

July 17, 2026

Members of the Albemarle County Planning Commission

**Re: Rivanna Futures Zoning Map Amendment – Steep Slopes Reclassification
Tax Map Parcel 03300-00-00-001D0**

Dear Members of the Planning Commission,

I am writing on behalf of **Princeton-Doyle Company**, owner of the neighboring property identified as **Tax Map Parcel 021000000015E0 (Short PIN 21-15E)** along Seminole Trail (US Route 29).

We appreciate the opportunity to comment on the proposed Zoning Map Amendment to reclassify approximately 0.46 acres of steep slopes from Preserved Slopes to Managed Slopes within the Rivanna Futures property.

Princeton-Doyle Company recognizes the importance of the Rivanna Futures initiative to Albemarle County's long-term economic development goals and is not submitting these comments in opposition to the proposed amendment. Our family has owned its property for generations, and we have a longstanding interest in the thoughtful stewardship of natural resources and the orderly development of this area.

Our property contains a creek and a Water Protection Ordinance buffer, giving us a particular interest in ensuring that future development appropriately addresses drainage, erosion, sediment control and downstream water resources. We note that the application materials also identify streams and Water Protection Ordinance buffers within the project area, and we respectfully request that these resources continue to receive careful consideration during the future review of grading, stormwater management and site development plans.

In particular, we encourage continued consideration of:

- Erosion and sediment control;
- Stormwater management and drainage patterns;
- Protection of stream corridors and associated environmental resources;
- Downstream water quality; and
- Potential effects on adjoining properties.

We understand that this application concerns only the classification of steep slopes and does not itself authorize site development. Our comments are intended simply to encourage consideration of downstream environmental resources and potential impacts on adjacent properties during future development review.

As a neighboring property owner, we respectfully request that these comments be included in the public record and considered during future review of development applications affecting this portion of Rivanna Futures.

Thank you for your time and consideration.

Respectfully submitted,

Dorothy Woglom, Secretary/Treasurer
Princeton-Doyle Company

Cc: B. Hubbard, C. Woglom, Princeton-Doyle Company

From: Christine Putnam <chirshputnam@gmail.com>

Sent: Tuesday, July 28, 2026 1:16 PM

To: Planning Commission <PlanningCommission@albemarle.org>

Subject: ZMA202600004- Rivanna Futures rezoning

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Dear Planning Commissioners,

I am writing to you as an Albemarle County citizen and member of the County's Natural Heritage Committee with a concern about the designation change from preserved slope designation to managed slope on property that is owned and now being developed by the County. This makes the County both the applicant and the reviewer of the rezoning application. I hope that the PC will take a hard look at this and seek to find alternatives to disturbing yet another preserved slope in the name of economic development. So much of what happened with Rivanna Futures has happened behind closed doors and in the name of economic development, and with limited consideration of the other values like climate change, biodiversity, forest, and water protections which are referenced in AC44.

I am concerned that approval of this zoning change opens the door a bit wider for private developers to move land out of the preserved slope designation when it suits their needs. This is how we lose forest land, biodiversity and degrade the water quality of our streams one small piece of land at a time.

Thank you for your time and consideration,

Best,

Christine Putnam

Scottsville District

From: Robert McGinnis <rmcginnis@pecva.org>

Sent: Tuesday, July 28, 2026 12:25 PM

To: Planning Commission <PlanningCommission@albemarle.org>

Cc: Michael Barnes <mbarnes2@albemarle.org>; Board of Supervisors members
<bos@albemarle.org>

Subject: PEC comments 2026 07 28 Albemarle PC public hearing ZMA202600004 Rivanna
Futures Slopes

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Dear Chair Carrazana and Planning Commissioners,

On behalf of The Piedmont Environmental Council (PEC), I am providing the following comments regarding ZMA20260004 Rivanna Futures.

First, PEC has strong concerns about what appears to be a situation where comprehensive plan language (economic development policies) and perhaps political will are outweighing the county standards regarding managed and preserved slopes. This situation follows the initial rezoning process for Rivanna Futures where the county was both applicant and reviewer and the application materials submitted were much less than what the county expects from private-sector applicants. And that rezoning was expedited, unlike private-sector applications.

Secondly, PEC has strong concerns about the proposal to rezone about a half-acre of preserved slopes to managed slopes.

I am a licensed landscape architect with nearly 40 years of experience planning and designing site development projects including grading and drainage.

Have all site design options been explored to avoid or substantially minimize impacts to the preserved slopes?

As an example of a site grading and stormwater management alternative to what is proposed in the preliminary site plan, I have attached a PDF of the preliminary site plan. I have indicated where a concept for a system of retaining walls could be utilized to avoid the preserved slopes. I have also indicated that underground stormwater management tanks could be used to manage stormwater instead of a basin at the foot of the proposed slopes. Tall retaining wall systems have been constructed in the county, notably at 5th Street Station and Altoview Apartments across from Martha Jefferson Sentara Hospital. These systems can be expensive. However, given AstraZeneca's commitment to sustainability and its financial capabilities, an extensive system of retaining walls and underground stormwater management tanks should be considered.

My point is that the county should require the applicant to explore all design options to avoid impacting the preserved slopes before jumping to a zoning map amendment. The county has taken this approach in the past with applicants whose projects involve potential impacts to preserved slopes and critical slopes. It also would have been helpful if the applicant had communicated what design options were considered and why they were rejected.

Lastly, it would also have been helpful to county reviewers and the Planning Commission's review to see an overlay of the area of preserved slopes to be rezoned on the 1930s aerial photograph included in the applicant's narrative to better communicate where past agricultural operations occurred relative to the preserved slopes.

Thank you for the opportunity to submit my comments.

Respectfully submitted,

Rob McGinnis PLA FASLA

Senior Land Use Field Representative

Albemarle County & Greene County

The Piedmont Environmental Council (PEC)

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www.pecva.org

From: Peggy Gilges <peggygilges@me.com>

Sent: Tuesday, July 28, 2026 11:35 AM

To: Planning Commission <PlanningCommission@albemarle.org>

Subject: Rivanna Futures proposal to rezone half acre - ZMA202600004

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Dear Planning Commission,

Please take a closer look at this rezoning proposal.

If I understand correctly, this proposal is coming from Albemarle County with regard to land owned by Albemarle County, but the recommendation by staff does not appear to comply with the parts of Albemarle's Comprehensive Plan that call for avoiding disturbance of steep slopes, streams and wetlands. One can hardly expect small streams or wetlands to be very apparent right now, due to the prolonged drought, but I think the proposed rezoning bears reassessment of the natural features that exist on the half acre site before it is bulldozed.

Please find out if there are any alterations to the site plan that could be made to avoid damaging natural resources that should be protected. Surely there are alternatives where both the planned development and natural features can co-exist.

Thank you for your careful consideration of the County's rezoning proposal.

Sincerely,

Peggy Gilges

Jack Jouett District

