Community Meeting Summary
Westminster-Canterbury of the Blue Ridge (WCBR) (ZMA-2026-00010)
November 9, 2026 at 6pm in the East Rivanna Volunteer Fire Company Station

Approximately 35 to 40 community members attended, including residents from Ashcroft and Glenorchy subdivisions.

Questions and comments about the application were discussed following a presentation by County staff and the applicant. The discussion included a variety of topics, but focused primarily on:

- Building height, visibility, and viewshed impacts
- Traffic and roadway changes
- Property values and preservation of neighborhood character
- Neighborhood compatibility
- Environmental and tree impacts
- Other topics

Building Height, Visibility, and Viewshed Impacts

Many community members voiced concerns with the anticipated visual impacts, particularly the proposed 12-story tower, and its visibility from nearby neighborhoods, including potential effects on the Monticello viewshed. Several community members offered to have representatives of the project visit their property to estimate visibility and visual impacts.

Traffic and Roadway Changes

Community members asked about vehicle trips, delivery traffic, safety, construction impacts, and emergency access.

Property Value Concerns and Preservation of Neighborhood Character

Several speakers expressed concerns about impacts to property values, views, aesthetics, and the quiet enjoyment of nearby residential properties.

Neighborhood Compatibility

Community members raised concerns about the overall proposed density of the expansion area, lighting from the proposed tower at night, setbacks adjacent to existing homes, and the location of access gates along Glenorchy Drive.

Several speakers asked about the proposed phasing and building locations, and provided alternative suggestions, such as:

- Locating taller buildings lower on the hillside.
- Using other parts of the WCBR campus for higher density.
- Exploring different transportation and circulation solutions instead of widening Glenorchy Drive.

Environmental and Tree Impacts

Concerns included removal of roadside trees, loss of noise-buffering vegetation, impacts to the stream (Hickmans Branch), and broader environmental effects.

Other Topics

Additional questions addressed utility expansion and relocation, snow removal, potential VDOT Park & Ride facilities, and historic resources located on or near the property.