Andy Reitelbach

From: Mike Anctil <mjanctil@gmail.com>
Sent: Sunday, February 28, 2021 9:59 AM
To: Andy Reitelbach
Subject: comment on ZMA2021-00001 Willow Glen Zoning Amendment

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Dear Andy Reitelbach,

I received correspondence on a proposed project change for Willow Glen amending the prior plan in a variety of ways, with one outcome being increased population density.

The impact of this population density on traffic and pedestrian safety doesn't appear to be addressed in the proposal except for the impact to Willow Glen Phase 1. I am concerned about the ability of existing roadways to accommodate the significantly increased vehicular traffic. All connecting roads are two lanes and travel adjacent to neighborhoods, and pedestrians walking from communities in this area into Hollymead Town Center are already at elevated risk of a vehicle strike. Furthermore, Towncenter Drive already has difficulty managing the flow of traffic from Berkmar Drive, Hollymead Towncenter, and current communities. The proposed significant increase to population density will further impact the ability for there to be safe and efficient traffic in this area.

Are these types of pedestrian safety and vehicular congestion concerns addressed with the project?

Best regards,
Michael Anctil

Andy Reitelbach

From: Tim Leroux <tpleroux@gmail.com>
Sent: Monday, March 1, 2021 9:31 AM
To: Andy Reitelbach
Cc: erin.coles@gmail.com
Subject: ZMA20201-00001 Willow Glen Zoning

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Dear Mr. Reitelbach-

I live in the Willow Glen neighborhood and recently received a letter in the mail regarding the March 11th meeting. The letter advises current Willow Glen residents to contact you directly with questions or comments.

Willow Glen neighbors have been having a lively discussion about the proposed zoning change via Facebook chat. Some residents are somewhat dismayed because they bought their home with the understanding that Phase 2 of the neighborhood would add upscale single-family homes with "Forest-Lakes-like" amenities. Learning now that there will be apartments built instead is generating conversation and questions. One of the biggest questions we all have is how exactly does this process work? And, as Phase 1 owners, what is our role? Is this something that we have much of a say in?

Any counsel or advice is much appreciated.

-Tim Leroux
2819 Shannon Glen Court

Andy Reitelbach

From: Marcia Smith <smokey50@aol.com>
Sent: Wednesday, March 3, 2021 7:39 PM
To: Andy Reitelbach
Subject: Re: Links for ZMA2021-00001 Willow Glen project

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Dear Mr. Reitelbach,

Thank you for the information on the Willow Glen project. We are new residents of the area, having moved here in August 2020. I am very disturbed by the size of the changes in density that the developers are wanting. With the lack of road support, and the fact that it will be surrounding mostly single family homes. It is a sorry state of affairs. I really hope that this is denied!
Thanks again,
Marcia Smith
136 Deerwood Drive

In a message dated 3/3/2021 6:36:07 PM Eastern Standard Time, mreitelbach@albemarle.org writes:

> Good afternoon Ms. Smith,
>
> I received your voicemail requesting links to the information about the proposed Willow Glen zoning map amendment project (near the Deerwood subdivision), application number ZMA2021-00001.
>
> The link for the virtual Zoom meeting that is scheduled for this project for next week, Thursday, March 11th, at 6:00pm, can be found on the Albemarle County calendar here:
> https://www.albemarle.org/Home/Components/Calendar/Event/1024/16
>
> A summary describing the project can be found here:
> https://www.albemarle.org/home/showpublisheddocument?id=7477
>
> Additional materials related to this project can be found here:
> https://lfweb.albemarle.org/weblink/search.aspx?dbid=3&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22ZMA202100001%22%7d
>
> At the virtual meeting on March 11th, the project applicant will give a presentation about the details of the proposal and will be available to answer questions from community members.

In addition, County staff will be in attendance to give a brief presentation on the review process for zoning map amendment applications and to answer any questions regarding the process and the review timeline.

Best regards,

Andy

Andrew Reitelbach

Senior Planner

Albemarle County

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areitelbach@albemarle.org

434.296.5832 x3261

401 McIntire Road

Charlottesville, VA 22902

Andy Reitelbach

From: Christine Cornwell <ccornwell@arcellx.com>
Sent: Friday, March 12, 2021 8:29 AM
To: Andy Reitelbach
Subject: Willow Glen Zoning

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Hello Andy,

I was present on the Advisory Committee meeting last night. I would like to be included in any updates that continue for the project. If there are additional measures that I can take to show my opposition to this plan, I am certainly happy to do that as well. I have lived in the community since 2013 and the plans and zoning have changed already 3 times due to failure by the developer to negotiate with other potential builders. This affects my property value as well.

Thank you in advance,
Christine