Andy Reitelbach

From: Wendy Colvin <wac434305@gmail.com>
Sent: Monday, January 1, 2024 5:22 PM
To: Andy Reitelbach
Subject: Holly Hills Proposal by Stony Point Development Group

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I own a share of 46-28H which borders this proposed development. Our property is for sale and is being left out of this proposed development. Our property will be severely devalued and possibly unsellable if this project is allowed to continue in its current form.

Wendy Colvin
434-305-8701

Andy Reitelbach

From: Bill Mclaughlin <billmclaughlin_99@yahoo.com>
Sent: Monday, January 15, 2024 5:01 PM
To: Steven Blaine; Andy Reitelbach; Anthony Pagnucco
Subject: HOLLY HILLS MEETING
Attachments: HOLLY HILLS CONCERNSFOLLOWUP.docx

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I have attached a write up I did on our meeting in the form of answer/comments on the concerns paper I sent out before the meeting. This is just my take on these issues, but i wanted to run it by you to make sure I did not completely miss the mark on anything before I gave it wider circulation.

Bill McLaughlin billmclaughlin_99@yahoo.com

HOLLY HILLS CONCERNS CAC
Meeting Feedback

EMERGENCY ACCESS

- Proposed connection between Holly Hills and Derby lane. This is projected as an emergency, pedestrian, and bicycle access only, but with no details as to how this will be accomplished, or how long it will remain that way. Need to better define how this emergency access will be constructed and look.

  Although no specifics on construction are available now this will probably involve a short roadway with bollards at both the Holly Hills and Hollymead property lines.

- How can we be assured that the emergency access will never be converted to a through street?

  Both county officials and developer gave assurances that this emergency access will not be converted to a through roadway.

- Some middle school students in this development will be in the walking zone for Lakeside, and will be able to come through emergency access to Derby Lane. Derby Lane is a narrow street where cars are often parked and has no sidewalks so it may not be a safe pathway for children to use.

  While this is still a concern, the developer indicated willingness to help with constructing an alternate pedestrian/bicycle path from Holly Hills to North Hollymead between Redwing Lane and Ravens Place. This would be a major project for us so the HCA would need to carefully consider the feasibility of building such a path.

- We believe the developer plans to acquire and develop parcels adjacent to the parcels in this application. Can emergency cut through be delayed pending further development of Holly Hills which would create a second access road to the townhomes backing up to Derby Lane. This would eliminate the need for a cut through.

  This was not brought up at the meeting as it depends on the developers plans.

TRAFFIC

- Increased traffic on South, and North Hollymead Drives accessing this development via Rubin lane.

  Rubin Lane access is currently planned as emergency only and not open to through traffic.

- Unless Archer Road is cut through from Archer North when Holly Hills is occupied traffic to South Rte. 29 will need to go through Hollymead streets and make left turns onto South 29.

  Rubin Lane access is currently planned as emergency only, therefore there should not be any vehicular access to Hollymead streets from Holly Hills.

- We are concerned about construction traffic using either Rubin Lane or the emergency cut through to access the property. Can we be assured that all construction traffic will use the proposed entrance from Seminole Trail.

  Developer indicated they will not use either Derby or Rubin for construction traffic.

  In addition there are still unresolved traffic issues between VDOT and the developer regarding Ashwood Boulevard and Seminole Trail intersection as it will be impacted by traffic from entrance to both this development and Archer North development via yet to be built Archer Road.

- **BUFFERS** - The minimal green space between townhomes and Derby Lane is a concern. Can the proposed minimal buffer be widened or landscaped?

  After much discussion and clarification it was determined the actual buffer, both natural and landscaped, will provide forty feet of space from the rear property lines of the townhomes in Holly Hills, and Hollymead property line.

- **SCHOOLS** - We are aware that both Hollymead and Lakeside schools are not currently at capacity, and the county is building another elementary school in the area. However, we are still concerned that this development, along with all the others proposed or being built, may overcrowd these schools before the new school is constructed.

  This was not brought up at the meeting, and since schools are not currently at capacity it may not be a problem depending on when Holly Hills and other developments become occupied, and when additional school(s) can be built.

Andy Reitelbach

From: Anthony Pagnucco <penperson1@gmail.com>
Sent: Wednesday, January 17, 2024 8:15 AM
To: William McLaughlin
Cc: Andy Reitelbach; Steven Blaine
Subject: Re: HOLLY HILLS MEETING

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Hi Bill,

I am sorry for my late response.

I would add 2 points:

Although Rubin Lane is currently designated as an emergency exit/entrance, it may be needed as a regular exit/entrance if the unpurchased land adjacent to Somer Chase becomes part of Holly Hills.

Also, there was discussion about the possibility of erecting a fence between the new development and Somer Chase or Hollymead land.

Thank you for your summation.

Tony Pagnucco

On Mon, Jan 15, 2024 at 5:00 PM Bill Mclaughlin <billmclaughlin_99@yahoo.com> wrote:

> I have attached a write up I did on our meeting in the form of answer/comments on the concerns paper I sent out before the meeting. This is just my take on these issues, but i wanted to run it by you to make sure I did not completely miss the mark on anything before I gave it wider circulation.
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> Bill McLaughlin billmclaughlin_99@yahoo.com