Andy Reitelbach

From: Corinne Faris <corinnelauer@yahoo.com>
Sent: Sunday, February 12, 2023 9:44 PM
To: Andy Reitelbach
Cc: Tara de Cardenas
Subject: Avon Street Extended Development Communication

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Good evening, sir:

I write to you as a concerned parent and homeowner in the Avon Park Community at 1153 Arden Drive to submit my points in contest of this new development.

The Avon Park Community would experience an increase of the following safety concerns:

1. Increased construction traffic on Arden Drive which is already over taxed with current construction vehicles and trucks from 6:30 am to 7:30 pm Monday- Saturday if there is no extra access road built.

2. Increased neighborhood vehicle traffic which impacts children playing on Arden Drive, Hathaway and Tudor. Cars already speed on Arden, Tudor and Hathaway and there are blind spots and many children and families playing in the green spaces and riding bikes and chalk drawing on the sidewalks. Families have to cross the street to get to the shared green space, dog run and playground; there are no cross walks and many people speed, and increased amount of traffic would greatly increase safety concerns.

3. Increased over fill on-street parking which is already over taxed for current neighborhood visitors. Our house does not have a garage as well as one other.

4. Increased stress on local elementary school- Mountain View. There are currently 8 full kindergarten classes this academic year. This is unprecedented! And will only increase. The estimated amount of families with school age children is absolutely not in line with reality.

5. Increased dogs resulting in more safety and sanitation concerns on top of already frustratingly recurring issues.

I encourage everyone involved to strongly consider these safety issues and the affects on the close Avon Park community.

Respectfully,
-Corinne F.

Andy Reitelbach

From: Vivian Groeschel
Sent: Monday, February 13, 2023 3:00 PM
To: Andy Reitelbach
Subject: FW: Statement for 2/14 Hearing
Attachments: Safety Concerns .docx

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: Ashley Leidy <ashleysleidy@gmail.com>
Sent: Monday, February 13, 2023 2:22 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Subject: Statement for 2/14 Hearing

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Good afternoon,

My name is Ashley Leidy and I am a member of the Avon Park I community. I have attached my statement of concerns regarding the rezoning of our area that I will present at the hearing tomorrow.

Thank you for your time,

Ashley Leidy

To: Albemarle County Board of Supervisors
Albemarle County Planning Commission
Albemarle County 5th & Avon Citizens Advisory Committee

Good evening, my name is Ashley Leidy. I am a nurse at UVA Hospital and I have lived in the Avon Park community for two years now. I moved to Avon Park because it was a small, safe neighborhood where I could come and go as my hospital shift work required.

Then the construction began on Avon Park II and folks who do not live in my community began to appear, in cars, on bikes and on foot at all times of the day and night. Therefore, I am concerned about safety and the influx of folk who, if the development proposal goes through as is, will have only one way in and out of their neighborhood – that is to drive in and out of ours.

So, I am asking the Planning Commission and the Board of Supervisors to deny the contractor's proposal to rezone the proposed 1906 Avon St. Extended Development to an R15.

The County's comprehensive plan has this area approved for R6. And, with all due respect I need to ask why the County spends so much time and money preparing a Comprehensive Plan if the County does not adhere to it? Why is it that the County allows developers to apply for and receive a waiver from that plan, especially when a rezone is completely inconsistent with other neighborhoods in the area?

An R15 rezone approval would allow for 54 homes – on just 3.6 acres. The developers submitted plan calls for 38 homes, but builders and their plans come and go and history clearly demonstrates that once zoning is changed, developments and the number of housing units can also change.

We do not want 54 new homes in our neighborhood, not only for the personal safety reasons that I mentioned above, but also because using our community as a throughway for both Avon Park II and the 1906 Avon Street Extended development is inconsistent with the communities on either side of Avon Street.

A rezoning request to R-6 is much more consistent with the character of the already existing neighborhood and comparable to the adjacent Avon Park I and II communities.

Thank you in advance for your willingness to address our community's concerns.

Andy Reitelbach

From: Robbi Savage <robbisavage@gmail.com>
Sent: Monday, February 13, 2023 10:25 PM
To: Planning Commission; Board of Supervisors members
Cc: 'Robbi Savage'; 'Maryam T.'; 'Matthew Denhard'; david.w.hudspeth71@gmail.com; Andy Reitelbach
Subject: Statements relating to 1906 Avon Street Ext. for February 14, 2023 Planning Commission Hearing
Attachments: Statement of the Avon Park HOA Planning Commission 2_14_2023 final.docx; Statement of Maryam Tatavosian _Planning Commission 2_14_2023.docx; Statement of David Hudspeth _1906 Avon St. Ext. 2_14_2023.pdf; Statement of Dennis O'Connor for Planning Comm meeting - Street issues - Feb 2023.docx; Statement of Ashley Leidy Planning Commission 1906 Avon St. 2_23_2023.docx; Statement of Corrine Faris re 1906 Avon St Extended 2_14_2023.docx

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Please find attached the statements of
Robbi Savage, HOA Board Chair
Maryam Tatavosian, HOA Vice Chair
David Hudspeth, HOA Board Member
Dennis O'Connor
Ashley Leidy
Corrine Faris

Additional statements are forthcoming

Roberta (Robbi) Savage
Rsavage Solutions, LLC.
Robbisavage@gmail.com
Mobile: (202) 297-3563

To: Albemarle County Board of Supervisors
Albemarle County Planning Commission
Albemarle County 5th & Avon Citizens Advisory Committee

Good evening, my name is Ashley Leidy. I am a nurse at UVA Hospital and I have lived in the Avon Park community for two years now. I moved to Avon Park because it was a small, safe neighborhood where I could come and go as my hospital shift work required.

Then the construction began on Avon Park II and folks who do not live in my community began to appear, in cars, on bikes and on foot at all times of the day and night. Therefore, I am concerned about safety and the influx of folk who, if the development proposal goes through as is, will have only one way in and out of their neighborhood – that is to drive in and out of ours.

So, I am asking the Planning Commission and the Board of Supervisors to deny the contractor's proposal to rezone the proposed 1906 Avon St. Extended Development to an R15.

The County's comprehensive plan has this area approved for R6. And, with all due respect I need to ask why the County spends so much time and money preparing a Comprehensive Plan if the County does not adhere to it? Why is it that the County allows developers to apply for and receive a waiver from that plan, especially when a rezone is completely inconsistent with other neighborhoods in the area?

An R15 rezone approval would allow for 54 homes – on just 3.6 acres. The developers submitted plan calls for 38 homes, but builders and their plans come and go and history clearly demonstrates that once zoning is changed, developments and the number of housing units can also change.

We do not want 54 new homes in our neighborhood, not only for the personal safety reasons that I mentioned above, but also because using our community as a throughway for both Avon Park II and the 1906 Avon Street Extended development is inconsistent with the communities on either side of Avon Street.

A rezoning request to R-6 is much more consistent with the character of the already existing neighborhood and comparable to the adjacent Avon Park I and II communities.

Thank you in advance for your willingness to address our community's concerns.

February 14, 2023

Comments on the proposed 1906 Avon Park Extended Development

I write to you as a concerned parent and homeowner in the Avon Park Community at 1153 Arden Drive to submit my points in contest of this new development.

The Avon Park Community would experience an increase of the following safety concerns:

1. Increased construction traffic on Arden Drive which is already over taxed with current construction vehicles and trucks from 6:30 am to 7:30 pm Monday- Saturday if there is no extra access road built.

2. Increased neighborhood vehicle traffic which impacts children playing on Arden Drive, Hathaway and Tudor. Cars already speed on Arden, Tudor and Hathaway and there are blind spots and many children and families playing in the green spaces and riding bikes and chalk drawing on the sidewalks. Families have to cross the street to get to the shared green space, dog run and playground; there are no cross walks and many people speed, and increased amount of traffic would greatly increase safety concerns.

3. Increased over fill on-street parking which is already over taxed for current neighborhood visitors. Our house does not have a garage as well as one other.

4. Increased stress on local elementary school- Mountain View. There are currently 8 full kindergarten classes this academic year. This is unprecedented! And will only increase. The estimated amount of families with school age children is absolutely not in line with reality.

5. Increased dogs resulting in more safety and sanitation concerns on top of already frustratingly recurring issues.

I encourage everyone involved to strongly consider these safety issues and the effects on the Avon Park community.

Respectfully,
Corinne Faris

Dr. David Hudspeth
1118 Arden Drive
Charlottesville, VA 22902
E. David.W.Hudspeth71@gmail.com
C: (808) 798-5860

February 10, 2023

Dear Albemarle County Board of Supervisors:

Thank you for your service to our county and community. My name is David Hudspeth. I am briefly writing to share two concerns on the proposed new 1906 Avon St. Extended Development.

I have lived in Avon Park for 16 years. I am concerned about the construction of this new development for two reasons - increased traffic and increased loads on existing utility systems.

The 1906 Avon developer has requested to rezone the property from R-1 to R-15 – an increase from a planned 38 units to a proposed 54 units. Currently the only planned access to up to 54 new units would be through our community via Arden Drive and Hathaway Street. These two streets – Arden and Hathaway - were not planned nor built to support the additional populations of both Avon II and 1906 Avon. In addition, these two residential streets were built for residential use standards but have been pressed up to industrial use standards on three extended occasions – the original construction of Avon I, the construction of Avon II, and the forthcoming construction of 1906 Avon. There is also only one planned access point to 1906 Avon – delaying emergency service response times beyond acceptable County standards to our new neighbors in 1906 Avon.

Utility services, specifically water pressure, is already a problem in Avon I and Avon II where a majority of residents have already installed high pressure water pumps to ensure sufficient water supply is available to their homes. The added water usage from Avon Park II and 1906 Avon will further stress the existing water utility systems.

The residents of Avon Park have requested that the County complete a study to evaluate the capacity of the roads and utility systems to ensure that the existing systems can support the expanded populations. If the County discovers the roads and utilities are inadequate as we are reporting to you, then the County can adjust plans to match existing infrastructure or the County and State can assume responsibility for the infrastructure and take those necessary steps needed to ensure that basic human services are met by the planned population growths within our community and that our roads remain serviceable and safe for all residents.

Sincerely,

D. W. HUDSPETH

Members of the Planning Commission

My name is Dennis O'Connor and I live at the corner of Hathaway and Arden Drive at the entrance to Avon Park II. I am concerned about the proposal to use Arden Drive as the entrance to the new development.

As a result of the existing Avon Park II development, we're already dealing with the increased traffic on the steep slope and blind curve of Arden Drive. Adding the additional traffic of construction vehicles for 1906 Avon Street Extended is a concern of ours.

In discussions with the builder of Avon Park II, we were promised that all construction vehicles would use the road built on that property for emergency vehicles which connects directly with Avon St. Unfortunately, this has not been the case. For the past 2 years, most construction vehicles have used Arden Drive. We have daily experienced large trucks carrying construction equipment, cement, building materials, etc. past our homes. This noise is in addition to the ongoing construction noise behind us.

We do not feel that we should have to be subjected to this for more years to come. At some point, we would like to be able to sit outside and enjoy our neighborhood.

In addition, the developer of 1906 Avon Street Extended suggests that the proposed development is too dense to allow for access from Avon Street Extended. Instead of creating a less dense plan that fits into the recommendations of the comprehensive plan, Shimp has suggested a "future" access road through the property of the neighboring church. The suggested map has been sent to the county. However, church representatives have not expressed interest in selling their property, nor in providing access through their property. So we wonder how the future access road could be built.

If we allow builders to continue getting dispensations for projects that are too dense for the available space and that are contrary to the

comprehensive plan, what is the value of a comprehensive plan? We believe that taking a small lot and planning for more dwellings than it can

accommodate, resulting in not enough space to provide access, should not be an accepted practice.

The bottom line is: we request that this development be zoned no higher than R-6, per the comprehensive plan, and that the development plan include an access road into 1906 Avon Street Extended directly from Avon St. Extended so that the development does not rely on our already overburdened Arden Drive or on Hathaway St. which is a well-used pedestrian thoroughfare in our neighborhood.

February 14, 2023

Good evening, my name is Maryam Tatavosian and as the Vice President of the Avon Park Homeowners Association I am representing the entire Avon Park I community in expressing our concerns regarding Shimp Engineering's request to rezone the 1906 Avon property directly to the north of our neighborhood.

Our community understands the need for more affordable housing in our county and we are not opposed to responsible growth in the county. We are, however, opposed to the developer's request to rezone the area from R1 to R15.

Such a rezoning goes against our current comprehensive plan which suggests that all land to the west of Avon Extended be zoned R-6. All of the existing neighborhoods, including Avon Park I and II, are zoned R-6 and we are requesting that this property be zoned R-6 as well.

For more than a decade we have worked closely with a number of different builders on the Avon Park II project, as plans changed over the years. We are well aware that once a property is rezoned, a project can be abandoned and the next project then has the benefit of the new zoning.

Over the years our HOA has had to deal with the effects of builders who went bankrupt and left our neighborhood with many expensive issues to handle after their departure. We request that you take the actual possibilities of an R-15 zoning into consideration when making your decision.

Rezoning 1906 Avon to R-15 would allow for up to 15 du/ac and a 65 ft. building height maximum. While this project is proposing 38 units, the R-15 zoning would allow for 54 homes on only 3.6 acres. An R-6 zoning would allow for 21 homes and would be consistent with all neighboring developments and the comprehensive plan.

An R-15 designation was designed for the urban environment and since Avon Park is exurban, backing up to Biscuit Run Park and alongside rural homes and farms. And, with the lack of available transportation, an R-15 designation should not be allowed in this instance.

Members our community have worked on the development of Comprehensive Plans for the City of Charlottesville, Albemarle County and Greene County. It is a laborious process, with the expenditure of significant financial and human resources. One questions the value of engaging in this very public process if developers can be "excused" from having to conform with the requirements of the plan.

The comprehensive plan allows for more density in the area between Avon Street Extended and Highway 20, which is how the Avinity and Spring Hill Village communities were able to be developed more densely than neighborhoods to the west. We believe that it is disingenuous, to justify high density on the west side of Avon Street Extended.

The proposed layout for this new development, includes parking spaces supported by large retaining walls which would be directly adjacent to a corridor. This does not exist in any other residential community along Avon Street Extended. It also does not allow for enough space for an entrance road into the community and Shimp suggested that in the future they could just put a road through the neighbor's property to the north! The plan proposes high density and fails to leave room for necessities and amenities.

Among these amenities should be available transportation, however, at present, the closest bus to our neighborhood is 2 miles away. And, while there is speculation that a bus route may come to Mill Creek at some point, this is still quite a hike, especially for the older folks in our community or those with children.

In summary, rezoning this property to an R-15 would 1) significantly impact and burden our existing roads, especially Arden Drive and Hathaway Street, 2) diminish resources from our water tower, and 3) create a tremendous overcrowding in our schools and in our community.

For these and all the reasons our neighbors are outlining in their statements, we ask that 1906 Avon Street Extended by zoned at R-6 or below. And, we ask that the county direct the developer to work with our HOA to address concerns and mitigate the negative impacts on our community.

February 14, 2023

To:
Albemarle County Board of Supervisors
Albemarle County Planning Commission
Albemarle County 5th & Avon Citizens Advisory Committee

Good evening. My name is Roberta (Robbi) Savage and I am the Board Chair of the Avon Park Homeowners Association (APHOA). I am here representing the 60 home owners in our community to share our concerns about the proposed development at 1906 Avon St. Extended.

The Avon Park Homeowners Association appreciates the need for high density developments, as well as the need for low-income housing. At the same time, we are concerned about the construction of this new development for a number of reasons that will be addressed tonight by our Avon Park neighbors.

1) Robbi Savage – Overview Statement of the Home Owners Association
2) Maryam Tatavosian - Density and proffers – submitted for the record
3) Corrine Faris – Schools and traffic –submitted for the record
4) Dr. Emmad Kabil and Katie Kabil - Mountain View School overcrowding
5) Dr. David Hudspeth – Utility demands – submitted for the record
6) Andrew Hopun – Water Resources and School related issues
7) Ashley Leidy – Personal safety
8) Peter and Sarah Meister – Standard of living
9) Dr. Nish Nalal – Density
10) Dennis O'Connor – Traffic safety and the implications of Construction traffic.
11) Ida Simmons – water resources and density - submitted for the record
12) Debby Smith – Traffic safety, emergency vehicle access and overflow parking

DENSITY: Shimp Engineering is requesting special dispensation from existing county policies and its approved comprehensive plan. To rezone the property from R1 to R-15, is unprecedented in our immediate area and we oppose this rezoning.

Avon Park I and the currently under construction Avon Park II are classified as a Planned Residential Development (PRD) both have a maximum density of 6 dwelling units per acre (du/ac).

Rezoning 1906 Avon to R-15 would allow for up to 15 du/ac and a 65 ft. building height maximum. This would be inconsistent with the county's comprehensive plan and with the neighborhoods to the north or south of the property. While this project is proposing 38 units, the R-15 zoning would allow for 54 homes in 3.6 acres.

A rezoning request to R-6 is much more consistent with the character of the already existing neighborhood. The Avinity and Spring Hill Village communities, that the

consultant is using to justify a higher development density, are located in an area between Avon Street Extended and Highway 20.

According to the comprehensive plan, this area is intended to have a higher density than the area to the west of Avon Street Extended. These communities to the east of Avon Extended cannot therefore be used to justify increasingly dense building on the west side of Avon Extended, especially since it would not be comparable to the adjacent Avon Park I and II communities.

The suggested R-15 density is more in keeping with an urban environment where amenities are in place to handle larger numbers of residents. As a "exurban" community, that backs up to the Biscuit Run Park and is so very close to the border of the rural area, the rezoning to R15 is not justified.

And it is well documented that affordable housing and dense communities need accessible transportation. Our area does not currently have access to bus routes and as far as we know, transportation options are not even being considered in the county's future plans. The value of providing affordable homes, without public transportation, is significantly diminished. In addition, we question the justification for continuing to build homes in this area without adequate school facilities in which the schools are already bursting at the seams.

As previously mentioned Avon Street Extended is the corridor to the future entrance to Biscuit Run State Park. As future developments are built in this region of Albemarle County, we have the opportunity to plan a more well thought out and visually appealing area leading up to the park.

Mill Creek South, Avon Park I, Avon Park II, and Spring Hill Village (once the vegetation matures) will contribute to a lush feeling as one approaches the future park entrance. The proposed development will seriously detract from this ambiance.

Creating a second entrance to the community, would lessen the traffic stresses on Arden Drive and Hathaway St. Less density in this development would make this entrance more feasible. This is an extremely important issue to our community and is outlined further in this memo.

Rezoning from R-1 to R-6 for 1906 Avon Park would be more in keeping with the connecting Avon Park I and Avon Park II neighborhoods and would allow for approximately 21 new units.

Requested Action: Consistent with the comprehensive plan and other developments west of Avon Extended, we respectfully request that 1906 Avon Street Extended be zoned no higher than R-6,

ACCESS:
The APHOA is very concerned that the proposal for the development suggests that the only access into the development would be through our community via Arden Drive and Hathaway Street.

While the proposal highlights a "future" access road through the Faith Temple Church property. To our knowledge, however, church representatives have never expressed any interest in selling their property for future development. The Shimp Company has also indicated that based on their negotiations with Faith Temple Church, they would not authorize an access road through their property. If the access road is not created, estimates predict that the new development would lead to an increase in traffic with an estimated 210 plus/minus daily trips on Arden Drive.

These estimates are especially troubling because Arden Drive has long been a dangerous road – a steep slope combined with a curve that creates blind spots at the alley entrance and at Hathaway Street. The building of Avon Park II has already created more traffic, both with speeding vehicles and extremely large construction vehicles. On numerous occasions (2011, 2013, 2016, 2018), the APHOA has notified the Virginia Department of Transportation (VDOT) that increasing traffic poses a significant safety risk to our community.

This is particularly troubling because Hathaway Street runs adjacent to our playground and dog park. Increased vehicular activity that utilizes both Arden Drive and Hathaway Street would be a direct threat to our residents, children and pets.

Again, from our perspective, like Spring Hill and Avinity, the only viable option is to demand that there be direct access to the development from Avon Street Extended.

Requested Action: The APHOA is asking that the primary access to the proposed development be from Avon Street Extended. We also request that the Fire Marshal conduct a comprehensive assessment of the proposed changes to Hathaway Street to determine whether the street is wide enough for emergency vehicles and first responders to safely access the community with cars parked on both sides of the street.

STRAIGHTAWAY RESTRICTIONS: The proposed thruway between Avon Park I and the new development is an extension of Hathaway Street, which is approximately 500 ft. the maximum target length that VDOT recommends. This street also extends into Avon Park II to the south. Between the three neighborhoods, the road will likely exceed 1,200 ft.

As previously mentioned, our community's playground and the dog park are adjacent to Hathaway, without a sidewalk on the side nearest the parks. We have a number of young children whose safety will be endangered by the added traffic coming up Arden Drive and onto Hathaway Street.

Requested Action: The health and safety of our children, pets, and residents is our top priority, as we know it is for the County of Albemarle. For this reason, we are asking that the Virginia Department of Transportation (VDOT) be engaged to assess the official "straight away" length, which by our measurements has a length of 713'10" and width of 32'1". By our measurements the width of Arden Drive is 32'7."

SCHOOL OVERCROWDING:
School overcrowding at Monticello High School and Mountain View Elementary is already a serious concern. We question the validity of the contractor's assertion that the new development will add only six new K-12 students to our schools. It is suggested that the building of this development is supported by the fact that there are nearby schools. There are currently 14 K-12 children in Avon Park I, with additional student population expected with the construction of Avon Park II. It is, therefore, inconsistent to then claim that the new development will not attract families with children.

Parents and teachers, living in our community, are especially concerned about the overcrowding created by Avon Park II. This added stress on students and teachers will certainly affect the learning environment. The proposed development will exacerbate an already unacceptable situation.

The Mountain View School administration recently sent a letter to the parents outlining their concerns about student population increases. Like other communities in our area, we would like the county to address the overcrowding in area schools before approving increased density.

The situation is exacerbated by the lack of a public bus route to our area. This creates heavy traffic backup down the center of Avon Street Extended each school morning and afternoon, as parents drive their students to Mountain View Elementary and with students and staff driving to Monticello High School.

We owe our children a healthy and productive learning environment. And, we should not be creating high density neighborhoods when school facilities cannot adequately handle a larger student body.

Requested Action: It is our understanding that the county has, in the recent past, conducted a "needs assessment" of county schools. We ask that this assessment be updated to reflect the current state of overcrowding with more specific information about how this project (as well as Avon Park II, Spring Hill Village, and Avinity) will affect our schools.

PROFFERS AND AMENITIES: The proposed plan does not appear to include amenities for the new development. Our recreational areas, playground, dog park,

green spaces and benches are maintained by HOA dues. It is unacceptable to expect our community to share these amenities with a new development, unless there is significant financial compensation.

Requested Action: If this development is approved, we ask for specific language on proffers to include, but not limited to;

1. A robust landscaping barrier with dense privacy trees along the Avon Park I border.
2. Contribution of $750 a month towards common area upkeep of Avon Park I, to include additional with other items that will be discussed at a later date.
3. Clarification in terms of the planned amenities and "green space" for the new development, which the APHOA is requesting be incorporated into the plan. The implied dependence on our small community to accommodate new residents is unacceptable to our residents.
4. Clarifications and details regarding sidewalks and lighting connections to Avon Park I.
5. Clarification on how Avon Park I will be reimbursed for property and/or road damage, snow removal, etc.

PARKING: Overflow parking for the proposed development is not indicated in the plan. Our community already experiencing parking issues and we are very concerned that overflow parking will bleed into our community, causing further stress to our overburdened parking areas.

Requested Action: If this development proceeds, additional parking for its residents needs to be incorporated into the plan.

WATER RESOURCES: Water pressure is already a problem in our community, forcing most of our residents to have pressure pumps installed to ensure that sufficient water is available to their homes. This equipment is expensive and noisy, but most of us need these pumps just to take a reasonable shower. The added water usage from Avon Park II and 1906 Avon will further stress our systems and exacerbate the problems we are already experiencing.

Requested Action: The APHOA requests that, if this new development moves forward, a survey be done by the Albemarle County Service Authority (ACSA) to determine whether our small water tower can accommodate three developments. We also want to have a very clear understanding of how the anticipated expanded use will impact the necessary sizing of the internal pumps that were installed in the townhouses in Avon Park I.

Our HOA also requests detailed information about the stormwater management proposal. If Shimp proposing that Avon Park I be the recipient of the new community's stormwater discharges, this would be totally unacceptable to our community.

In conclusion, the Avon Park Homeowners Association appreciates the opportunity to comment on the proposed 1906 Avon Street Extended development. The APHOA is committed to working cooperatively with the County and the developer to help shape a community that fits with the existing communities west of Avon Street Extended and to successfully address and resolve the concerns raised by our community.

Thank you for your consideration of our concerns.

Andy Reitelbach

From: Vivian Groeschel
Sent: Monday, February 13, 2023 2:11 PM
To: Andy Reitelbach
Subject: FW: Proposed neighborhood adjacent to Avon Park

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: Ida Simmons <diversifiedproperties4u@gmail.com>
Sent: Monday, February 13, 2023 2:09 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Cc: Avon Park <avonparkhoa@gmail.com>
Subject: Proposed neighborhood adjacent to Avon Park

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

To Whom It May Concern:

As the owner of a single family home at the north end of Arden Drive, I have several concerns about the proposed development on the adjacent property. I highlight only two of them below:

1) I request a study from the Fire Marshall about safety vehicles' access to my house. Specifically: if there were an accident at the intersection of Arden Drive and the alleyway (called "Arden Drive" on county maps) behind the townhouses on Hathaway St., how would an emergency vehicle get to my house at 1106 Arden Drive? In addition, how would I evacuate in this same scenario?

2) I request a study of water availability and pressure by the county service authority.

Finally, on a personal note, I am married to a developer and so have seen firsthand the current practices of land acquisition. Please do not zone this adjacent property R-15 and count on the promises from the developer to voluntarily limit the number of units. Property zoned R-15 would be much more profitable if it were to be flipped after re-zoning and could easily land in the hands of someone with no obligation to keep promises to limit the housing density to less than zoning permits.

Thank you for your attention,
Ida Simmons
1106 Arden Drive

Andy Reitelbach

From: Tara de Cardenas <taradecardenas@gmail.com>
Sent: Tuesday, February 14, 2023 3:58 PM
To: Andy Reitelbach
Subject: One last comment for tonight!
Attachments: Tara de Cardenas1906 Avon St. Ext.docx

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Andy,
I'm sorry to be so late with this but would appreciate it if you could add this to the comments from Avon Park I for tonight's meeting. I've had dental work today and cannot speak at the meeting.
I sent a letter to Donna Price at one point earlier, that she then sent to the county and if that appears, I would like that one taken out. I did not intend for that to go to the county as it was written. Not a big deal, but if you happen to see two from me, this is the updated/more concise one.
Thank you!
Tara de Cárdenas
1159 Arden Drive

--
Tara de Cárdenas
434-218-3920
434-422-0047 (cell)

Dear Planning Commissioners, February 14, 2023

We are unable to attend this evening's meeting regarding the proposed development for 1906 Avon Street Extended, but want to include our comments. We would first like to acknowledge that we are aware of the need for more housing in Central Virginia, especially affordable housing. Responsible development is necessary but should take into consideration those it will impact, have the proper infrastructure to support the number of residents, and follow the comprehensive plan.

We purchased our home in 2011, when the 2008 county approved plan for Avon Park II was for a similar development as Avon Park I, with both single family and townhomes. We then started on a journey that has consumed much of our time over the past decade. The property was rezoned and there ensued years of meetings with builders, the Planning Commission and the BoS that ended in an all townhome development immediately behind us with our one block (Arden Drive) as the only row of single family homes.

The entire time we have been here we have had the construction of our neighbors' homes, negotiations with builders, deforestation, constant noise and vibrations from the vibrating compactor and the constant barrage of construction trucks both in back of our home and in front on Arden Dr, even though Stanley Martin promised that all construction traffic would use the gravel road on the property. This has greatly impacted our quality of life.

Although our HOA has been kept very busy with some major issues that were left to us from defunct builders, we have also worked very closely with builders over the years which has been time consuming for many in our neighborhood. We have long known that a development would happen on the 1906 Avon property and we are not arguing against the development. This is not a NIMBY situation, because we already have townhomes 75' from our back door. We are simply asking that the density of the neighborhood not exceed the other neighborhoods on the west side of Avon Street Extended.

We also request that Arden Drive not be used as the sole access into this new development for all of the reasons that our neighbors have mentioned. We live right at the intersection of the alley and Arden, and with the steep curve it is very dangerous. We do not have young children, but the neighborhood children come to visit us daily and we already fear for their safety with the speeding on this short, curved, steep road. More years of huge, loud construction related traffic on Arden is detrimental to our sanity. Shimp says that an access road into the new development from Avon St. Extended is not possible due to the density of the neighborhood. They have also suggested that a road could be put through the property of the neighboring church, even though the church has refused to sell that property or give them right of way. We are extremely disturbed by the message this sends to the members of this church, a congregation that has been there for decades. In a time when our city and county are attempting to be more equitable, we are frankly appalled at Shimp's audacity to suggest

that our best plan is to push an African American church out of the neighborhood to make room for their road. (See plan below)

The county comprehensive plan suggests that the majority of the land on the west side of Avon Street Extended be zoned for 3-6 DUA and this area consists mainly of single family detached homes that follow that suggestion. (Foxcroft, Mill Creek, Reynovia, Mill Creek South). This plan is in place for a reason and people have purchased their homes based on this neighborhood model. Shimp should not be allowed to decide what "aligns with the existing character of Avon Street Extended" when there is already a plan in place. We request that 1906 Avon St. Extended be zoned no higher than R-6, per the comprehensive plan. Our daughter is currently working on the county's next comprehensive plan and we feel that with all the work that goes into the plan, the county should adhere to it. It is imperative that we consider that R-15 zoning would allow for 54 dwellings on the property in question with buildings up to 65 feet tall! This is not currently proposed, however our neighborhood has seen plans change, and we all need to be aware of the possibilities once an R-15 zoning is adopted.

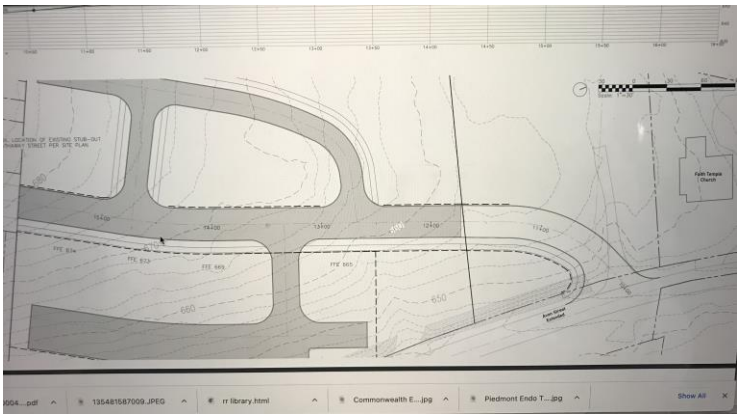
If 1906 Avon Extended is also crammed with townhomes and apartments, our one lone street of single family detached homes will appear even more out of place. The addition of rental properties is also concerning. There are no other apartments on the west side of Avon Ext. and each developer that is allowed to rezone this area will change the face of our neighborhood and the corridor in general. We are also concerned with apartment complexes that are not managed on property. We have had issues with short term vacation rentals in the past. If the owners are not on property, there is nothing that ensures that neighborhood ordinances are followed. This adds work to our exhausted HOA board.

Please do not allow such dense building without first providing the infrastructure to support it. We already have low water pressure, overcrowded schools, no public transportation, our roads and crossings are not adequate for the current population, and we've only recently been connected to the neighboring areas with a sidewalk that we waited 15 years for. The dense developments going in on the east side of Avon St. Extended are already putting so much pressure on our struggling infrastructure.

Here is a photo of Arden Drive from the end of the alley:



Here is Shimp's suggestion for a road through the neighbor's property:



Thank you for your time and consideration. We appreciate the work you do for our county and appreciate you considering our concerns as you make decisions that will affect our future for years to come.

Tara and Ignacio de Cárdenas
1159 Arden Drive
434-218-3920

Andy Reitelbach

From: Vivian Groeschel
Sent: Tuesday, February 14, 2023 11:02 AM
To: Andy Reitelbach
Subject: FW: Public comment on ZMA202200004 1906 Avon Street Extended

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: Andrew Hopun <andrewhopun@gmail.com>
Sent: Tuesday, February 14, 2023 10:57 AM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>; Carolyn Shaffer <cshaffer2@albemarle.org>
Subject: Public comment on ZMA202200004 1906 Avon Street Extended

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Hello,

My name is Andrew Hopun and I would like to share a verbal statement about **ZMA202200004 1906 Avon Street Extended** during the Planning Commission meeting this evening, February 14, 2023. The topics I would like to address are water supply and school overcrowding.

Below you will find a copy of my statement:

To: Albemarle County Board of Supervisors
Albemarle County Planning Commission
Albemarle County 5th & Avon Citizens Advisory Committee

Good evening,

My name is Andrew Hopun and I have lived in Avon Park for just over a year. I am here to share my views on the proposed rezoning of 1906 Avon St. Extended from R-1 to R-15. I am concerned about the potential demand on our water tower and our school district.

When I bought my home in 2021, I noticed that the water pressure coming into the house was low. Along with all of the other townhomes, my house has a pressure pump that does help normalize the water pressure. However, it worries me that if the water pressure is already low to our homes, the added water usage from 28 homes in Avon Park II (Source:

Albemarle County GIS Web) and a potential 38 homes in 1906 Avon St. Extended will potentially cause all three of these developments to have even lower water pressure. I support the Avon Park HOA's request for a survey to determine whether our water tower can accommodate these new developments.

The number of new developments in the Mountain View Elementary school district is quite substantial. With this growth, our educational infrastructure needs to be updated. I am not a parent, nor am I connected to Mountain View Elementary School. As a resident of Albemarle County, I want to ensure all of the students in our district are provided a high quality educational environment.

I reviewed the Subdivision Yield Analysis Report and the Mountain View Elementary Master Plan Recommendation presented to the Albemarle County School Board in 2021 (Source: Master Planning Study). The findings are clear that Mountain View Elementary is currently overcapacity. In a school that is built to hold 624 students (Source: Mountain View Capacity Update), there are 752 students enrolled this 2022-2023 academic year (Source: VDOE Mountain View Elementary Quality Report).

As we consider the zoning for 1906 Avon St. Extended, I ask the County to take into account the fast-paced addition of students from several new developments, including Spring Hill Estates, Avon Park II, Galaxie Farms, Southwood, and potentially 1906 Avon St. Extended. I am pleased with the recommendation to build a new elementary school. My hope is that this conversation may help prioritize this project even higher.

Thank you for your consideration.

Andrew Hopun
1910 Tudor Court

Andy Reitelbach

From: Vivian Groeschel
Sent: Tuesday, February 14, 2023 12:42 PM
To: Andy Reitelbach
Subject: FW: Second Batch of Statements relating to 1906 Avon St. Extended hearing 2/14/2023
Attachments: Statement of Debby Smith Planning Commission Hearing 2_14_2023..docx; Statement of Katie Kabile re_1906 Avon St. Extended Planning Commission Hearing 2_14_2023.docx; Statement of Nish Dalal_Planning Commission Hearing 2_14_2023.docx; Statement of Andrew Hopun Planning Commission Hearing 2_14_2023.docx

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: Robbi Savage <robbisavage@gmail.com>
Sent: Tuesday, February 14, 2023 12:39 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Cc: 'Robbi Savage' <robbisavage@gmail.com>; 'Maryam T.' <maryamt_@hotmail.com>; 'Matthew Denhard' <mdenhard20@gmail.com>; david.w.hudspeth71@gmail.com
Subject: Second Batch of Statements relating to 1906 Avon St. Extended hearing 2/14/2023

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Please find the second batch or statements for tonight's hearing on the 1906 Avon St. Extended development proposal. These statements include those of;
Debby Smith
Katie Kabil
Nish Dalal
Andrew Hopun

Thanks so much and we look forward to visiting with you this evening.

Roberta (Robbi) Savage, Board Chair
Avon Park Home Owners Association
Avonparkhoa@gmail.com
Robbisavage@gmail.com
Mobile: (202) 297-3563

To:
Albemarle County Board of Supervisors
Albemarle County Planning Commission
Albemarle County 5th & Avon Citizens Advisory Committee

Good evening,
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When I bought my home in 2021, I noticed that the water pressure coming into the house was low. Along with all of the other townhomes, my house has a pressure pump that does help normalize the water pressure. However, it worries me that if the water pressure is already low to our homes, the added water usage from 28 homes in Avon Park II (Source: Albemarle County GIS Web) and a potential 38 homes in 1906 Avon St. Extended will potentially cause all three of these developments to have even lower water pressure. I support the Avon Park HOA's request for a survey to determine whether our water tower can accommodate these new developments.

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I reviewed the Subdivision Yield Analysis Report and the Mountain View Elementary Master Plan Recommendation presented to the Albemarle County School Board in 2021 (Source: Master Planning Study). The findings are clear that Mountain View Elementary is currently overcapacity. In a school that is built to hold 624 students (Source: Mountain View Capacity Update), there are 752 students enrolled this 2022-2023 academic year (Source: VDOE Mountain View Elementary Quality Report).

As we consider the zoning for 1906 Avon St. Extended, I ask the County to take into account the fast-paced addition of students from several new developments, including Spring Hill Estates, Avon Park II, Galaxie Farms, Southwood, and potentially 1906 Avon St. Extended. I am pleased with the recommendation to build a new elementary school. My hope is that this conversation may help prioritize this project even higher.
Thank you for your consideration.

Andrew Hopun
1910 Tudor Court

Good evening, everyone. My name is Debby Smith. As a 15-year resident of Avon Park I, I appreciate the opportunity to express some specific safety concerns that our community has regarding the current plans for the 1906 Avon Extended Development and its impact on our daily living.

Currently, Arden Drive is the single-access road to and from Avon Extended for both Avon Park I and Avon Park II. My home is located at the corner of Arden Drive where it intersects Arden Alley. As a driver enters Avon Park via Arden Drive, the road rises quickly, reaching its steepest point when it intersects Hathaway Street. Midway up the road, there is a severe curve that creates a blind spot to a driver attempting to make a left turn from Arden Alley.

There are approximately 42 drivers living along the alleyway who must negotiate this turn, daily--sometimes, more than once. It is precarious because, no matter the amount of caution a driver may take, the blind curve makes it impossible to get a clear view of all oncoming traffic. If you consider the traffic created by Avon Park I, there are about 120 drivers accessing Arden Drive every day. But, once Avon Park II is fully occupied, there will be an additional 56 drivers, for a total of 176 drivers accessing Arden, daily.

NOW, the 1906 Avon Extended Development wants to add to the traffic on Arden Drive by using it as their only access road, in and out of their neighborhood, adding 76 more drivers to the mix for a grand total of 252 drivers up and down Arden Drive, every day. In addition, for 1906 Avon Extended residents to access Arden, Hathaway Street will need to be extended from its current length of approximately 500 feet, the maximum tangent length that VDOT recommends to about 1200 feet to the northern border of the development. We would like to petition VDOT to assess the official “straightaway” length of Hathaway Street.

But our concerns about additional traffic on Hathaway do not end there. Our dog park and our children’s playground, bordering the west side of Hathaway, are situated at the top of a steep hill. There is no sidewalk along Hathaway on the west side. Adults, children, and their pets often come down the hill, posing increased danger with the increased traffic that 1906 Avon Extended would create. Hathaway is about 32 feet wide with parking and a sidewalk on the east side of the street. It is not possible for cars, driving in opposite directions, to pass each other without stopping and allowing oncoming traffic to pass.

This will create congestion and added danger to Avon Park I residents as they traverse Hathaway Street and adjoining Tudor Court. What is the 1906 Avon Extended Development plan for emergency vehicles? Considering that the design permits parking on both sides of Hathaway, will there be adequate room for firetrucks to access homes and will they have enough space to turn around? While Avon Park II uses Arden Drive for daily traffic, they also have a separate, back entrance for emergency vehicles because it would be impossible for them to turn around.

We ask that the Fire Marshall assess the 1906 Avon Extended roadways to determine the feasibility of access. Lastly, is there a plan for overflow parking within the 1906 Avon Extended neighborhood? While our community can accommodate our current population, it is a tight fit and we cannot accommodate extra vehicles from 1906 Avon Extended. We would appreciate it if you would share your overflow parking plan with our board.

In conclusion, the Avon Park I community is recommending that the 1906 Avon Extended Development design plan be revised to include a direct access road to their neighborhood. The Arden/Hathaway corridor is already at full capacity. Any additional traffic would pose dangers to the well-being of Avon Park I families.

Thank you for your kind attention and for this opportunity to share our concerns.

Albemarle County Board of Supervisors, Albemarle County Planning Commission and Albemarle County 5th & Avon Citizens Advisory Committee

Good evening, my name is Katie Kabil and I am here with our son Marlow. We are here tonight to share our views on the proposed new 1906 Avon St. Extended Development and specifically to talk with you about the overcrowding at Mountain View School where Marlow is currently a 3rd grader.

We have lived in Avon Park for five years and we love almost everything about it. Specifically, we are grateful that our son can play outside without having to fear for his safety. He often uses the playground, plays ball with our neighbors in the street, and for the drive to school he is able to come and go to our car without concern that he will be hit by an oncoming vehicle. The members of our community are used to seeing our children at play and are always on the lookout for children and our pets as well. With the influx of folks coming into our community from other areas, we are not as comfortable and confident that our children are safe.

As many of us know, school overcrowding at Monticello High School and Mountain View Elementary is already a serious concern. We question the validity of the developer's assessment that the new development will add only 6 new K-12 students to our schools. It is suggested that the building of this development is supported by the fact that there are nearby schools. There are currently 14 K-12 children in Avon Park I, with additional student population expected with the construction of Avon Park II. It is, therefore, inconsistent to then claim that the new development will not attract families with children.

The parents and teachers living in our community are especially concerned about the increased overcrowding created by Avon Park II and the proposed new development. This added stress on students and teachers will certainly affect the learning environment. We owe our children a healthier learning environment, and we should not be creating high density neighborhoods until we have appropriate school facilities that can adequately handle a larger student body.

The Mountain View School administration recently sent a letter to the parents outlining their concerns about student population increases. Like other communities in our area, we would like the county to address the overcrowding in area schools before approving increased density.

Right now the parking lot is under construction because the current parking lot is simply unable to handle the daily drop off and pick up traffic. Whenever there are school events, families park at the high school and get bused to and from the elementary school for the event all due to inadequate parking. It is currently impossible to park at the school in between the drop off and pick up times.

The situation is exacerbated by the lack of public bus routes to our area. This creates heavy traffic backup down the center of Avon Street Extended each school morning and afternoon, as parents drive their students to Mountain View Elementary and with students and staff driving to Monticello High School. With the additional number of students coming to Mountain View from Avon Park II, (and potentially students from the proposed new development, the traffic will only get worse and worse.

It has taken nearly 15 years for the installation of sidewalks and while the new sidewalks are great in many ways, it has not proven useful for most families and students going to Mountain View School each day.

The number of new developments in the Mountain View Elementary school district is quite substantial. With this growth, our educational infrastructure must be updated.

The Subdivision Yield Analysis Report and the Mountain View Elementary Master Plan Recommendation presented to the Albemarle County School Board in 2021 (Source: Master Planning Study). The findings clearly document that Mountain View Elementary is currently overcapacity. In a school that is built to hold 624 students (Source: Mountain View Capacity Update), there are 752 students enrolled this 2022-2023 academic year (Source: VDOE Mountain View Elementary Quality Report).

It is our understanding that the county has, in the recent past, conducted a “needs assessment” of county schools. We ask that this assessment be updated to reflect the current state of overcrowding with more specific information about how this project (as well as Avon Park II, Spring Hill Village, and Avinity) will affect our schools.

Thank you for your consideration of our concerns relating to the proposed 1906 Avon Street Extended development.

https://esb.k12albemarle.org/attachments/888b4bf7-cfe6-4280-aa99-35a64c536954.pdf

Albemarle County Board of Supervisors,
Albemarle County Planning Commission
Albemarle County 5th & Avon Citizens Advisory Committee

Good evening, my name is Dr. Nish Dalal and I live on Tudor Court in Avon Park One. I am here to share my views on the proposed new 1906 Avon St. Extended Development.

I oppose the developer's request to rezone the property from R1 to R-15.
This would be inconsistent with the county's comprehensive plan and with the neighborhoods to the north or south of the property. While this project is proposing 38 units, the R-15 zoning would allow for 54 homes on just 3.6 acres.

A rezoning request to R-6 is much more consistent with the character of the already existing neighborhood and comparable to the adjacent Avon Park I and II communities.

I am very concerned that the proposal for the development suggests that the only access into the development would be through our community via Arden Drive and Hathaway Street. This is especially troubling because Arden Drive has long been a dangerous road, because of its steep slope, combined with a curve that creates blind spots at the alley entrance and at Hathaway Street.

The building of Avon Park II has already created more traffic, both with speeding vehicles and extremely large construction vehicles. As a first time home owner, I specifically chose a neighborhood that would allow me to raise a family without the concern of increased vehicular activity that would be a direct threat to our residents, children and pets.

To me, the only viable option is to demand that there be direct access to the development from Avon Street Extended.

I also want to bring your attention to the stresses to our water system. Many of us have water pressure pumps that are expensive and require regular maintenance. The completion of Avon Park II is already putting stress on water supply and pressure and with the addition of another new development will create even more problems for our homes and neighborhood as a whole.

Thank you for your consideration of my concerns relating to the proposed 1906 Avon Street Extended development.

Andy Reitelbach

From: Vivian Groeschel
Sent: Tuesday, February 14, 2023 2:08 PM
To: Andy Reitelbach
Subject: FW: Last two statements from Avon Park Homeowners re_ 1906 Avon St. Ext. Planning Commission Hearing.
Attachments: Statement of Peter Meister (Planning Commission Hearing 2_14_2023.doc; Statement of Sarah Meister (Planning Commission Hearing 2_14_2023.doc

Vivian Groeschel
Community Development Assistant I - Planning
Albemarle County – Community Development
vgroeschel@albemarle.org
434 296 5832 x 3259
401 McIntire Road, Charlottesville, VA 22901

From: Robbi Savage <robbisavage@gmail.com>
Sent: Tuesday, February 14, 2023 1:26 PM
To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>
Cc: 'Robbi Savage' <robbisavage@gmail.com>; 'Maryam T.' <maryamt_@hotmail.com>; 'Matthew Denhard' <mdenhard20@gmail.com>; david.w.hudspeth71@gmail.com
Subject: Last two statements from Avon Park Homeowners re_ 1906 Avon St. Ext. Planning Commission Hearing.

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Roberta (Robbi) Savage
Board Chair
Avon Park HOA
Avonparkhoa@gmail.com
Robbisavage@gmail.com
Mobile: (202) 297-3563

Peter Meister
Planning Commission, Arden Park I
February 14, 2023

My name is Peter Meister. I came to Charlottesville to get my doctorate in German. Sarah and I met in 1987, and moved to Maryland and then Alabama for me to teach German. Sarah taught French there. We moved back to Charlottesville this past September.

Others are speaking about the traffic in our neighborhood. But there's traffic and then there's traffic. There's inconvenience, and then there are accidents, possibly including fatalities.

The curve on Hathaway at Arden is blind, especially on the downhill side. It can be dangerous even now, before new traffic starts to flow from Avon Park 2. Children do frequently play in that area, but the speeds are residential. A child might get hurt, and a car might be regarded as totalled if two or three drivers round that corner too fast, a traffic accident of the very worst kind is not too likely at Hathaway and Arden. The danger comes where Arden meets Avon Street Extended.

When you make that turn today, you have a very good chance of making it. Cars coming at you from the right are invisible until almost the last moment, but you're probably the only car making that turn.

Once we have a hundred more cars joining us from Avon Park 2, it will not be unusual for two and three cars to be trying to make that left turn back to back. Arden Car 1 turning left onto Avon will probably be okay. Same with Arden Car 2. The danger begins when Arden Car 3 decides to try it on the grounds that Cars 1 and 2 must have known what they're doing.

All the while new traffic approaching from the LEFT, turning INTO Arden, demands new attention from the Arden driver assessing danger from the right. All of this because of a hundred new cars will soon joining us from Arden Park 2. Before we think about making zoning exceptions for Arden Park 3.

Changing Arden and Hathaway to thru streets, and adding a hundred or more new cars, would almost certainly result in accidents – at Avon and Arden, perhaps fatalities.

I hope you will vote to keep Avon Park as close as possible to the quiet subdivision it is zoned to be.

Sarah Meister
Planning Commission, Avon Park
February 14, 2023

My name is Sarah Loach Meister. I grew up in Charlottesville in the household of Donald Loach, music professor emeritus and choir director. Twice a week we bring him to our house for dinner. That makes twice a week we are turning left onto Avon St. Extended at Arden with him in the car. When my husband Peter talks about possible fatalities at that intersection, one of the people he is trying to protect is my 96-year-old father.

Peter will talk about that. I want to talk about quality of life.

We understand the need for more homes in the county. However, our little corner of the county shouldn't bear the weight of the extensive development. There are areas east of Avon St. Extended that are zoned urban residential. West of Avon St. Extended, we are considered neighborhood density residential which allows for 3-6 residential units per acre. We border rural areas and Biscuit Run State Park. We have been mistakenly considered 'urban' in these zoning negotiations.

Urban settings have amenities in place to handle larger numbers of residents which are sadly lacking in our area. The closest bus to our neighborhood is 2 miles away and involves crossing 64 on a bridge with no sidewalk. The proposed future bus route suggests that the bus will come to Mill Creek Drive which is over a mile from Avon Park. Even with the proposed future bus route, a trip to UVA using public transit would take at least 75 minutes.

Our neighborhood provides and maintains a playground and a dog park. The residents of this new development would have access to our amenities which we pay for with our HOA dues, but the plans do not add sufficient amenities to justify re-zoning. Shimp engineering is relying on our R-6 green spaces to pay for the 38 dwellings they propose.

Affordable housing requires public transportation. We waited 15 years to get a sidewalk, so we are not hopeful that we would get the infrastructure needed for these high-density developments. We appreciate the work our

county planners and leaders do and ask that you focus on infrastructure and needed amenities before allowing R-15 density, which would probably have off property management. We have had issues with short term rentals in the past involving loud, late night parties.

Granting an exception to guidelines regarding density can lead to crime. The week our neighbors on the other side of the water tower moved in, somebody stole their catalytic converter.

We understand that Arden 3 is going to happen. We want it to follow the rules, particularly with regard to density and access. Avon Park is zoned R-6. Home buyers should be able to rely on existing comprehensive plans when deciding on home purchases. If they can't, what is the purpose of the comprehensive plan? We request that the 1906 Avon St. Extended Development be zoned no higher than R-6.

Andy Reitelbach

From: Avon Park <avonparkhoa@gmail.com>
Sent: Friday, May 12, 2023 6:01 PM
To: Board of Supervisors members; Planning Commission
Cc: Andy Reitelbach
Subject: Additional Comments re: 1906 Avon St. Ext.
Attachments: HOA Avon Park Letter to Albemarle County 5_12_2023.docx

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Board of Supervisors and Planning Commission Members
Please find additional comments relating to the 1906 Avon St. Ext. development proposal.
Thank you for your consideration of our concerns.

Robbi Savage, Board Chair
Avon Park Homeowners Association
avonparkhoa@gmail.com
202-297-3563

To: Albemarle County Board of Supervisors May 12, 2023
Albemarle County Planning Commission
Albemarle County 5th & Avon Citizens Advisory Committee

Subject: CONCERNS ABOUT THE PROPOSED 1906 AVON STREET EXTENDED DEVELOPMENT

1. **Overview:** At the hearing on February 14, 2023, the Planning Commission directed the 1906 Avon Street Extended property owners and developer - Shimp Engineering, Inc. - to work with the Avon Park Homeowners Association (APHOA) to create a revised plan. Since February 14, 2023, the APHOA has not been contacted by the property owners nor have the owners and developer responded to APHOA communiques. We remain concerned that construction at 1906 Avon will begin with our concerns left unaddressed.

2. **R-6 Zoning:** The proposed R-15 request is not consistent with the comprehensive plan for our community. We continue to request that the zoning be updated to R-6 to be consistent with our existing neighborhood zoning and the County comprehensive plan. We also ask that detailed parking tabulations be provided to verify that sufficient parking is proposed and overflow parking will not bleed into our community.

3. **Avon Street Extended, Arden Drive, Hathaway Street:**

a. **Arden Drive and Hathaway Street**. The only access to and from 1906 Avon Street Extended, as outlined in the contractor's proposal, will be via Arden Drive and Hathaway Street. Arden Drive has long been a troubling and dangerous road due to its steep slope and a curve that creates a blind spot at Arden Alley and at Hathaway. The building of Avon Park II has created more traffic, speeders and extremely large construction vehicles. On numerous occasions, the APHOA has notified the Virginia Department of Transportation (VDOT) that increasing traffic poses a significant safety risk to our community. Hathaway Street runs adjacent to our playground and dog park and this increased activity is a direct threat to our children and pets. The 1906 Avon Street Extended development will increase traffic on Arden Drive and Hathaway Street. And, there is currently no stop light at the Arden Drive and Avon Street Extended intersection.

b. **Traffic Study: We request to be provided the traffic study for the new development.** We request that installation of a traffic light at the Arden Drive and Avon Street Extended intersection be assessed, along with the increase in traffic demand from the proposed development.

c. **Public Transportation**. We ask that public transportation stops be brought to our community. East of Avon St. Extended is zoned for more density and has seen extreme and very dense development over the past several years without supporting infrastructure. Our "city center" (Mill Creek Dr.) doesn't have even public transportation into Charlottesville. Without adequate public transportation, people must own a car to live in this area. We have been asked how many area residents would use public transport. The question we should be asking is "How do we encourage people to be less reliant on personal

vehicles?" If adequate transportation existed before building so many high-density areas, it would attract people to wish to use more sustainable transport. Currently it is virtually impossible to live in this area without a car.

d. **Hathaway Street exit onto Avon Street Extended.** We strongly recommend that the owners and developers of 1906 Avon Street Extended be required to develop an exit onto Avon Park Extended to lessen the traffic burden on Arden and Hathaway, and to reduce the traffic related safety issues being created by the dead-end plan now.

5. Proffers and Amenities: The 1906 Avon Street Extended proposed plan does not appear to include amenities for the new development. We request the developer identify what amenities are to be built in 1906 Avon. It is unacceptable for the developers to assume that APHOA will provide recreational areas for 1906 Avon Street Extended residents, (e.g., children's playground, the dog park and the green space) unless the APHOA receives compensation. APHOA requests the following proffers:

a. A robust landscaping barrier with dense privacy trees along the Avon Park I border.
b. Contribution of $750 a month towards common area upkeep of Avon Park I, along with other items that will be discussed at a later date.
c. Reimbursement for damage to Avon I property, including the dog park, the playground, road damage, snow removal, etc.

6. School Overcrowding: Our schools are overcrowded. We disagree with the developer's assessment that 1906 Avon Street Extended will only add six K-12 students to our schools. This does not align with the number of students currently living in our Avon Park neighborhoods. Overcrowding at Monticello High School and Mountainview Elementary is already a serious concern for our community due to increases by Avon Park II. These concerns will rise again with the 1906 Avon development. Overcrowding adds stress on students and teachers and affects the learning environment. We owe the children a healthy learning environment and must create school capacity ahead of high-density neighborhoods.

7. Conclusion: The County has the time to get this right. We should not be considering a poor design layout that excludes an additional entrance, and forces a ten-foot retaining wall (without relegated parking) along the entrance corridor of Avon Street Extended, in order fit a higher density development than is inconsistent with both the County comprehensive plan and the zoning of Avon Park I & II. We respectfully ask the County act favorably on these reasonable requests for the sake of our existing community.

Sincerely,

Roberta (Robbi) Savage, APHOA President
Maryam Tatavosian, APHOA Vice President
Matthew Denhard, APHOA Secretary & Special Projects Coordinator
David Hudspeth, APHOA Board Member

Andy Reitelbach

From: um2bless@aol.com
Sent: Saturday, July 1, 2023 4:04 PM
To: Andy Reitelbach
Cc: umbless@aol.com; faithtemple1890@outlook.com
Subject: Per your conversation with Pastor Louise Wright of Faith Temple Church, Avon Street

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hello Mr. Reitelbach:

I hope you are well today.

This is a follow up to our conversation concerning Jeannette D Smith owner developer and the Shimp project at 1906 Avon Street Extended. This is to emphasize that Faith Temple is not interested in selling our property. We were asked to let them put a green space in our parking lot. We told them we could not allow it because we need parking ourselves. They also wanted to know if we would be interested in exchanging some property with them that they own further down Avon Street. But we were not interested. This is as much conversation that we have had with Ms. Smith.

Thanks very much,
Pastor Louise Wright and Congregation