Kevin McDermott

From: Linda Grasfeder <llgrasfeder@gmail.com>
Sent: Friday, July 26, 2024 8:54 AM
To: Kevin McCollum
Subject: SHIMP MHP on Chestnut Grove Rd

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Hello Kevin,
Thank you for coordinating the community meeting and feedback concerning the SHIMP proposal for a manufactured home park on Chestnut Grove Road. I have many concerns about the proposal that I'd like to share with you, the planning commission, and the board of supervisors.

The manufactured home park for which SHIMP is requesting rezoning and special permits blatantly contradicts the county's Comprehensive Development Plan, and the community needs the Planning Commission and the Board of Supervisors to stand firmly against SHIMP's requests.

Albemarle County has shown admirable foresight developing a Comprehensive Development Plan that clearly outlines how the residents would like to see development managed. This Comprehensive Development Plan distinguishes "development" areas and "rural" areas, and recognizes the value in focusing development near existing urban centers and protecting rural areas from unmitigated development. The community needs and expects the county to uphold these values and the objectives outlined in the county's comprehensive plan.

Rural areas are disappearing across the country as people increasingly spread from denser city centers seeking peaceful havens that more affordable rural areas may seem to provide. When unchecked, these migration patterns devour undeveloped and agricultural lands and encourage speculators to snap up real estate as investment vehicles, creating haphazard, sprawling regions that county governments struggle to provide adequate services to. The loss of forests and agricultural lands not only makes it harder for farmers to survive, it destroys the continuity of the larger ecological areas and ruins the very character of the region that makes it so attractive to long-time residents and visitors alike.

Development is inevitable, but it must be managed carefully and with an eye on long-term goals. The SHIMP developer has zeroed in on a very real need in the country—the need for affordable housing. However, his proposal to address this issue by plopping a manufactured home park down in an already under-served rural area far from the existing development areas flies in the face of the existing agreed-upon Comprehensive Development Plan, and is extremely short-sighted, reeking of predatory exploitation.

Developed areas can provide a wealth of resources for all people, including jobs, stores, hospitals, residences and social services. A significant number of people currently living in rural areas would like to move closer to Charlottesville so they have better access to these resources. These people aren't asking for development to come to them, but they find it financially impossible to move closer, suggesting that the need is for more affordable housing closer to existing developed areas.

Placing more housing in a rural area that is already lacking in these resources will only compound the problems the Chestnut Grove Road community is facing. By claiming to solve 1 problem—supposedly providing low-cost housing, SHIMP plans to cram these residents into urban-level densities in a sparsely populated rural area with no easy access to jobs or stores. With very few job opportunities, most residents would have to commute regularly over routes that do not have existing public transportation. Residents would need to travel a minimum of 8 miles to reach any public amenities and would likely be traveling over 40 minutes to Charlottesville on a regular basis. Such travel would mean

Kevin McDermott

From: Terri Goodwin <terrigoodwin65@gmail.com>
Sent: Friday, January 19, 2024 3:32 PM
To: Kevin McCollum
Subject: trailer park

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Hello,
I was given your name by David Roadcap in regards to the building of a trailer park on Chestnut Grove Road in Esmont. I was unable to attend the meeting at the Scottsville library. I live within a quarter mile of the proposed site
My thoughts are a hard NO on building a trailer park there. This is a rural area far from Charlottesville. Trailer parks are for low income people who have enough challenges in their lives without being warehoused into housing far from places of employment with no public transportation. It would also burden the little Scottsville elementary school with many extra children especially since the county saw fit to close our neighborhood school. We are served by a useless power company, Appalachian Power, I have lost power 5 times since last June. Have the county address that problem. Instead of rezoning the land here, I believe Albemarle county should have a requirement that all new housing areas must be mixed income. I think our whole country should move that way if we are serious about affordable housing. I would love to be able to move nearer to Charlottesville but cannot afford the housing there or anywhere in this county since moving here 16 years ago.
Please put me on the email list for updates about the trailer park issue.
Thankyou,
Terri Goodwin

Kevin McDermott

From: Fred Genchi <007libby@gmail.com>
Sent: Saturday, July 27, 2024 11:48 AM
To: Kevin McCollum
Subject: re: Proposed Chestnut Grove Mobile Park, Esmont, VA

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Dear Mr. McCollum:

Please be advised that I am voicing my opposition to the proposed development of a Mobile Home Park in Esmont ISouth County).

Reasons for my opposition are:

1. The proposed well system could impact other wells in the area by drawing large amounts of water from the aquifer,

2. There is likely to be runoff and pollution downhill/downstream from the proposed development,

3. The area suffers from frequent power outages, and is one of the last to receive other services such as snow plowing. This makes it a poor choice for placement of a development,

4. More broadly, affordable housing should be placed in areas where there are proper amenities and services to support it (e.g., in or near the currently outlined high density development areas in the county). Chestnut Grove Road does not have those amenities.

Sincerely,

Fred Genchi
8954 Langhorne Rd.
Esmont, VA 22937
7.27.2024

Kevin McDermott

From: David Roadcap <idyllwildva@gmail.com>
Sent: Friday, July 26, 2024 8:46 AM
To: Kevin McCollum
Subject: Re: Chestnut Grove Manufactured Home Park Community Meeting July 22nd 6:30pm Yancey Community Center
Attachments: Chestnut Grove Park Failures.pdf

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.

Hi Kevin,

Thank you for your efforts in reviewing the application, being present at the community meetings, and being open to receiving community feedback on the development proposed by Shimp Engineering. I am writing to urge you, the Planning Commission, and the Board of Supervisors to reject the proposed development.

The reasons for my opposition to the proposed development include the fact that the development flies completely in the face of the county's development plan, which emphasizes retaining the rural character in the Chestnut Grove Road area and the Southern portion of the county in general (which is also protected as the "Southern Albemarle Rural Historic District" as registered with the US National Park Service). As noted in the county's 2015 Comprehensive Plan, "Growth will be directed to the Development Areas and the County's Rural Area with its agricultural, forestal, historic, cultural, scenic, and natural resources will be preserved for future generations." The plan also states that the county will "only approve new development proposals in the Rural Area that are supported by Rural Area goals, objectives, and strategies." Nothing about the developer's proposal aligns with those principles.

The Albemarle Comprehensive Development Plan (on p. 7.5) provides a list of ten criteria that are "essential" to be met when seeking approval for new/non-zoned uses in Rural Areas. The Chestnut Grove Road proposal fails dismally by those criteria:

- The proposed development fails to "relate directly to the Rural Area and it need a Rural Area location in order to be successful."
    - A high-density development belongs in a development area, and by definition a rural area does not have high density housing developments.
- The proposed development fails to "be compatible with, and have a negligible impact, on natural, cultural, and historic resources."
    - To the contrary, the development will disrupt the scenic visual and auditory character of the region.
    - I am also concerned that setting a precedent by allowing this development will encourage further such developments and accelerate erosion of the rural character of the county.
- The proposed development "conflicts with nearby agricultural and forestal uses."

groundwater, and retain continuous and unfragmented land for agriculture, forestry, biodiversity, and natural resource protection."

Looking beyond the factors expressly listed in the Development Plan, the proposed development has a range of additional flaws:

- The local school system and childcare facilities lack the capacity to accommodate the number of children estimated to live in the development.
- The proposed septic system and its field size seems inadequate for the development. I urge the county to get a second opinion independent of the developer's report.
- There is likely to be significant runoff and pollution downhill/downstream from the proposed development, based on its location at the top of a hill draining to a watershed/creek.
- The area near the development is one of the last to receive services such as snow plowing and electrical repairs. This makes it a poor choice for placement of a development.
- Broadly, affordable housing should be placed in areas where there are proper amenities and services to support it (for example, in or near the currently outlined high density development areas in the county). Chestnut Grove Road does not have those amenities – for example, it is far from employment opportunities, lacks any public transportation, is not close to any retail businesses, lacks high speed internet, and does not have easy access to highways.
- Rather than being in Albemarle County's designated development areas, the proposed development is as far away from the designated development areas in Albemarle County as it is possible to be.
- The developer stated that he will retain ownership of the lots and rent them to people who wish to place mobile homes there. This business model has become recognized as being a predatory system because property owners can raise rents and the residents have little to no recourse. See, for example, link and link and link.

An important question posed to the developer in the community meetings was, what benefits would this development bring to the community already present in the area. The developer was unable to list a single benefit.

I have reviewed the developer's application, and his sole rationale for rezoning with a special permit is the need for affordable housing in Albemarle County. This is an utterly inadequate rationale. While I agree that affordable housing should be provided, it should be provided in a way that is in accordance with the county's development plan, in a way that best serves the interests of potential residents, and in a way that does not greatly strain the surrounding community. For the reasons I listed above, this proposal catastrophically fails in each of those aspects. A developer's desire to build where land is cheaper and maximize his profit cannot be allowed to override the county's careful planning and the overwhelming negative impacts on the surrounding community.

Overall, I can't think of a worse place to put a high-density development such as the one Mr. Shimp has proposed for Chestnut Grove Road.

Kevin McDermott

From: Jen Gaines <jengaines73@gmail.com>
Sent: Friday, August 23, 2024 11:36 AM
To: Kevin McCollum
Subject: Chestnut Grove Manufactured Home Park

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Dear Mr. McCollum,

I am writing in interest of the Chestnut Grove Manufactured Home Park (Project No. ZMA202300017, SP202300020, and SE202300041). I was unable to make the community meeting #2 in person but have been monitoring the permit reviews. I have heard from neighbors that there is another community meeting scheduled, but have not received notice. Can you help me understand the next steps? Is there or will there be another meeting scheduled?

Thank you,
Jennifer Gaines
9237 Chestnut Grove Rd, Esmont, VA 22937

Kevin McDermott

From: Isobel Ziluca <iziluca@aol.com>
Sent: Saturday, July 20, 2024 6:15 PM
To: Kevin McCollum
Subject: Fw: Esmont trailer 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.

Dear Mr. McCollum,

As a property owner of 25+ acres very close to the proposed trailer park I'm very concerned on many levels about this project. I'm in the process of building and retiring there and have met many wonderful people in the county offices and the area. I feel my concerns are valid and would be the same for other residents of Esmont.

- The permitting process for a driveway, well and septic was lengthy and burdensome on my property. I don't see how this project could have the same high standard that I had to adhere to and be approved for so many lots close together with well and septic.

- The runoff abatement process that is required by the county for building on 25 acres is extensive and certainly needed to maintain the integrity of our environment and waterways. Will these same strict requirements be required for this project?

- Well water is not an endless resource and after digging 2 wells on my property before getting a less than desirable gpm there's no doubt I'll be drilling another one before too long. Kenny Matheny, my well driller, said the Esmont area is known for a very low water table and dry wells. Is digging several wells for a project of this size really advisable in the present environment of hotter and hotter weather?

- Lastly, there's no doubt a project of this nature does not belong in such a rural setting where county services would be stressed to provide the basics of education, wellness and safety. It belongs closer to or within a town limits to more easily provide the support from the county and community for all the reasons stated above.

Unfortunately I am away for the meeting but I do hope all these questions are addressed. Please feel free to contact me anytime if you have any questions or better yet answers to my serious concerns.

Sincerely,
Isobel Ziluca
540-454-2041

Sent from the all new AOL app for iOS

Dear Commissioners,

Thank you for your efforts in reviewing the development proposed by Shimp Engineering, and considering community feedback on the proposal. I am writing to urge you to reject the proposed development.

The reasons for my opposition to the proposed development include the fact that the development flies completely in the face of the county's development plan, which emphasizes retaining the rural character in the Chestnut Grove Road area and the Southern portion of the county in general (which is also protected as the "Southern Albemarle Rural Historic District" as registered with the US National Park Service). As noted in the county's 2015 Comprehensive Plan, "Growth will be directed to the Development Areas and the County's Rural Area with its agricultural, forestal, historic, cultural, scenic, and natural resources will be preserved for future generations." The plan also states that the county will "only approve new development proposals in the Rural Area that are supported by Rural Area goals, objectives, and strategies." Nothing about the developer's proposal aligns with those principles.

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- The proposed development fails to "be compatible with, and have a negligible impact, on natural, cultural, and historic resources."
    - To the contrary, the development will disrupt the scenic visual and auditory character of the region.
    - I am also concerned that setting a precedent by allowing this development will encourage further such developments and accelerate erosion of the rural character of the county.
- The proposed development "conflicts with nearby agricultural and forestal uses."
    - Piling 50 residences on a ridge by the passing road will result in considerable noise, and, as noted in the Comprehensive Development Plan (see p. 7.4), "excessive noise can interfere with a horse or cattle operation."
- The proposed development would not be of "a size and scale that complements the character of the area in which they will be located."
    - Under the current zoning, the land for the development could be divided into 6 lots. The proposed development would result in a density more than 7 times higher than the currently allowed divisions. This is far from complementary sizes and scales.
    - More generally, "new homebuilding is not desired in the County's Rural Area because it undermines the preferred uses. It can also cause rural landowners to feel financial pressure to subdivide their land." (Comprehensive Plan, p. 7.4)

- The local school system and childcare facilities lack the capacity to accommodate the number of children estimated to live in the development.
- The proposed septic system and its field size seems inadequate for the development. I urge the county to get a second opinion independent of the developer's report.
- There is likely to be significant runoff and pollution downhill/downstream from the proposed development, based on its location at the top of a hill draining to a watershed/creek.
- The area near the development is one of the last to receive services such as snow plowing and electrical repairs. This makes it a poor choice for placement of a development.
- Broadly, affordable housing should be placed in areas where there are proper amenities and services to support it (for example, in or near the currently outlined high density development areas in the county). Chestnut Grove Road does not have those amenities – for example, it is far from employment opportunities, lacks any public transportation, is not close to any retail businesses, lacks high speed internet, and does not have easy access to highways.
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I have reviewed the developer's application, and his sole rationale for rezoning with a special permit is the need for affordable housing in Albemarle County. This is an utterly inadequate rationale. While I agree that affordable housing should be provided, it should be provided in a way that is in accordance with the county's development plan, in a way that best serves the interests of potential residents, and in a way that does not greatly strain the surrounding community. For the reasons I listed above, this proposal catastrophically fails in each of those aspects. A developer's desire to build where land is cheaper and maximize his profit cannot be allowed to override the county's careful planning and the overwhelming negative impacts on the surrounding community.

Overall, I can't think of a worse place to put a high-density development such as the one Mr. Shimp has proposed for Chestnut Grove Road.

Thank you for taking the time to read my comments.

Planning Commission Comment Script 12.10.2024

My name is Jennifer Gaines, my husband and I reside at 9237 Chestnut Grove Road in Esmont. We purchased our home in 2007. We are the closest house, on the opposite side of the street, from the property being discussed (Chestnut Grove Manufactured Home Park, Project No. ZMA202300017, SP202300020, and SE202300041). While I have general concerns about adding a rural manufactured home park after the high number of closures and revitalizations of similar neighborhoods in Charlottesville and Albemarle County in the last decade- my greatest concern comes from my healthcare background, **rescue response times**.

I was a nurse at Martha Jefferson Hospital for over 20 years and am now an instructor at UVA Schools of Medicine and Nursing. Last year my teenage nephew was staying with us and had a severe asthma attack. He was blue and starved for air and I called 911. About 15 minutes into the call a friend and volunteer firefighter arrived to assist, he heard our address and knew the one ambulance for our area was quite far out. It took an additional 30 minutes for the ambulance to arrive. That was **45 minutes from the call for an air starved teenager**; thankfully it was 45 minutes of being coached through breathing and relaxation by a loving nurse auntie and a friendly firefighter. What may have happened if he did not have the two of us available? I would hate to think of the grim possibilities.

There is already a great **strain on our emergency response** resources for our area. The complexity of one available ambulance can mean life or death for an infant, elderly loved one or anyone in between. If there are 50 manufactured homes with an estimated 2 parents and 2 children each, that is 200 new people. That is more than the current number of people living on all of Chestnut Grove Road that is 6 miles long.

While this is a meeting about neighborhood development, the concern is about **resource availability and consumption** in a rural southern Albemarle County community. It is about limited resources such as employment, transportation, health care, and burden on our emergency response, education, and environmental systems. **What type of grim possibilities and insecurities could the Chestnut Grove Manufactured Home Park trigger for its own residents and neighbors?**

I have great concerns about those possibilities and so should you.