

**From:** Martha Leinbach <pacermel13@yahoo.com>  
**Sent:** Friday, February 28, 2020 10:04 AM  
**To:** Margaret Maliszewski  
**Cc:** Ned Gallaway  
**Subject:** Information on Malloy Ford: specifically site along RT. 29 which was the old furniture building and potential plans for that site

**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.**

I talked with you last evening at the end of your presentation to the Rt. 29-Rio CAC meeting re: Malloy Ford and my attempts to try to get information on specifics of their revised site plan for the land adjacent to their new dealership. This is the site that contains the old Better Living Furniture building in the front and their body shop in the rear.

I have concerns primarily about the **visual presentation** of that site as seen from the entrance to our neighborhood ( Carrsbrook) across the street given that is our neighborhood's primary exit onto Rt. 29 and we (all residents) have to see and pass by that location sometimes numerous times in a day and certainly daily. I know other Carrsbrook and Woodbrook neighbors also have concerns about the noise in the night of transports in and out of that site and very bright lights emanating now and potentially in the future if more lighting is permitted.

Could you please help me find information on:

——new proposed site plan(s) by Malloy presented to the Rio CAC in January 23 and/or to the ARB on February 3.

——any new presentation to the Planning Commission.

I listened to the ARB podcast from February 3 and thought I heard something about Malloy going back to the Planning Commission. Have they done that already since the January 2020 presentation. Mr. Dotson told me last night after I spoke with you that he thought they had already been to the Planning Commission re: this new section of the site. Where is the process now? When will it go before the BOS?

——any written or verbal communication available regarding their proposal for the "furniture building" site and surrounding area including not only visual screening and landscaping but what type of cars will be allowed in this new space if indeed it just becomes a parking lot and what will be allowed to be seen there. The original site plan calls for all cars needing repair and all employee cars to be in the back area—not along the frontage. Malloy chose to move to this site and I wish them well as a business but they seem to have reduced their square footage from their previous location yet have increased their traffic, use and inventory. How is that allowed?

Malloy has repeatedly violated the parking in the grassy area near the old furniture building. I contacted the county in August of 2019 and again in January 2020 initially through Ned Gallaway who referred me to Mr. Svobova, the zoning compliance officer. They also have parked along the frontage road on both sides when told they could not use the grass with not only cars but dump trucks, small to medium size commercial vans and on occasion large empty transport tracker trailers. In one of the entrance corridor studies originally done re: original site and view of unpleasant buildings etc an engineer commented " traffic driving 45 miles per hour on Rt. 29 would only visualize that site for 3.44 seconds. The residents of Carrsbrook and Woodbrook have to see that site everyday sometimes multiple times a day and not just for 3 seconds. Please consider that other dealerships along Rt. 29 are mostly directly across from other

commercial entities and NOT a neighborhood. Also there is a traffic light very close to the furniture building location so traffic will occasionally sit there longer to view the entrance corridor.

Thank you for offering to help me locate this newer information. Your assistance is appreciated.

Sincerely  
Martha Leinbach  
Carrsbrook resident