adopted by the County in January 2020. Even though the thought of adding more traffic to the Boyers Crossing area is not desirable because we love the quiet surroundings, realistically we know development and growth is inevitable. If a better road infrastructure is put in place, and the County can stick to the Plan it adopted, the Boyers Crossing area could be great. However, the conceptual plans set forth by Baum Investments at the corner of Boyers and Port is unsettling and simply not a good idea. We see very little, if anything, in the Baum conceptual drawings that remotely resembles the County’s Plan for this area, with the exception, perhaps, of the retail space.

Over 30 new townhomes just wrapped up construction on the west side of Boyers Road, with many more luxury townhomes currently under construction and some nearing completion at Congers Creek. There are more than 80 apartments or condos now under construction on the west side of Boyers Road, and of course, the expansive apartment complex under construction at Preston Lakes. All of these projects are being serviced in some way by a narrow, two-lane Boyers Road, which grows busier every day, and quite frankly, will not handle that much additional traffic in the long run. Adding approximately 77+/- apartments at the corner of Boyers Road and Port Republic Road makes absolutely no sense and does **not** adhere to the County’s Plan and vision for the area. Well-planned, single family housing or compact row houses at that corner would be a far more appropriate use as would small retail, dining or office space near the hospital. Single-family housing as opposed to another, large apartment complex would also help preserve existing neighborhoods, as established by the County’s Plan.

We don’t even know where to begin with the thought of a 90,000+ square foot Cube Smart storage facility at the corner of Boyers and Port Road. One can simply drive a very short distance into the City or other locations in the County and find multiple, available properties where it would make more sense for such a facility to exist. That kind of commercial property simply has no place in the middle of a neighborhood or near a hospital. The building can be dressed up with “facades accented with architectural features and built with quality materials,” but the use is still the same and not something we, or anyone else we know of, wants near our neighborhood.

Our hope is that County officials will **not** approve the Baum Investments application. We would be grateful if you would make this correspondence part of the public record as it relates to the Baum

application and the April 6 public hearing.

Thank you in advance for your time and consideration.

Best regards,  
Scott and Karen Wilkins  
1389 Kentshire Drive  
Rockingham, VA 22801  
(540) 271-0954 (Karen Wilkins)  
(540) 578-2841 (Scott Wilkins)

Sent from [Mail](#) for Windows 10

**Message Sent From Outside of our Network**

February 2, 2021

Rockingham County Planning, Zoning & Development  
20 East Gay Street  
Harrisonburg VA 22802

Craig Short  
2860 Barrington Drive  
Rockingham VA 22801

To Members of the Planning Commission, Members of the Board of Zoning Appeals, and members of the Rockingham County Board of Supervisors.

Reference is made to the proposed development at corner of Boyers Road and Port Republic Road generally described as "REZ20-333" whereby the developers, Baum Investments, seek approval for a change in zoning from A-2 to R5C.

In looking at the developer's proposal, I find it contrary to sound and thoughtful design principles. The design represents maximum return on investment without regard to appropriate massing along the roadway, inappropriate placement of two stormwater structures on Port Road, and provision of the bare minimum parking required for what is being proposed without regard to future or overflow needs.

That said, what is more important is the way that the proposal offends the county's own "Comprehensive Plan for 2020 and Beyond" (Comp Plan) and amendments. That plan appears to have been well thought out and done in a way that represents input from county citizenry and provides a great guide for future development. The development proposal, however, contradicts the spirit of the overall vision and goals laid out in that document. I have outlined my thoughts below on the ways in which I believe the developer's plan to be in direct conflict with the tenets of that document.

***The Overall Vision in the Comp Plan states that: "In the year 2020 and beyond, Rockingham County will become an even better place to live, work and recreate for its residents and for visitors. The County will retain the essential historic attributes that make it a great place, including the clean natural environmental resources, the beauty of the farmland and mountains, the harmonious relationship between agricultural and residential land uses, the balanced and vibrant economy and the diverse yet harmonious society with many different cultures. Rockingham County will allow for healthy, managed growth while protecting and capitalizing on the assets which have encouraged people to come here in the first place. The actions of citizens and businesses of the County will reflect our understanding that we do not "own" the land; rather we only borrow it from our children. The County will be a place where our children can live and enjoy the same and better quality of life that we have enjoyed."*** On a very basic level, I need to acknowledge the fact that this proposal removes **actual** farmland. It is important to note that this field is not to be confused with fields that were once farmed; but rather, there are crops on this field year after year. I am not disputing that occasionally farmland gets developed, but it is important to note that whatever ends up on this parcel will be an opportunity cost of land being currently used for agriculture and some forested

space. I would refer to their beauty and harmonious relationship they share with the current residential community that they border.

From a community perspective, the proposal is the exact opposite of “harmonious” with surrounding residential land users. One need only look at the attention that it is getting from the neighborhood and beyond in the form of correspondence and emails from hundreds of residents.

I suppose “harmonious” may have several meanings, so no need for clarification on what the UDA plan permits with interpretation from the Planning and Zoning Office; I get that the storage may be loosely interpreted as being allowed and that technically, apartments are “residences” but I take the UDA plan at face value, and as advertised. It is attached to this letter.

According to the Comp Plan, high density apartments belong in areas where there is infrastructure, like towns and the City; not dropped in a cornfield next to a long-standing single-family development. By any reasonable standard (*at least for those of us who live here*) the recent growth taking place along Boyers Road has been anything but *healthy and managed*. It is in many respects, uncontrolled and disorderly growth. Evidence of that uncontrolled growth can be seen in the emergent traffic issues, conflicts between cyclists and vehicles, common incidents of silt and sediment runoff in the streets and school rezoning that has had to take place because of overcrowding in one area over another.

*Further, the Comp Plan states that development practices will not deplete or contaminate natural resources.* The notice of intent to pollute filed by every development and the constant release of silt onto Boyers Road and Stone Spring say otherwise. Those of us in the newly formed “Shenandoah Stormwater Control District” who are experiencing an elevated level of taxation (or fees depending on your spin) thanks to years of uncontrolled development are especially sensitive to this concept. We experience actual pollution on the roadways and in our yards every time it rains and have the added benefit of paying for it because the developers who brought it to us did not. Please do not take this to mean that I blame only developers...it is our fault for allowing it to happen.

*The Comp Plan also states that “New developments will be community friendly, with mixed-use centers and open space in and around them. These new developments will be relatively small scale and interspersed with plenty of open land and recreational areas.”* This developer’s proposal does not meet this low threshold with over 75% of the parcel covered in impervious area and green space committed only to parking area islands/minimal base for buildings and the stormwater ponds that will likely resemble marshes and be otherwise unusable for anything beyond their BMP status. I have studied the document provided by the developer and while there is certainly plenty that could be described as “mixed use”, I cannot identify anything I would consider “community friendly, open space, or recreational land” in it.

*Finally, the vision states that housing will be “Safe, attractive, high quality and available to households of all income levels. Housing will be for low- and moderate-income levels and be dispersed within neighborhoods, but all will be located in areas which are conveniently accessible to public services. Higher density housing will be located in the Towns and City”.* Safe, attractive, and high quality clearly have several meanings; however, I take exception to the idea that these

apartments will be conveniently accessible to public services or to public transportation. This parcel is in neither a Town nor the City, as would have been assumed by the Comp Plan vision.

Insofar as the **Goals** from the “Comprehensive Plan for 2020 and Beyond”, I would like to take a subjective look at them individually to make the point that this development proposal be rejected:

**Goal 1. Preserve the quality of Natural Resources (surface water, ground water, air, soil, quiet, night sky).** Seventy 2-bedroom apartments are not likely to be quiet, and a high-security storage area will not protect the night sky. Again, no need to highlight the county zoning requirements for light trespass and noise any more than highlighting the speed limit along Boyers Road. The placement of these types of buildings in an appropriate area removes the issue of dark skies and noise, which is why the Comp Plan identifies more suitable locations.

**Goal 2. Preserve the scenic beauty of the landscape. (farm fields, vistas, mountains, forests, open land, parks, and recreation areas).** This proposal removes forested area, and farmland in exchange for an apartment building and a storage facility. That is not an upgrade by any reasonable standard, unless you are the developer who owns them.

**Goal 3. Preserve Agricultural Industry and Economy (income, land, and jobs - not necessarily type of crops / products)** One of the problems with the recent development taking place in this area and others, is the fact that the county’s overly supportive approval environment for rezoning has made the conversion of agricultural land so attractive as to make it nearly impossible to remain as such. I am sure there is a debate to be had on impact and causation, but there is no debate that hundreds of acres of farmland are disappearing every hour. This is one such example and once it has been converted into apartments and mini storage, we all know it will be forever. We will have traded agricultural land for apartments and mini-storage in a locality that has more apartments and mini-storage than it can lease.

**Goal 4. Achieve Diversity of Employment in industries that are compatible with the County’s desire for environmental protection, high and stable employment levels, increasing incomes, and a strong agricultural sector.** The questions I’m asking myself when I look at the developer’s proposal is “What environmental protection does the conversion of forested area and actively cultivated agricultural land into impervious developed real estate have? What meaningful jobs will be created because of the construction of apartments and a mini-storage facility?” The developer indicates one employee for the storage facility if that helps the calculus for anyone else asking the same question.

**Goal 5. Achieve a Strong and Compatible Tourist Industry.** This proposal does not address this goal in any respect.

**Goal 6. Achieve a Balance of Compatible Land Uses and Communities in which people can live, work and play.** One check of the petition that is out there rejecting this proposal, along with the responses I have gotten via email indicate that this proposal is not compatible with the community in which people are currently living. To be clear, a supporter of the developer’s proposal might

refer to the UDA and point out that, on paper and in the plan, that one believes it to be compatible. Those of us living next to it disagree. I suppose there is a question of who's definition of "compatible" governs the decision (whether that is someone from the county government office, versus someone who lives in the neighborhood).

Aside from that, this proposal does not provide balance to live/work/play in any respect. There are no jobs created (aside from temporary construction jobs, but we are saturated in that sector) and no recreation areas. As for housing, this type is specifically targeted for people who intend to be transient (students or otherwise temporarily located), creating instability in an otherwise owner-occupied and stable environment. This is an unbalanced proposal with respect to residents who live near the property and have investment in each other, not just the real estate.

**Goal 7. Achieve a Range of Housing Types and Values to meet the needs of all income levels.** The high-density rental scheme presented here is, first and foremost, not intended for all income levels and is dissociated away from infrastructure necessary for quality of life. From what I can tell, there is no income level as a target market for these rentals and this development is in opposition to the value in which this goal is trying to achieve.

**Goal 8. Achieve Efficient Delivery of Public Facilities and Services (education, administration, utilities)** This proposal does nothing to further this goal in any meaningful way (if at all). If anything, it will place an unaccounted-for burden on public facilities and services.

**Goal 9. Achieve Efficient and Effective Public Safety Responses**

**(fire, rescue, law enforcement)** This proposal does nothing to further this goal in any meaningful way. In fact, much like goal 8, the high-density housing will likely place additional burden on fire, rescue, and law enforcement with the addition of transient residents who contribute relatively little to the tax revenue base. *This is not meant in any way as a disparaging comment about renters, and in fact, I have been a renter as often as I have been a homeowner,* but the reality is that they are likely to travel for purchases of any kind, pay no real estate taxes for their domicile, and will likely contribute very little to the tax revenue to the county. They will, however, use the services of first responders. If this development were placed in accordance with the Comp Plan guidelines, the exact opposite would be true, and its concentrated renters would be a benefit to the county.

**Goal 10. Preserve and Improve Free Flow of Traffic and Improve the Safety of the Road System.**

This development adds burden to the problems already seen on Boyers Road and is the opposite of an improvement to the free flow of traffic and improved safety of the road system. I understand that the developer has been given a pass on the Traffic Impact Analysis (TIA), but I find that unacceptable given the high development on Boyers Road and the concern of citizens in this area. It would be more compelling if there were sound engineering behind the decision. *I will be interested to find out what the rationale for any future development along Boyers Road is that is not required to produce a TIA.*

**Goal 11. Preserve/Improve Accessibility of Non-Motorized Traffic (pedestrians, bicycles, horses, buggies)** I appreciate the sidewalk illustrated along the Boyers Roadside of the proposal. It will certainly be very useful to pedestrians and bicyclists who are traveling the 700 feet along Boyers

Road. The county needs to provide a fully developed path that runs from the higher density areas they are allowing to be developed before allowing further development. This development provides a sidewalk to nowhere that entraps people who may be riding/walking on Port Republic Road, sending them into a drainage ditch for the vast majority of Boyers should they continue. In hindsight, the bike/pedestrian accommodations should have been addressed prior to development along Boyers Road but given where we are at; we now know that it should be addressed before moving forward with any further development. **There are no excuses for not having done so, at this point moving forward.**

**Goal 12. Preserve Historic Buildings and Sites** This proposal does nothing to further this goal. I would be interested, however, in the historical nature of the church or whatever once sat on this site. One assumes that will come up as part of an environmental impact report required by the county for development, unless that requirement has been waived as the TIA.

**Goal 13. Achieve a Rich and Diverse Community of Arts, Culture, and other features of the “life beyond work”.** I struggle to see how this development proposal furthers this goal in terms of a diverse community of Arts, culture, or anything remotely close. Even by the most liberal standards, there is nothing about this proposal that furthers “life beyond work” or the arts or culture. Unless you count the graffiti that is likely to adorn the backside of the storage facility someday.

**Goal 14. Achieve Community Identity, Cooperation, Spirit and Solidarity.** Again, much like goal 13, this proposal tears down community identity in its immediate surroundings and is destroying the spirit of this neighborhood. It does promote solidarity in that the community has come together to oppose the development plan and, in some respects, cooperation to that same end. That is, unless you are viewing it through the lens of cooperation between the county administration and the residents of this area, Then no. This development does nothing to further this goal.

Overall, the closest this development proposal comes to meeting any of the goals outlined in the Comprehensive Development Plan is “doesn’t promote or further” it. From a commonsense perspective, it is not a stretch to say that this proposal is counter to every single goal and vision outlined in the comprehensive plan for 2020 and beyond. To be clear, the idea of developing the parcel in and of itself is not an issue. My only request, however, is that the county change the zoning based only on proposals that stay true to the UDA and the spirit of the Comprehensive Plan. I would expect that to be the case with every proposal that comes forward. (including the conversion of condos to rentals; for another day)

Personally, I would prefer that the county take steps to increase owner-occupied single-family housing to help fill a void in the market and otherwise meet a very high demand. This is a quality-of-life issue for residents of the county and those who seek to live here. For that reason, and many others, I view any rental housing along Boyers Road as being unacceptable.

Any commercial storage facilities that are three stories tall, are also unacceptable.

The Planning Commission and Board should ask themselves whether any proposal furthers these goals before approving them. I understand the planning office's tendency to "dispassionately" support a proposal that legally meets the requirements of zoning. As a public administrator, their role should not be to impose a personal belief or otherwise interject personal persuasion into the process. That said, I expect the planning commission and the board to take a more personal interest in those approvals and ultimately do what its best for the citizens they represent.

At the June meeting of the Board of Supervisors last year where the discussion centered on the creation of a new "Shenandoah Stormwater Control District", Mr. Kyger indicated that the board makes the best decisions that they can with the information they have available to them and are open-minded. I think that is a reasonable approach to that role and others such as this Planning Commission and hope that hearing from hundreds of citizens, that the recommendation for this proposal be on of rejection, along with any others that do not meet the spirit of the UDA and Comprehensive Development Plan for 2020 and Beyond.

I have attached an email exchange between myself and staff at the County's Planning and Zoning & Development office as additional background, as well as material referenced in that email exchange.

I would appreciate having that, along with this letter introduced for the record of the Planning Commission meeting tonight.

Thank you for your consideration and attention.

**Craig Short**

**From:** [GINA HERTZENBURG](#)  
**To:** [Craig E. Short](#); [Bradford Dyjak](#); [sandy.myers@vdot.virginia.gov](mailto:sandy.myers@vdot.virginia.gov); [don.komara@vdot.virginia.gov](mailto:don.komara@vdot.virginia.gov); [wloomis@rockinghamcountyva.gov](mailto:wloomis@rockinghamcountyva.gov); [Rick Chandler](#); [bill@loomiswm.com](mailto:bill@loomiswm.com); [Jessica Kilby](#)  
**Subject:** Re: [BARRINGTON] Neighborhood Update - Planning Commission  
**Date:** Wednesday, March 31, 2021 12:12:36 PM

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Well said, and I couldn't agree more! With several developments currently under construction on Boyers Road, we do not know at this time the full impact the additional traffic will have on this small, narrow country road, in addition to all the other points previously mentioned. I would encourage all our representatives of the Board of Supervisors and Zoning Commission to take a walk down Boyers Road between the hours of 3:00 p.m. and 6:00 p.m., especially where Boyers Road and Taylor Spring Lane intersect, to better understand the safety issues of this area. Time to take a breath and pause on the unnecessary, high density development that is negatively affecting our communities.

Gina Hertenberg

On 03/28/2021 11:56 PM Craig E. Short <craigeshort@aol.com> wrote:  
*Mr Dyjack; Please enter this correspondence sent to my neighbors (and copied to you, the Planning Commission and The Board of Supervisors) as part of the public record as it relates to the Planning Commission meeting regarding the consideration of the Boyer's Crossing Development during the upcoming April 6th Hearing; along with prior correspondence dated February 2, 2021 for same (I'll forward under separate email); Additionally, please feel free to forward my concerns to Baum Investments. Their website has no contact information on it and it isn't clear to me who they are or where they are located.*

**To those living in the area near the intersection of Boyers Road and Port Republic Road** to whom I've written in recent weeks regarding the proposed development by Baum Investments LLC and their intentions to construct a massive Self Storage Facility and 1-2 Bedroom Unit Apartment Buildings across from Barrington's entrance on Boyers Road; One quick follow up, and correction on the matter of the commercial storage facility proposed at Boyers Road directly across from the entrance to Barrington Drive: The correction: In my prior email, I referenced the size of this storage facility as being 31,000 square feet. The developer has since modified that by adjusting the size to three times that up to *90,000 square feet*. I wanted to make sure to point that change out so that I haven't underrepresented the size in my prior emails. I suppose that Mr. Dyjack's point below (from our prior exchange) that the Wal Mart was bigger by 10,000sf is no longer relevant. Ironically, he was making the point that the structure isn't that big by comparison, however, **the proposed structure will now be more than twice the size of Wal-Mart and nearly three times as tall**. You'll note that a 'rendering' of the structure is on the developers promotional sheet, found attached to this email that describes a veritable utopia on that corner. My recommendation (to anyone who believes what the developer has put forth about Cube Smart) is to go <https://www.cubesmart.com/storage-locations/> in your browser, and select any of their locations on google earth to zoom in on...any of them. **None** of them meet the standard described here, yet they all have similar characteristics that make them equally undesirable. It is highly unlikely that this location will ever live up to the image projected on the developers website or promotional material, either. At this point, I've downloaded the renderings so that, at the very least, I can bring them back to the board within a year after construction to ask them to hold the developer accountable. (although it will be far too late at that point to do anything)

My position on the rentals hasn't changed, either. The developer has at least dressed them up with renderings, but the fact of the matter is that rentals of this nature and storage facilities are inappropriate at this location. It doesn't matter what the developer promises they'll look like.