

Dear Megan Yaniglos, Members of the Planning Commission and to whom this may concern,

My name is Levi Anderson and my wife Lena and I live at 856 Hacktown rd, Keswick va, just behind 860 Hacktown rd, the property requesting rezoning. We are 100% opposed to the rezoning of this property and the construction of a public building by the Canaan Christian Center. These are our primary concerns:

If this special permit is granted me and my family will be robbed of the privacy we have worked so hard to obtain. This public building is extremely invasive to this private residential setting. By their own admission there will be at least 80 to 150 people; three or four days per week. The proposed building location is less than 50 yards from my front door and is only seasonally separated by an unhealthy and thinning tree line part of the year. There is nothing to stop this organization from hosting gatherings such as weddings and various celebrations five to seven days per week. Traffic of this kind will definitely effect this community and will at least triple the current traffic patterns. Further more, it will leave me and my family fighting to enter and exit our own home many times throughout the week. Noise caused by the large gatherings that all churches are known for will have a horrible impact on the peaceful environment we invested in. The pastor promises that there will be no noise, traffic, or disturbances of any kind. This cannot be true, every church is filled with family and friends who rightfully will want to socialize before and after every service, not to mention the various gatherings that occur at all churches in which fellowship is the entire point. I fully support this, however, not if it is right outside the front yard of my home. I've lived in the city my entire life and specifically moved here to avoid this sort of thing. I don't want a public building directly in front of the peaceful, private, residential location we have chosen to build this home and raise our family.

Property value- will definitely be impacted by the addition of a low budget public building such as the one proposed. I definitely would not have moved here had this been built last year and know one else will want to pay me the current market value of this home if this organization is granted this special permit. It is a very critical time for this residential neighborhood as there are several new construction homes and several more vacant lots for sale. This building will discourage potential residents from investing and building in this ideal residential location..

Illegal parking- The pastor claims to currently have a congregation of 150 people. They are being approved for a building with parking suitable for exactly 150 people. They should be required to build and plan for their obvious intentions; to expand. The goal of every church or business of any kind is to grow and expand, however they're walking into a situation where they are already maxed out, which means if their parish grows as they and all businesses intend; they could be over capacity the very first week they open. In which case, visitors and future members will be forced to park illegally, possibly intruding on surrounding properties. **They should; at a very minimum be required to obtain permits suitable for 30-50% beyond their current number of expected members and visitors to account for their intended growth.**

Land Erosion- septic- The massive septic and drain field that they're proposing to build for this church is going to increase the current erosion problems that this area is currently suffering

from. Since we have been living here they have already cleared out a large area of trees exclusively to serve their septic drain field. This clearance currently has yet to be completed sufficiently to accommodate their massive commercial drain field, meaning many more trees and vegetation will have to be destroyed prior to the completion of this proposed project. Removing the amount of vegetation that they already have and are yet planning is of great concern to me because the wooded area here is suffering tremendously from excessive soil runoff. This erosion is causing severe damage to the creek located behind both of our properties. This parcel is intended for residential use, residential construction would have less impact on the land. We ourselves have committed a lot of time and resources to slowing this process.

Well/aquifer health is another major concern. This building will have an intense impact on the overall state of the aquifer that is currently supplying residential homes in this area. If this church is granted access to these underground water resources the increased demand will overwhelm the supply and leave residents with huge expenses toward regaining water access. This is a problem that would be mitigated by keeping this property residential rather than commercial.

Trespassing and liability – Trespassing inadvertently or otherwise is of huge concern to us. The fact that 150 people, families and children will be gathering and taking advantage of the large field in such a close proximity to our property will undoubtedly lead to occasions of trespassing. Which again robs from us the peaceful environment we moved here for. We have children of our own so the lack of such a public place provides us peace and security that our children can play outside while we exert little concern about strangers in close proximity. We know our neighbors and have comfort in knowing the people surrounding us. We should not be forced to move yet again because of this special permit. After 10 years in the military and moving multiple times we have finally found ourselves in a situation we could stay in until our children are out of the house. If this permit is granted we will either be forced into accepting that we cannot have the environment we feel comfortable with or we will have to move yet again, while most likely incurring financial loss due to the decreased property value that will certainly take place.

Thank you for your consideration and understanding on this issue,  
Levi and Lena Anderson

## Megan Yaniglos

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**From:** Catherine Smit <nectarcat@earthlink.net>  
**Sent:** Wednesday, January 21, 2015 10:55 AM  
**To:** Megan Yaniglos

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

Dear Ms. Megan.

Thank you so much for being at the community meeting last night.  
Your answers to my questions were very helpful.

It was an eye-opener for me, to see so many people, who came to stand behind Mr. Hernandez.  
And I was amazed that not everybody speaks English.  
But then it is logical, that the pastor addressed his congregation in their own language

I was disappointed, that nobody turned up from our street!...I really was! May be they just came home from work and did not want to go out again.  
When I saw the plan and I looked around, I saw the eagerness in the people's eyes to have their own church and place.  
And I wish them good luck.

Is it possible for anybody to start a business in a rural area?  
What about the neighbors. Don't they have any rights?

As a home-owner I have a few concerns.  
I am afraid, that the value of my property is going down, when a business comes to Hacktown Rd.  
And then the increase of traffic. This is only a country road and with a large congregation coming, very soon the road will have a hard time.  
We saw lately the trucks coming and going and the road got worse. It has been repaired a few times already.

Is it possible for the "Canaan Christian Center " to build their church on Rt, 731, where the other 2 churches are?  
When their church is there, the congregation only uses Rt 250.  
It is only a thought!....

Thank you for your attention,

Catherine Smit,

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