Syd Shoaf

From: Gina Maranto <glmaranto@gmail.com>
Sent: Tuesday, January 7, 2025 11:15 AM
To: Planning Commission
Cc: Syd Shoaf
Subject: Input re: SP202400018 Charlottesville Community Church Special Use Permit

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Dear Clerk of Albermarle County,
We are submitting the remarks below with regard to the application of the Charlottesville Community Church for a Special Use Permit (SP202400018) for the Planning Commission hearing scheduled for January 14, 2025.

It is our view, as homeowners in Avinity Estates (3652 Moffat Street, lot 34), that issues raised at the community meeting August 15, 2024 have not been adequately addressed by the applicants in their revised submission. We believe that the development as currently configured will have negative environmental impacts and may reduce our property values. Had we known we would have a heavily trafficked road directly behind our backyard, we likely would not have purchased, and we assume potential future buyers will share such views. Our main concerns are as follows:

1. The revised plan claims (p. 9 of slide show) that "this development will have no environmental impacts to any natural features on the property or surrounding areas." This claim is patently not supported by the plan itself. To begin with, the revised plan allows for destruction of an existing hedge row (referred to as the 12' landscape buffer) along the northern part of the property in connection with the regrading/paving of the existing unpaved Pebble Drive. This hedge row supports extensive wildlife, including raptors (owls, red tail hawks) and many songbirds. (We have documented at least 13 species via Cornell University Merlin app during a spring day.) Other wildlife, including deer, foxes, and bobcat live or forage in the hedge row, as do snakes, tree frogs, toads, turtles, and other amphibians and reptiles. The revised plan indicates that "portions of this 12' landscaping area will be disturbed and replanted." However, no materials are provided regarding what will be replanted. It is very likely that any replanting will not begin to approximate the ecosystem value provided by the current hedge row in terms of diversity of species and sustainability. We would like to see the applicant provide a species census of the hedge row and a mitigation plan that aims to restore the hedge row to its current state of viability.
2. Drainage issues from the church property to Avinity Estates are not addressed by the revised plan. For most of the run of the northern property line, the terrain is above and tilted toward Avinity Estates, meaning that water runs off the property toward Moffat Street. Some homeowners have already had issues with drainage that have had to be mitigated. We would like to see the applicant provide assurance in the form of a clear plan for eliminating any additional runoff due to the paving of Pebble Drive and development of the site.

3. Air pollution issues from the significantly increased traffic along Pebble Drive to and from the parking lot are not addressed in the plan. HVAC units for all houses on the south side of Moffat Street are located immediately behind the houses and along church property. We would like to see a report on estimated impacts on air quality from the 200 or more vehicles expected to come onto the property at least once a week (and, by all indications, much more frequently). In addition, we would like to see a mitigation plan.
4. Mitigation of sound from the church activities is addressed in terms of activities inside its buildings, but is insufficiently addressed in terms of outdoor activities. Plantings may somewhat diminish the outdoor noise from playgrounds, but will do little to abate the noise from vehicles. Even with re-grading, Pebble Drive will be steep, and entering cars and trucks will be climbing, which produces more noise. Currently, it is possible to hear all vehicles, especially including delivery trucks (FedEx, UPS), coming and going and paving will not reduce engine noise.

Thank you.

Best,

Mark Derr and Gina Maranto

Homeowners
3652 Moffat Street
Charlottesville, VA 22902
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glmaranto@gmail.com

Syd Shoaf

From: Craig Roller <our6thman@gmail.com>
Sent: Monday, November 4, 2024 12:04 PM
To: Syd Shoaf
Subject: Re: SP202400018 Charlottesville Community Church Special Use Permit - Project Updates

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Comments about this project. As I remember, this parcel is currently R1. Unsure how many home could be built by right, but am sure traffic, noise, etc would more of a daily basis than this church meeting Sunday mornings. Seems like a better use of the land to allow the church. Strong community commitment. Less pressure on already crowded roads, schools, stretched resources
Thanks
Craig Roller
Sent from my iPhone

> On Nov 1, 2024, at 9:21 AM, Syd Shoaf <sshoaf@albemarle.org> wrote:
>
> Good morning,
>
> You are receiving this email because you have signed up for the interested parties list for SP202400018. I am sorry for the lack of updates throughout this application process and hope this email brings you up to speed with where this project is at.
>
> On August 15, 2024, the community meeting for this application was held at the 5th and Avon Community Advisory Committee (CAC) meeting. At this meeting, members of the public along with members of the CAC provided public comment for this project. Many of the concerns raised at this meeting were captured in Staff's first review comment letter. This comment letter can be viewed through the link below and is titled "SP202400018 Review Comments Special Use Permit 2024-09-09."
>
> On September 17, 2024, the applicant requested a 6-month deferral for their application to make revisions. On October 8, 2024, the application was resubmitted and transmitted to reviewers for review. The applicant requested to be scheduled for the Planning Commission for a public hearing on **Tuesday, January 28, 2025**, at 6 pm in the Lane Auditorium located at 401 McIntire Road, Charlottesville, VA 22902. I will send out a reminder email for this public hearing within 2 weeks of the meeting. This is an opportunity for members of the public to provide public comment directly to the Planning Commission and learn more about the application.
>
> The resubmitted materials can be accessed through the link below and are dated with 2024-10-08.

https://lfweb.albemarle.org/weblink/search.aspx?dbid=0&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22SP202400018%22%7d

If you have any questions or would like to provide public comments via email, please do not hesitate to reach out.

Thank you,

Syd Shoaf
Senior Planner
Community Development Department
Albemarle County

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401 McIntire Road, Charlottesville, VA 22902

Syd Shoaf

From: Gina Maranto <glmaranto@gmail.com>
Sent: Friday, August 16, 2024 9:15 AM
To: Mary K. King
Cc: rschickendantz@mcdonough.com; Syd Shoaf
Subject: RE: SP2024400018 Charlottesville Community Church SUP

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Dear M.K., Roger, and Syd,
Thank you for the well run and informative community meeting yesterday evening in re: the special use permit request for the property on Route 20, parcel number 09100-00-00-016B0. I reside in Avinity Estates at 3652 Moffat Street (Lot 34), just below the end of the wooden privacy fence that runs northwest along the 10' landscape buffer on the Church's property.

I appreciate your comments, M.K, regarding impacts of traffic on Moffat Street residents should the entrance to the property be retained along Pebble Drive. Having the vehicles of some 300 congregants (and I suspect there would be more than the 80-100 Scott Collins estimated), passing within 10 feet of my back yard every Sunday would be noisy, polluting, and disruptive. I also suspect that over time, usage would increase and there would be more comings and goings during the week that would be problematic. I know that some of my neighbors down the western side of Moffat Street who were not able to attend the meeting share my concerns.

Given that the current entrance onto Pebble Drive is not VDOT compliant, and given that there will need to be considerable upgrading and re-engineering of to accommodate the slope, which is currently quite steep, I heartily endorse the suggestion you made, M.K., that the access road might be rerouted. I believe that if the

access road were to run from Rte 20 along the western side of the property along the 15' landscape buffer and then transit the parking lot in some fashion to afford access to the Wood property that this would be far more desirable for Avinity property owners. There is no problem, as far as I'm concerned, in retaining the Pebble Drive gravel area; however, Pebble Drive should not be the access point for those entering the Church dropoff area and parking lot.

I look forward to participating further in this process as a stakeholder.

Many thanks for your oversight.

Best,
Gina

Gina Maranto
3652 Moffat Street
Charlottesville, VA 22902