

Proposed (for 1/23/20 CAC Meeting)

Places29 Rio CAC Resolution to Deny ZMA20190008

The Parkway Place rezoning application (ZMA20190008) is not in keeping with the County Comprehensive plan guidelines, and will adversely impact the adjacent existing communities.

A stated Comprehensive Plan objective is to “Promote infill and redevelopment that is “compatible with surrounding neighborhoods and uses””. The immediate surrounding neighborhoods communities are at lower densities, less than half of what is being proposed in the rezoning application

Further the proposed high residential density of 328 new units (16.1 net dwelling units per acre) will generate an additional 1800 vehicle trips a day, a 15% increase over current volume, plus there is a projected 2% annual future general traffic increase. With this increased traffic on adjacent roads, the developer’s proposed road improvements will not be a viable improvement alternative, given that the current roads are already suffering from overcrowded and unsafe conditions,

Accordingly, the CAC recommends that the Parkway Place Zoning Map Amendment NOT be approved unless amended to offer a residential density consistent with the adjacent communities, and that the anticipated traffic conditions are fully resolved



Received

JUN 11 2019

County of Albemarle
Board of Supervisor's Office

June 10, 2019

Dear Nancy Hunt;

Attached please find petitions signed by 483 (Wetsel petition) and 465 (Belvedere 999 petition) voting residents of the Dunlora neighborhood opposing any rezoning or further development in the Rio 29 corridor. These signatures represent over 90% of Dunlora households. This corridor which includes the intersection of Dunlora Dr./Rio Rd./ John Warner Parkway as well as Belvedere Dr. should be evaluated with regard to necessary infrastructure improvements and these improvements then implemented before any rezoning is considered.

While it is recognized the County's interest is effective utilization of land in the growth area, there are several facts to consider:

- The Rio Road/John Warner Parkway intersection is one of the busiest in the County. This intersection is currently rated by the Virginia Department of Transportation (VDOT) as a "D". This grade means "operations with a control delay between 35 and 55 s/veh or a volume to capacity ratio greater than 1.0" *Highway Capacity Manual*.
- Entry/egress from Dunlora is already difficult and dangerous regardless the time of day traveled.
- VDOT and county officials have acknowledged this particular area needs improvements even with current traffic volumes. According to the 2019 update of Albemarle County Transportation Priorities improving the intersection at Rio Rd. and John Warner Parkway isn't being considered. The proposed developments are in stark contrast to the purely residential surrounding community environment and are inconsistent with the Places29 area goal to "preserve the character of existing neighborhoods".
- Additionally, potential impact on the surrounding schools, some of which are already over capacity, does not appear to have been adequately addressed.

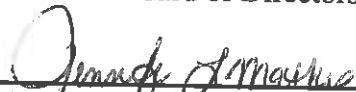
We in Neighborhood Two of the Rio District request that no further development be considered until the infrastructure surrounding the area is evaluated and improvements in road safety and traffic flow are implemented. This request is consistent with the consideration granted to Rivanna Village in the *Village of Rivanna Master Plan* Adopted 5-12-10 Page 5 Amended June 10, 2015 which states, "Future residential development should only be approved if and when

transportation improvements to US 250 have been made and sufficient sewer capacity is in place to support that development.”


In addition, Rio Rd. and John Warner Parkway are considered an entrance corridor. Preserving the character of the current surrounding neighborhoods and eliminating traffic backups would make this much more appealing to those traveling through or considering Charlottesville as their future home.

Sincerely,

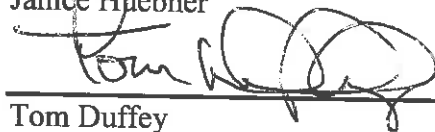
The Dunlora Board of Directors



Jennifer Mathes




Janice Huebner



Tom Duffey



Ernest Anastasi



Jane Beckert

Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE: 5/3/2019

To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
 (Wetsel Farm Property)

	Printed Name	Street Address	Signature
1	TERESA FADLEY	1270 TOWNBROOK CROSSING	Teresa Fadley
2	Marian Pinkham	2212 Shepherds Ridge Rd	Marian Pinkham
3	CATHERINE MURRAY	2206 SHEPHERDS RIDGE RD,	Catherine Murray
4	CURT YOHE	2199 SHEPHERDS RIDGE RD.	Curtis D Yohe
5	ALICE COOK	2189 Shepherds Ridge Rd	Alice Cook
6	WAYNE FERGUSON	2200 Shepherds Ridge Rd	Wayne Ferguson
7	ELVA FERGUSON	2200 Shepherds Ridge Rd	Elva Ferguson
8	Judith N Reid	2137 Shepherds Ridge Rd	Judith N Reid
9	Della C Booth	2135 Shepherds Ridge Rd	Della C. Booth
10	VERONICA A GREGG	2129 Shepherds Ridge Rd	Veronica A. Gregg
11	DELLA H. DIRICKSON	2127 Shepherds Ridge Rd	Della H. Dirickson
12	WILLIAM C DIRICKSON	2127 SHEPHERDS RIDGE RD	William C Dirickson
13	Alon & Forbes	2126 Shepherds Ridge Rd	Alon & Forbes
14	Helen J. Forbes	2126 Shepherds Ridge Rd.	Helen J. Forbes
15	CHRISTINE MORRISON	2120 SHEPHERDS RIDGE RD	Christine Morrison
16	Carolyn Rowe	2112 Shepherds Ridge	Carolyn Rowe
17	KATIE DOTSON	2111 Shepherds Ridge Rd	Katie Dotson
18	EDNA ROSENER	2109 SHEPHERD RIDGE RD.	Edna Rosener
19	Jane Bupp	3101 Shepherds Ridge Rd	Jane Bupp
20	Peggy Bidwell (Margaret)	2128 Shepherds Ridge Rd.	Margaret Bidwell
21	Edward J. Bidwell	2128 Shepherds Ridge Road	Edward J. Bidwell
22	MARGARET Ann Andrews	2222 Shepherds Ridge Rd.	Margaret Ann Andrews
23	Mary E. Bailey	2220 Shepherds Ridge Rd	Mary E. Bailey
24	CHRISTIE V. BARK	1220 Townbrook X416	Christie V. Bark
25	Eugene McVey	1215 Townbrook Xing	Eugene McVey

Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE: 5/1/2019

To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)

Printed Name	Street Address	Signature
1 June Taft	2238 Shepherds Ridge Rd Charlottesville, VA 22901	June Taft
2 Alice Batten	1291 Townbrook Crossing	Alice Batten
3 GARY FADLEY	1270 TOWNBROOK CROSSING	Gary Fadley
4 Douglas Hudson	1276 Townbrook Crossing	Douglas Hudson
5 STERLING HUDSON	1276 Townbrook Crossing	Sterling Hudson
6 Phyllis Tignor	1271 Townbrook Crossing	Phyllis Tignor
7 NANCY GILBERT	1269 TOWNBROOK CROSSING	Nancy J. Gilbert
8 SALLY MARSHALL	2231 Shepherds Ridge Rd., Charlottesville	Sally Marshall
9 CHRIS BARNICK	2237 SHEPHERDS RIDGE RD. CHARLOTTESVILLE	Chris Barnick
10 WILLIAM A. BAKER	2239 Shepherds Ridge Rd. Charlottesville	William A. Baker
11 NANCIE GAETH	2247 Shepherds Ridge Rd	Nancie Gaeth
12 ELSA BERGER	2228 Shepherds Ridge Rd	Elsa Berger
13 RICHARD BERGER	2228 Shepherds Ridge Rd	Richard Berger
14 EDWARD CUKA	2238 SHEPHERDS RIDGE RD.	Edward Cuka
15 JOHN E KUK III	2229 " " "	John E Kuk III
16 PATRICIA A KUK	" " " "	Patricia A Kuk
17 MICHAEL HORN	2227 SHEPHERDS RIDGE RD. WVA	Michael Horn
18 DENISE PASTERNAK	2221 Shepherds Ridge Rd	Denise Pasternak
19 JOANN FAILLACE	2215 Shepherds Ridge Rd	M. Joann Faillace
20 JANICE S. LINKOUS	2205 Shepherds Ridge Rd.	Janice S. Linkous
21 GEORGE R. COLEMAN	2213 Shepherds Ridge Rd	George R. Coleman
22 SEVERLY GAY NICHOLS	2207 SHEPHERDS RIDGE RD.	Severly Gay Nichols
23 MERIN SHIKIAR	2191 Shepherds Ridge Rd.	Merin Shikiar
24 A. DAVID DRAYER	2197 SHEPHERDS RIDGE RD	A. David Drayer
25 JUDITH M. DRAYER	2197 SHEPHERDS RIDGE RD	Judith M. Drayer

Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....

**To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)**


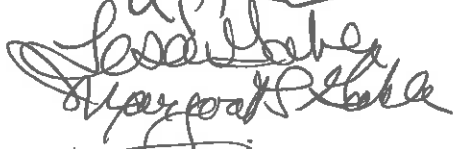


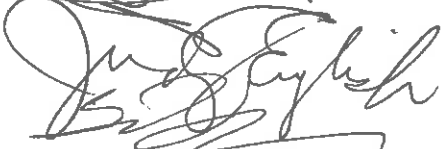
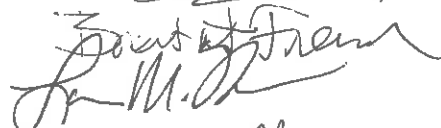
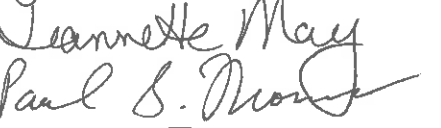
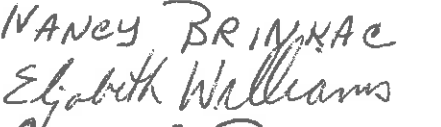


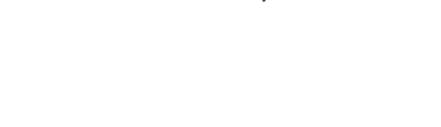




	Printed Name	Street Address	Signature
1	Tara Friedman	1308 Breckenridge Ct	Tara O. Friedman
2	Heather Sullivan	1230 Long Run	Heather Sullivan
3	Kathleen McQuilkin	1324 Breckenridge Ct.	Kathleen McQuilkin
4	John McQuilkin	1324 Breckenridge Ct.	John McQuilkin
5	Jason Jones	1317 Breckenridge Ct	Jason Jones
6	Patrick Campbell	1117 Pike Pl	Patrick Campbell
7	Kristine Campbell	1117 Pike Pl	Kristine Campbell
8	Carolee Wilson	1318 Breckenridge Ct	Carolee Wilson
9	Carolyn Piotrowski	1108 Pike Pl	Carolyn Piotrowski
10	Jeff Blauvelt	1118 Pike Pl	Jeff Blauvelt
11	Melinda Caldwell	1118 Pike Place	Melinda Caldwell
12	Boris Koutchen	1111 Pike Place	Boris Koutchen
13	Raina Roberts	1111 Pike Place	Raina Roberts
14	Steven Friedman	1308 Breckenridge Ct	Steven Friedman
15	Fatima Khan	1107 Pike Place	Fatima Khan
16	SHAHARYAR KHAN	1107 Pike Pl	Shaharyar Khan
17	Kara Williams	1323 Breckenridge Ct	Kara Williams
18	Keith Kobyr	1330 Breckenridge Ct	Keith Kobyr
19	Emily Kobyr	1330 Breckenridge Ct	Emily Kobyr
20	Sarah Click	1311 Breckenridge Ct.	Sarah Click
21	Tom Click	1311 Breckenridge Ct	Tom Click

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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE: May 2019

To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetzel Farm Property)

	Printed Name	Street Address	Signature
1	FRANK Ehlers	1223 Mountford Ct	
2	TERESA Gable	1223 Mountford Ct	
3	MARGARET GABLE	1223 Mountford Ct	
4	Luis Alvarez, Jr.	1219 Mountford Ct.	
5	Judith A. English	1219 Mountford Ct.	
6	Eileen French	1228 Mountford Ct.	
7	Brent French	1228 Mountford Ct.	
8	Laura M. Thomas	1221 Mountford Ct.	
9	Jeannette May	1224 Mountford Ct	
10	Paul S. Thomas	1221 Mountford Ct.	
11	Nancy J. Brinkac	915 Charter Oaks Dr.	
12	Elizabeth Williams	945 Charter Oaks Dr.	
13	Carolyn McPherson	910 Charter Oaks Dr.	
14	Etha Levin	890 Charter Oaks Dr.	
15	Julius Levin	890 Charter Oaks Dr.	
16	JASON WILLIFORD	860 CHARTER OAKS DR.	
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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE May 2019

To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)









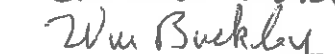

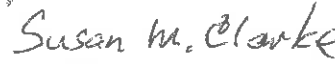


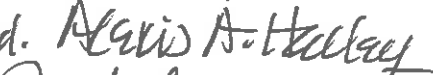







	Printed Name	Street Address	Signature
1	John P. Springett	895 Charter Oaks	[Signature]
2	Martha T. Springett	895 Charter Oaks Dr.	[Signature]
3	Margaret Dryer	830 Charter Oaks Dr	[Signature]
4	MARK DRYER	830 CHARTER OAKS DRIVE	[Signature]
5	THOMAS WHEELER	840 Charter Oaks Dr	[Signature]
6	MARY WHEELER	840 CHARTER OAKS DR.	[Signature]
7	Gina James	850 Charter Oaks Dr	[Signature]
8	Bernadette Thomas	860 Charter Oaks Dr.	[Signature]
9	Steve Panos	870 Charter Oaks Dr	[Signature]
10	Zannis "	870 Charter Oaks	[Signature]
11	HARALAMBOS	870 Charter Oaks	[Signature]
12	Joanne Panos	" " "	[Signature]
13	Victoria Richardson	880 Charter Oaks Dr.	[Signature]
14	DAVID RICHARDSON	880 Charter Oaks. Dr.	[Signature]
15	JULIUS LEVIN	890 CHARTER OAKS DR	[Signature]
16	Etta LEVIN	890 Charter Oaks	[Signature]
17	Joy Cross	905 Charter Oaks	[Signature]
18	Whitman Cross	900 Charter Oaks	[Signature]
19	Kelly Garrett	905 Charter Oaks	[Signature]
20	James Garrett	905 Charter Oaks	[Signature]
21	Jayne T. Naughton	950 Charter Oaks	[Signature]
22	Stuart Williams	945 Charter Oaks Dr	[Signature]
23	PATRICIA MOORE	975 Charter Oaks	[Signature]
24	BRYAN THOMAS	975 CHARTER Oaks	[Signature]
25	JANE THOMAS	975 CHARTER Oaks	[Signature]

Wetsel

Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE: May 2019

**To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)**

	Printed Name	Street Address	Signature
1	Nathan B. Smith	930 charter oaks Drive	
2	Joe R Schwartzman	920 Charter Oaks Dr	
3	Melody Smith	930 Charter Oaks Dr.	
4	Julie Myers	925 Charter Oaks Dr	
5	JAMES HUBBARD	935 charter oaks Dr.	
6	George Hoke	960 Charter Oaks Dr	
7	Tracy Hoke	960 CHARTER OAKS DR	
8	Camille Hoke	960 Charter Oaks Dr	
9	WILLIAM BUCKLEY	970 CHARTER OAKS DR	
10	Lawrence Clarke	1000 Charter Oaks Dr.	
11	Susan M. Clarke	1000 Charter Oaks Dr.	
12	Vicki Miller	955 Charter Oaks Dr.	
13	Brian Miller	955 Charter Oaks Dr.	
14	ALEXIS A. HALLEY	2038 Shepherds Ridge Rd.	
15	Jennifer Mathes	885 Charter Oaks Dr	
16	Donald Mathes	885 Charter Oaks Dr	
17	Patricia Miller	1007 Dunlora Dr.	
18	Yoon-jette	1007 Dunlora Dr.	
19	Patrick Punch	374 Shepherds Ridge Cir	
20	Y. Heidi Yoon	1115 Dunlora Dr	
21	VIVEK DHAND	1115 DUNLORA DR	

Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....

**To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)**

	Printed Name	Street Address	Signature
1	Kent Schlussek	1171 River Chase Ridge	Kent Schlussek
2	Judith Schlussek	1171 River Chase Ridge	Judith Schlussek
3	Rebecca Rush	1159 River Chase Ridge	Rebecca L. Rush
4	Thomas Osinte	1159 River Ch. Rdg	Thomas Osinte
5	P. Ann LaPanta	1158 River Chase Rdg	P. Ann LaPanta
6	Lissa Weathers	2445 Eastham Hill	Lissa Weathers
7	Josann LaPanta	1158 River Chase Ridge	Josann LaPanta
8	Matthew Johnson	1155 River Chase Ridge	Matthew Johnson
9	Xelapero Muntz	1163 River Chase Ridge	Xelapero Muntz
10	Richard Elzey	3759 Buena Vista Barrington	Richard Elzey
11	CATHERINE MURPHY	1163 RIVER CHASE RIDGE	Catherine Murphy
12	Cindy Cooper	1162 River Chase Ridge	Cindy Cooper
13	VICKI BOMBARDIERI	1170 River Chase Rdg	Vicki Bombardieri
14	RUSS BOMBARDIERI	1170 RIVER CHASE RDG	Russ Bombardieri
15	Rodney Sullivan	1183 River Chase Rdg	Rodney Sullivan
16	Pam Sullivan	1183 River Chase Ridge	Pam Sullivan
17	ERIC T. COOPER	1162 River Chase Ridge	Eric T. Cooper
18	Carol McIntyre	1186 River Chase Ridge	Carol McIntyre
19	James C Boyd	1189 River Chase Rdg	James C Boyd
20	Barbara Boya	1189 River Chase Rdg	Barbara Boya
21	Amy Lenert	1195 River Chase Rdg	Amy Lenert
22	Settlement	1195 River Chase Rdg	Settlement
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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE 4.27.2019

**To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)**

	Printed Name	Street Address	Signature
1	Nan Halperin	1376 River Brook Ct.	Nan Halperin
2	MICHAEL ORLOFF	1376 RIVER BROOK CT	Michael Orloff
3	Jen Davie	1384 River Brook Ct.	Jen Davie
4	Ron London	1389 River Brook Ct	Ron London
5	Ann Cooper	1385 River Brook Ct	Ann Cooper
6	Ronald L. Price	1384 River Brook Ct	Ronald L. Price
7	Collin Hensien	1388 River Brook Ct	Collin Hensien
8	MARK HENSIEH	1388 River Brook CT	Mark Hensien
9	Cleen McLamara	1388 River Brook Ct	Cleen McLamara
10	Christine London	1389 River Brook Ct	Christine London
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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....

**To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)**

	Printed Name	Street Address	Signature
1	JANET ANASTASI	1135 River Oaks Ln	Janet Anastasi
2	ERNEST ANASTASI	1135 RIVER OAKS LANE	Ernest Anastasi
3	Caitlin Henning	1409 RIVER OAKS RDG	Caitlin Henning
4	Lynda Fanning	1401 River Oaks Rdg	Charlottetown Lynda Fanning
5	Steven Ball	1412 River Oaks Rdg	Steven Ball
6	Margaret Ball	1412 River Oaks Rdg	Margaret Ball
7	Margaret Wood	361 Shepherds Ridge Circle	Margaret Ball POA
8	Chris Smarte	1409 River Oaks Ridge	Chris Smarte
9	Angela L. Meade	1400 River Oaks Ridge	Angela L. Meade
10	NANCY K. MEADE	1400 RIVER OAKS RIDGE	Nancy K. Meade
11	Emily Shifflett	1404 ROR	Emily Shifflett
12	Michael Shifflett	1404 ROR	Michael Shifflett
13	Jeanne Staal	1417 RIVER OAKS RDG	Jeanne Staal
14	Phil Shifflett	1425 River Oaks Rdg	Phil Shifflett
15	J. Paul Shifflett	1425 River Oaks Rdg	J. Paul Shifflett
16	Nathan Cors	1433 River Oaks Rdg	Nathan Cors
17	Sherie McEornick	1420 ROR	Sherie McEornick
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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....

To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)

	Printed Name	Street Address	Signature
1	THOMAS DUFFEY	2164 LORING CIRCLE	
2	Jane Duffey	2164 Loring Circle	
3	Chris Hartwell	2165 Loring Circle	
4	Judith Smith	2136 Loring Circle	
5	William Smith	2136 Loring Circle	
6	Kristi Hartwell	2165 Loring Circle	
7	TIFFANY COLAVINCENZO	479 LORING CIRCLE	
8	Tylan Sutte	2124 Loring Circle	
9	Cathy Bizzis	2124 Loring Circle	
10	Dennis DiAachetto	2171 LORING CIRCLE	
11	Nancy Hartman	2117 Loring Circle	
12	Paul Hartman	2117 Loring Circle	
13	Kerry Heel	2111 Loring Circle	
14	Mike Bowles	2018 Kemper Lane	
15	Bill Schoelwer	2017 Kemper Lane	
16	Ashish Patel	2012 Kemper Lane	
17	CHRIS PITT	2005 Kemper Lane	
18	GRAHAM SHIFFLET	2112 LORING CIR	
19	Brenda C. Shifflet	2112 Loring Cir.	
20	Laura Cook	2011 Kemper Ln	
21	Ryan McCrystal	2174 Loring Cir	
22	Ken Allman	2153 Loring Cir	
23	Joseph Thrombick	2129 Loring Cir	
24	Ana Lynch	2223 Ambrose way	
25	Braden O'Meara	2211 Ambrose Way	
26	Robert Abbott	2217 Ambrose Way	

Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....

**To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)**

	Printed Name	Street Address	Signature
1	BETTY E SPANN	1085 Blackburn Bluff	Betty E Spann
2	PAULA CUTRUZZOLA	1094 Blackburn Blf	P Cutruzzola
3	TODD CUTRUZZOLA	1094 Blackburn Blf	T Cutruzzola
4	Arthur Sherwood	1088 Blackburn Blf	Arthur Sherwood
5	Karen Sherwood	1088 Blackburn Blf	Karen Sherwood
6	Mary Jane Derby	1082 Blackburn Blf	Mary Jane Derby
7	Karen Derby	1082 Blackburn Blf	Karen Derby
8	Sudie Althiser	1325 Blackburn Way	Sudie S. Althiser
9	Raleigh Althiser	" " "	Raleigh Althiser
10	Paul Easton	1317 Blackburn Way	Paul Easton
11	Karen Byrne	" "	Karen Byrne
12	Ken Porter	1028 Blackburn Bluff	Kenneth S. Porter
13	Vanessa Stami	1025 Blackburn Bluff	Vanessa Stami
14	Susan Porter	1028 Blackburn Bluff	Susan Porter
15	Jillie Robbins	1034 Blackburn Bluff	Jillie Robbins
16	Lynn Bremer	1046 Blackburn Bluff	Lynn Bremer
17	Bob Toplin	1040 Blackburn Bluff	Bob Toplin
18	RoyAnn Murray	1058 Blackburn Blf	RoyAnn Murray
19	William Murray	1058 Blackburn Blf	William Murray
20	Christine Chase	1059 Blackburn Blf	Christine Chase
21	Ken Jannotta	1064 Blackburn Blf	Ken Jannotta
22	Peggy Jannotta	1064 Blackburn Blf	Peggy Jannotta
23	WILLIAM WARDLAW	1069 BLACKBURN Blf	William Wardlaw
24	MARY WARDLAW	1069 BLACKBURN Blf	Mary E. Wardlaw
25	Karin Bendel	1040 Blackburn Blf	Karin Bendel

Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....

To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)

	Printed Name	Street Address	Signature
1	Dorothy M. Salvatierra	1016 Blackburn Bluff	Dorothy M. Salvatierra
2	George Salvatierra	1016 Blackburn Bluff	George Salvatierra
3	Dorothy van Eersel	1091 Blackburn Bluff	Dorothy van Eersel
4	Michel van Eersel	1091 Blackburn Bluff	Michel van Eersel
5	Ginny Echelberger	1031 Blackburn Bluff	Ginny Echelberger
6	Leonard Touchette	1045 Blackburn Bluff	Leonard Touchette
7	Bonnie Touchette	1045 Blackburn Bluff	Bonnie Touchette
8	Robert E. Bremer	1046 Blackburn Bluff	Robert E. Bremer
9	Chris Biediger	1052 Blackburn Bluff	Chris Biediger
10	Hurr McPhree	1070 Blackburn Bluff	Hurr McPhree
11	Mary Lynn Haney	1301 Blackburn Way	Mary Lynn Haney
12	Gary Haney	1301 Blackburn Way	Gary Haney
13	GREGORY ROBBINS	1034 BLACKBURN BLUFF	Gregory Robbins
14	Mary Crawford	1309 Blackburn Way	Mary Crawford
15	Dante Crawford	1309 Blackburn Way	Dante Crawford
16	Tara McBehee	1070 Blackburn Bluff	Tara McBehee
17	Nathan Biediger	1052 Blackburn Bluff	Nathan Biediger
18	JEFF CUTRIZZOLA	1094 BLACKBURN BLUFF	Jeff Cutrizzola
19	HEATHER BOE	1022 BLACKBURN BLUFF	Heather Boe
20	NICHOLAS GERON	1022 BLACKBURN BLUFF	Nicholas Geron

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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....

**To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)**

	Printed Name	Street Address	Signature
1	Claire Wood	1271 Riverchase Ln	<i>Claire Wood</i>
2	DAVID BRUSH	1290 Riverchase Ln	<i>David Brush</i>
3	DELORES BRUSH	1290 RIVER CHASE LA.	<i>Delores Brush</i>
4	Emily D. Oliver	1300 River Chase	<i>Emily D Oliver</i>
5	Christine Maxumka	1310 River Chase	<i>Christine Maxumka</i>
6	Jen Collins	1305 River Chase Lane	<i>Jen Collins</i>
7	James Collins	1305 River Chase Ln	<i>James Collins</i>
8	Katie Smith	1338 River Chase Ln	<i>Katie Smith</i>
9	Chris Smith	1338 River Chase Ln	<i>Chris Smith</i>
10	Christopher Sider	1341 River Chase Ln	<i>Christopher Sider</i>
11	Jeffrey Fishwick	1260 River Chase Ln.	<i>Jeffrey Fishwick</i>
12	George M. Cohen	1264 River Chase Lane	<i>George M Cohen</i>
13	Lauren Cohen	1264 River Chase Lane	<i>Lauren Cohen</i>
14	Linda Cohen	1264 River Chase Lane	<i>Linda Cohen</i>
15	Carol Fishwick	1260 River Chase Lane	<i>Carol Fishwick</i>
16	George Bogner	1265 River Chase Lane	<i>George Bogner</i>
17	Jennifer Smith	1265 River Chase Lane	<i>Jennifer Smith</i>
18	Robert Wood	1271 River Chase Lane	<i>Robert Wood</i>
19	Nancy Maune	1270 River Chase Lane	<i>Nancy Maune</i>
20	Emily van Wincoop	1281 River Chase Lane	<i>Emily van Wincoop</i>
21	Rupinder Kaur	1299 River Chase Lane	<i>Rupinder Kaur</i>
22	Rupinder Kaur	1299 River Chase Lane	<i>Rupinder Kaur</i>
23	Anne Waite	1339 Mosby Rd	<i>Anne Waite</i>
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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....

**To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)**

	Printed Name	Street Address	Signature
1	WARREN QUILLIAN	1230 LORING RUN	
2	Reese Quillian	1230 Loring RUN	Reese Quillian
3	Susan Roberts	1230 Loring Run	Susan Roberts
4	Heather Quillian	1230 Loring Run	Heather Quillian
5	ANNE LINDEN	1455 Queenside Green	Anne Linden
6	Eliza Holland	2068 Loring Place	Eliza Holland
7	MATT HOLLAND	2068 LORING PLACE	
8	Carrie Moraville	2056 Loring Place	Carrie Moraville
9	Mary Moraville	2056 Loring Place	Mary Moraville
10	Mark Moraville	2056 Loring Pl	MARK MORAVILLE
11	JIRI JELINEK	2050 LORING PL	
12	Huai Cheng	1235 Loring Run	
13	Linlin Wang	1235 Loring Run	Linlin Wang
14	Joyce Miller	1242 Loring Run	Joyce Miller
15	T		
16	JACKSON CARY	1248 Loring Run	
17	Rob Tewelez	1254 Loring Run	Rob Tewelez
18	Xiu Feng huang	2074 Loring PL	
19	GURAN M SINGH	2074 Loring PL	GURAN M SINGH
20	Heath Spencer	2080 Loring PL.	Heath Spencer
21	Denise Lunford	1241 Loring Run	

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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....

**To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)**

	Printed Name	Street Address	Signature
1	John Tarbell	1330 Mosbys' Reach	John Tarbell
2	Scott Jones	856 King William	Scott Jones
3	Mary Adams	1303 Mosby Reach	Mary Adams
4	Gene Flamm	1320 Mosbys' Reach	Gene Flamm
5	CONNIE FLAMM	1320 MOSBY'S REACH	Connie Flamm
6	Amy Clasen	1350 Mosby's Reach	Amy Clasen
7	David Balaban	1363 Mosby's Reach	David Balaban
8	Harman Cheema	824 King William Dr	Harman Cheema
9	Lori Balaban	1363 Mosby's Reach	Lori Balaban
10	VICKY EICHER	808 KING WILLIAM DR. V.G.	Vicky Eicher
11	Virginia Farrell	805 King William Dr. V. Farrell	Virginia Farrell
12	Dewey Cornell	811 King William Dr	Dewey Cornell
13	Nancy Cornell	811 King William Dr	Nancy Cornell
14	LAURA KUMN	817 KING WILLIAM DR	Laura Kuhn
15	Kathie Hullfish	817 King William Dr.	Kathie Hullfish
16	Barb Woodsmalk	8710 1340 Mosbys' Reach	Barb Woodsmalk
17	MARY PICKENS	1351 Mosby's Reach	Mary Pickens
18	Marc Perdue	1351 Mosby's Reach	Marc Perdue
19	Gene	1357 Mosby's Reach	Gene
20	Taylor	1357 Mosby's Reach	Taylor
21	Thomas Howard	800 King William Dr.	Thomas Howard
22	Penny L Howard	800 King William Dr.	Penny L Howard
23	Janice Huebner	829 King William Dr	Janice Huebner
24	Ran	829 King William Dr	Ran
25	AMAR CHEEMA	824 KING WILLIAM DR.	Amar Cheema

Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....



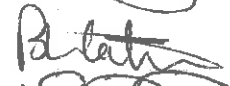




**To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)**

	Printed Name	Street Address	Signature
1	David Kashatus	1345 Mosby Rch	David Kashatus
2	Jennifer Kashatus	1345 Mosby Rch	Jennifer Kashatus
3	THOMAS C. TOPP	832 KING WILLIAM	Thomas C. Topp
4	Martha E. Toppel	832 King William Dr	Martha E. Toppel
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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....

To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)







	Printed Name	Street Address	Signature
1	Lisa Foster	1145 Dunlora Dr.	
2	Kent Ruchin	2050 STOPHOURS RD	
3	Bayard Catron	2038 Shepherd Rd	
4	Laura Jones	856 King William Drive	
5	Amy B. Anderson	823 King William Dr.	
6	Zachariah D. Anderson	823 King William Dr.	
7	THEODORE D ANDERSON	823 KING WILLIAM DR	

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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE 4/28/19

To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)

	Printed Name	Street Address	Signature
1	EFF JENKINS	2003 SHEPHERDS RIDGE RD	
2	Lisa Muratt	2002 Shepherds Ridge Rd	
3	James Muratt	2002 Shepherds Ridge Rd.	
4	Mary Nadolski	403 Picket Lane	
5	Joseph Nadolski	403 Picket Lane	
6	Robyn Wheelhel	2009 Shepherds Ridge Rd	
7	Jane Whitworth	995 Dunlora Dr	Jane Whitworth
8	Robert Whitworth	995 Dunlora Dr	Robert Whitworth
9	Jennifer Furin	998 Dunlora	Jennifer Furin
10	Tim Furin	998 Dunlora	Timothy A. Furin

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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....

**To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)**

	Printed Name	Street Address	Signature
1	Sherry mangold	1335 Pendleton Court	Sherry Mangold
2	Kent M Mangold	1335 Pendleton Ct	KM Mangold
3	Rebecca L'Euyer	712 Ring William	Rebecca L'Euyer

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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....

To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)

Printed Name	Street Address	Signature
1 Luella Diggles	1334 PENDLETON CT.	Luella Diggles
2 Kennedy Diggles	1334 PENDLETON CT	Luella Diggles
3 Katrina Carlson	935 King William Dr	Katrina Carlson
4 Gilman Call	935 King William Dr	Gilman Call
5 George Hartogensis	945 King William Dr	George Hartogensis
6 Alex Siedlecki	965 King William Dr	Alex Siedlecki
7 Mary Jane Siedlecki	965 King William Dr	Mary Jane Siedlecki
8 Pam Wiese	1296 Barclay HI	Pam Wiese
9 Susan Chaplinsky	960 King William	Susan Chaplinsky
10 John M. Atkinson	952 KING WILLIAM DR.	John M. Atkinson
11 Monica Atkinson	952 King William Dr	Monica Atkinson
12 Robin Rockwell	1319 Pendleton Ct	Robin Rockwell
13 Gary Rockwell	1319 Pendleton Ct	Gary Rockwell
14 Jim Kent	944 King William Dr.	Jim Kent
15 SHARI KENT	944 King William Dr	Shari Kent
16 Joan D Carris	1318 Pendleton CT	Joan D. Carris
17 Sharon Leland	925 King Wm. Dr.	Sharon Leland
18 Janelle	925 King Wm. Dr.	Janelle
19 Nancy Hartogensis	945 King William Dr	Nancy Hartogensis
20 ELIOT MININBERG	985 King William Dr	Eliot Mininberg
21 PATRICIA F. MININBERG	" " "	Patricia F. Mininberg
22 Kerrie Mandeville	1326 Pendleton Ct	Kerrie Mandeville
23 PAUL MANDEVILLE	1326 PENDLETON CT	Paul Mandeville
24 Mallory Mandeville	1326 Pendleton Ct	Mallory Mandeville
25 BARR T CARRIS	1318 Pendleton CT	B. T. Carris

Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....

**To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)**

	Printed Name	Street Address	Signature
1	Sharon Balint	1121 River Oaks Ln	Sharon Balint
2	Dianne Burris	1105 River Oaks Ln.	Dianne Burris
3	Booke Arnold	1104 River Oaks Ln	Booke Arnold
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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....

**To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)**

	Printed Name	Street Address	Signature
1	Ingrid Horn	1141 River Oaks Ln	Ingrid Horn
2	LARRY HORN	1141 RIVER OAKS LN	Larry Horn
3	Paije Horn (Kelly)	1141 RIVER OAKS LN	Kelly P Horn
4	Elizabeth Robinson	1142 River Oaks Lane	Elizabeth A Robinson
5	Scott Womack	1142 River Oaks Lane	Scott Womack
6	Aileen Selmecci	1100 RIVER OAKS Lane	Aileen Selmecci
7	Gary Selmecci	1100 RIVER OAKS Lane	Gary Selmecci
8	Eunice Hooper	1116 River Oaks Ln	E. Hooper
9	JOHN HOLDEN	1130 RIVER OAKS LN	John Holden
10	Margaret Dame	1153 River Oaks Lane	Margaret Dame
11	Robert Dane	1153 River Oaks Lane	Robert Dane
12	ERIC SIGLER	1150 RIVER OAKS Lane	Eric Sigler
13	TOM WATKINS	1129 RIVER OAKS LN	Tom Watkins
14	Rita Miner	1113 River Oaks Ln	Rita J. Miner
15	DOUG MINER	1113 RIVER OAKS LN	Doug Miner
16	JEANNE HOLDEN	1130 RIVER OAKS LN	Jeanne Holden
17	Akanksha Meyer	1147 River Oaks Ln	Akanksha Meyer
18	Jennifer Bivens	1158 River Oaks Ln	Jennifer Bivens
19	Phyllis Brown	1166 River Oaks Lane	Phyllis Brown
20	Barbara Caswell	1108 River Oaks Lane	Barbara Caswell
21	Ann Dye	1173 River Oaks	Ann Dye
22	Robert Dye	1173 RIVER OAKS	Robert Dye
23	DON BANTON	1182 RIVER OAKS	Don Banton
24	Geansik Park	1190 River Oaks	Geansik Park
25	Eunyoung Hwang	1190 River Oaks	Hwang Eunyoung

Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE: 5/20/19

To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)

	Printed Name	Street Address	Signature
1	Lexie A mcv	1215 Townbrook	L. mcv
2	Rug Monroy	1214 Townbrook	Rug
3	Velma A. Reichle	1278 Townbrook	Velma A. Reichle
4	Brent Isaacs	1284 Townbrook	Brent Isaacs
5	Stephen Isaacs	1284 Townbrook King	Stephen Isaacs
6	Brenda Peterson	2190 Shepherds Ridge	Brenda Peterson
7	Patricia A Earle	1212 Townbrook Crossing	Patricia A Earle
8	Brett Knobloch	1222 Townbrook King	Brett Knobloch
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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE: 5/7/19

To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)

	Printed Name	Street Address	Signature
1	Leslie Middleton	374 Shepherds Ridge Circle	Leslie B Middleton
2	Zi'Ann W Hopkin	362 Shep. Ridge Circle	Zi'Ann W Hopkin
3	CHESTER YUAN	356 Shepherds Ridge Cir	Chester Yuan
4	ARLENE JUAN	356 Shepherds Ridge Cir	Arlene Juan
5	ROBERT S DRAKE	350 Shepherds Ridge	Robert S Drake
6	Barbara Drake	" " "	Barbara Drake
7	MARY AROUZIO	308 Shepherds Ridge	Mary Arouzio
8	MARY AROUZIO	308 Shepherds Ridge	Mary Arouzio
9	Hedy Southard	332 Shepherds Ridge Cir	Hedy Southard
10	LINTEA FERRO	302 SUEMMA RIDG.	Linthea Ferro
11	TEFTA FERRO	LL	Tefta Ferro
12	Nancy C Gough	2110 Shepherds Ridge Rd	Nancy C Gough
13	Rodolph Vawter	344 Shepherds Ridge Circle	Rodolph Vawter
14	Jacquelyn M. Vawter	344 Shepherds Ridge Circle	J. Vawter
15	CARLA ISAACS	1284 TOWNBROOK KING CVLVE	Carla Isaacs
16	Dale Walden	2118 Shepherds Ridge Rd	Dale Walden
17	Janet B Meinstrell	2113 Shepherds Ridge	Janet B Meinstrell
18	Don Lendon	320 Shepherds Ridge Circle	Don Lendon
19	MELINDA HENDRICKS	314 SHEPHERDS RIDGE CIR.	Melinda Hendricks
20	PAUL HENDRICKS	314 SHEPHERDS RIDGE CIR.	Paul Hendricks
21	ELIZABETH MEYER	320 SHEPHERDS RIDGE CIR.	Elizabeth A. Meyer
22	Joanne Via	329 Shepherds Ridge Cir	Joanne Via
23	Charles A. Via	329 Shepherds Ridge Cir	Charles A. Via
24	Joy H. Ting	324 Shepherds Ridge Cir	Joy H. Ting
25	PAUL H. TING	326 Shepherds Ridge Cir	Paul H. Ting

Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA...GATES...DATE...5/15/19

To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)

Printed Name	Street Address	Signature
1 Bill L. Stackhouse	1260 TOWN BROOK XING	Bill L. Stackhouse
2 Gloria Stackhouse	1240 TOWNBROOK XING	Gloria Stackhouse
3 Liz Amrhein	403 - Townbrook Ct.	Liz Amrhein
4 PAUL Amrhein	403 TOWNBROOK CT	Paul Amrhein
5 Frank Alexander	405 Townbrook Ct	Frank Alexander
6 Mary Howard	407 Townbrook Ct	Mary B. Howard
7 Tom Howard	407 Townbrook Ct.	Tom Howard
8 Sue L. Symons	413 Townbrook Ct.	Sue L. Symons
9 Leslie Purdie	415 " "	Leslie Purdie
10 Sheila E Porter	417 Townbrook Ct	Sheila E Porter
11 James S. Moore	413 Townbrook Ct.	James S. Moore
12 MARY BARNABEI	408 TOWNBROOK CT	Mary Barnabei

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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA GATES DATE 5/15/19

To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)

Printed Name	Street Address	Signature
1 Ann Marie Vinson	1263 Townbrook Xing	Ann Marie Vinson
2 WILLIAM H. MITCHELL	416 TOWNBROOK CT	William H. Mitchell
3 Alan Binder	414 TOWNBROOK CT	Alan Binder
4 Leneer Binder	" "	Leneer Binder
5 Alexander Waller	406 Townbrook Ct	Alexander Waller
6 JOHN B Waller	406 Townbrook Ct	John B Waller
7 Wayne Schnitger	1261 Townbrook Xing	Wayne Schnitger
8 Constance Schnitger	1261 Townbrook Xing	C. Schnitger
9 John ANDERSON	1259 TOWNBROOK XING	John Anderson
10 Mary Anderson	1259 Townbrook Xing	Mary Anderson

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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....

To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)

	Printed Name	Street Address	Signature
1	ROSS SARGENT	1344 Dunlora Dr.	R. L. Sargent
2	LORRAINE SARGENT	1344 Dunlora Dr	Lorraine Sargent
3	PATRICIA HUBBARD	1348 Dunlora Dr	Patricia Hubbard
4	JAMES CULVER	1336 Dunlora Dr.	J. Culver
5	GRACE CULVER	1338 Dunlora Dr	Grace Culver
6	CLAIRE CULVER	1338 Dunlora Dr	Claire Culver
7	DAN McCallum	1390 Dunlora Dr.	Dan McCallum
8	Diane McCallum	1390 Dunlora Dr.	Diane McCallum
9	Hydia Bryant	1382 Dunlora Dr	Hydia Bryant
10	Caroline Polk	1298 Dunlora Dr.	Caroline Polk
11	FORREST SWOPE	1298 Dunlora Dr	Forrest Swope
12	NICK BRANDT	1551 Dunlora Dr.	Nick Brandt
13	Andy Lockman	1404 Dunlora Dr	Andy Lockman
14	DEBBIE LOCKMAN	1404 Dunlora Dr	Debbie Lockman
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Petition Against Proposed Zoning Changes in Rio District

Community:DUNLORA.....DATE.....

**To Deny Proposed Zoning Change to Parcel ID 061000-00-00-167C0
(Wetsel Farm Property)**

	Printed Name	Street Address	Signature
1	Liz Forney	840 King William	Liz Forney
2	David Forney	840 King William	David Forney
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4	Beth West	845 King William Dr.	Beth West
5	Serina GRUINA	1257 Dunlora Drive	Serina
6	GRUINA ALINA	1257 Dunlora Drive	Alina Gruina
7	CRAIG T. MURPHY	928 KING-WILLIAM DR.	Craig T. Murphy
8	MAURICE NOVITAK	920 King William Dr	Maurice Novitak
9	Terr Morganaglione	904 King William Dr	Terr Morganaglione
10	R. Keith Storer	905 King William Dr.	R. Keith Storer
11	Kara Mathews	888 King William Dr	Kara Mathews
12	CARL MATHEWS	888 King William DR	Carl Mathews
13	Tom & Sharon Letland	925 King William	Tom Letland
14	Sharon Letland	925 King William	Sharon Letland
15	Jane Beckert	893 KWD	Jane Beckert
16	Paul Beckert	893 KWD	Paul Beckert
17	Dorie Mangan	848 KWD	Dorie Mangan
18	Michael Mangan	848 KWD	Michael Mangan

**DUNLORA FOREST PETITION TO OPPOSE REZONING OF WETSEL PROPERTY
JULY 2019**

RECEIVED
JUL 17 2019
**COMMUNITY
DEVELOPMENT**

PETITION TO OPPOSE REZONING APPLICATION FOR WETSEL PROPERTY

	PRINTED NAME	ADDRESS	SIGNATURE
1	Linda Broadbent	1813 Barefoot Ct 22901	Linda Broadbent
2	Susan Jones - Susan Towe	1831 Barefoot Ct. 22901	Susan Jones
3	Juan Casella	1837 Barefoot Ct 22901	Juan Casella
4	David Jarrett	1843 Barefoot Ct 22901	David Jarrett
5	Jennifer Jarrett	1843 Barefoot Ct 22901	Jennifer Jarrett
6	MICHAEL GOUGH	1836 BAREFOOT CT 22901	Michael Gough
7	MINGE JOHANSEN	1824 BAREFOOT CT. 22901	Minge Johansen
8	Peggy Johansen	1824 BAREFOOT CT 22901	Peggy Johansen
9	Virginia Payne	1822 Barefoot Ct. 22901	Virginia Payne
10	Sobry Payne	1822 Barefoot Ct. 22901	Sobry Payne
11	Ann Chapman	1805 Barefoot Ct 22901	Ann Chapman
12	Robyn Mann ROBYN MANN	1819 Barefoot Ct. 22901	Robyn B. Mann
13	James Casella	1837 Barefoot Ct 22901	James Casella
14	Orlando DeAngelis	1830 Barefoot Court 22901	Orlando DeAngelis
15	Ann Kashatus	1811 Barefoot Court 22901	Ann Kashatus
16	PETER J. KASHATUS	1808 Barefoot Ct	Peter J. Kashatus
17	MICHELLE HUNT	1803 BAREFOOT CT	Michelle Hunt
18		1836 BAREFOOT CT	
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PETITION TO OPPOSE REZONING APPLICATION FOR WETSEL PROPERTY

PRINTED NAME

ADDRESS

SIGNATURE

55	Lisa Drummond	1842 Barefoot Ct.	Lisa Drummond
56	Susan R. Raupp	1191 Pen Park Rd.	Susan R. Raupp
57	Lanny Drummond	1842 Barefoot Ct.	Lanny Drummond
58	Sally Ballif	1637 Sawgrass Ct.	Sally Ballif
59	Robert Taylor	1635 Sawgrass Ct.	Robert Taylor
60	Roberta Penkave	1627 Sawgrass Ct.	Roberta Penkave
61	Lorraine Frisina	1620 Sawgrass Ct.	Lorraine Frisina
62	John Kenworthy	1591 Sawgrass Ct.	John Kenworthy
63	Cecilia Kenworthy	1491 Sawgrass Ct.	Cecilia Kenworthy
64	ELIZABETH MICHEL	1569 SAWGRASS CT 22901	Elizabeth Michel
65	DAVID T. MICHEL	1569 SAWGRASS CT 22901	David T. Michel
66	Reid Applestein	1567 Sawgrass CT 22901	Reid Applestein
67	KATHLEEN SAVAGE	1551 SAWGRASS CT 22901	Kathleen Savage
68	Aime Meth	1568 Sawgrass Ct 22901	Aime Meth
69	Matth Meth	1568 SAWGRASS CT 22901	Matth Meth
70	Jane Fruchtlicht	1608 SAWGRASS CT 2290	Jane Fruchtlicht
71	LORETTA COUGHLIN	1576 SAWGRASS CT. 23901	Loretta Coughlin
72	LARRY BURTON	1584 Sawgrass Ct 22901	Larry Burton
73	A.F. SEAMAN	1606 SAWGRASS CT 22901	A.F. Seaman
74	Thomas Noble	1622 Sawgrass Ct 22901	Thomas Noble
75	Paul Capozzoli	1642 Sawgrass Ct 22901	Paul Capozzoli
76	Anna Capozzoli	1642 Sawgrass Ct 22901	Anna Capozzoli
77	SUSAN D. WILLIAMS	1578 Sawgrass Ct 22901	Susan D. Williams
78	Linda L. Noble	1622 Sawgrass Ct. 22901	Linda L. Noble
79	Elaine Chapman	1805 Barefoot 22901	Elaine Chapman

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PETITION TO OPPOSE REZONING APPLICATION FOR WETSEL PROPERTY

PRINTED NAME

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Joyce MCKENNEY
Shirley R. Dudley
CYNTHIA ZAZAKOS
Jennifer Hale
Vicky Mossman
Nicole Weatherford
Leslie Madiga
ANTHONY LAQUINTANO
WLOD N. RAUPP
Peggy Koury
Holly Faulconer
Holly Faulconer
Philip Dupont

1629 Sawgrass Ct 22901
1581 SAWGRASS CT 22901
1559 Sawgrass Ct. 22901
1557 Sawgrass Ct 22901
1546 Sawgrass Ct 22901
1554 Sawgrass Ct 22901
1586 Sawgrass Ct 22901
1613 SAWGRASS CT 22901
1191 Pen Park Rd 22901
1573 Sawgrass Ct 22901
1616 Sawgrass Ct 22901
1616 Sawgrass Ct 22901
1614 Sawgrass Ct 22901

Shirley R. Dudley
Cynthia Zazakos
Jennifer Hale
Vicky Mossman
Nicole Weatherford
Leslie Madiga
Anthony Laquintano
Wlod N. Raupp
Peggy Koury
Holly Faulconer
Philip Dupont

PETITION TO OPPOSE REZONING APPLICATION FOR WETSEL PROPERTY

	PRINTED NAME	ADDRESS	SIGNATURE
109	Eric Warren	241 Pebble Beach Ct.	Eric L. Warren
110	Karen Warren	241 Pebble Beach Ct.	Karen Warren
111	Robert Polhamus	235 Pebble Beach Ct	Robert Polhamus
112	Judy Polhamus	235 Pebble Beach Ct.	
113	Jim Foley	271 PEBBLE BEACH CT	
114	CHRIS CORREIA	229 PEBBLE BEACH CT	
115	ELLIOT SMITH	238 Pebble Beach Ct.	
116	Anne Smith	238 Pebble Beach Ct	
117	BRIE JONES	2012 BETHPAGE CT	Brie Jones
118	Brandi Smoot	2034 Bethpage Ct	
119	Margaret Smoot	2034 Bethpage Ct	
120	VINCENT CAPAREO	2036 Bethpage Ct.	
121	Brandon Wiggins	2050 Bethpage Ct	
122	Emarre Drake	2018 Bethpage Ct	
123	ROBYN RUSSELL	1621 Sawgrass Ct	Emarre Drake
124	CAROL SIMON	1621 SAWGRASS CT	Robyn Russell
125	Susan Gaines	2014 Bethpage Ct	Carol Simon
126	Robert Skeens	2058 Bethpage Ct	Susan H. Gaines
127	BARRY BABER	230 PEBBLE BEACH ct.	Robert Skeens
128	Erin Bulinski	234 Pebble Beach Ct	Barry Baber
129	John Cury	242 Pebble Beach Ct	Erin Bulinski
130			
131			
132			
133			
134			
135			

Cameron Langille

From: Megan Nedostup
Sent: Monday, June 03, 2019 5:08 PM
To: Tori Kanellopoulos; Cameron Langille
Subject: FW: Deny the Rezoning requests for 999 and the Wetsel property!

fyi

Megan Nedostup, AICP
(pronounced nuh-DAHST-up)
Principal Planner
Community Development Department
Planning Services
ph: 434.296.5832 ext. 3004

-----Original Message-----

From: Alex Siedlecki <alexsied@embarqmail.com>
Sent: Monday, June 03, 2019 4:37 PM
To: Board of Supervisors members <bos@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>
Subject: Deny the Rezoning requests for 999 and the Wetsel property!

To whom it may concern,

We are very against the rezoning requests for 999 and Wetsel property!

These are our reasons:

1. Morning and evening traffic is already very heavy. Another 1000 or more cars will be increasingly dangerous and will bring the intersection with John Warner Parkway to a Standstill.
2. Neither the county nor VDOT has any plans to Improve this dangerous intersection.
3. Local schools have no plans to address this increase in population.
4. No further development should be permitted in this area until improved road and Other County infrastructure is in place.
5. There is no need for more mixed-use space built. The Fashion Mall and Albemarle square already have too many empty store fronts.
6. We have lovely residential communities. Plans for 3 story buildings will shatter our neighborhood feel.
7. Zoning changes for apartments and commercial buildings are not the answer. Stay with the origin zoning; 4 units per acre.

Thank you for your time and consideration.

Alex and M.J. Siedlecki

965 King William Drive
Dunlora
434-975-2466
Sent from my iPad

Cameron Langille

From: Anne Hindman <arhindman@gmail.com>
Sent: Monday, July 29, 2019 9:43 PM
To: Cameron Langille
Subject: Opposition to Park Place Development

Good day, Mr. Langille,

I appreciate your taking time to read this expression of my concern regarding the potential dense development by the Kotarides Company of the Wetsel property on Rio Road.

It is my strong belief that the development as currently designed will wreak havoc on numerous aspects of life for those of us who live off of Rio Road, close by.

There will be heavy, heavy traffic causing frustrated drivers and more morning accidents at the intersection of Pen Park and Rio Roads, where morning drop-offs at two private schools bring speeding cars driven by harried parents, seemingly always late for dropoffs. Public school bus pickups and drop-offs regularly contribute to backups here, as well.

Walking, biking and jogging on Pen Park Road will likely be more perilous since drivers frustrated by the slowdowns on Rio Road will turn onto PPR ready to hit the gas - a regular occurrence even now. This initial block of Pen Park north of Rio is quite dangerous: drivers think they can go 45 mph, since 35 is the listed limit. The speed limit should never have been permitted to be 35 there, and the dangers must be addressed.

The backups at the intersection of Rio and John Warner Parkway will stretch in all directions at high traffic times, as well as other times of day, since this is a treacherous intersection now. Deer are plentiful in the area, even in daylight.

The corridor of Rio Road extending to Melbourne Road is one which has seen the addition of dense residential properties very recently. Careful examination of existing issues caused by these developments should occur prior to redistricting for more development. To add the Park Place Development without careful study and analysis of safety and lifestyle concerns related to over-development would cause a tipping point for those of us living in the area.

Measured growth in this population-dense area should be the approach that is taken for current and future residents. Otherwise, our area will become a blight for the city and the county, with John Warner Parkway hopelessly incapable of handling the traffic it was thought to be able to handle - but which it already cannot accommodate.

Please give due consideration to the fact that residents of Dunlora Forest are strongly opposed to this excessively-sized project, as are my husband and I.

Sincerely,
Anne Hindman

Cameron Langille

From: Megan Nedostup
Sent: Thursday, July 18, 2019 1:43 PM
To: Cameron Langille
Subject: FW: Wetzel Property

Megan Nedostup, AICP
(pronounced nuh-DAHST-up)
Principal Planner
Community Development Department
Planning Services
ph: 434.296.5832 ext. 3004

-----Original Message-----

From: Betty Spann <be.spann@cspann.com>
Sent: Thursday, July 18, 2019 11:56 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Wetzel Property

Good Morning: I will attempt to be brief. Know your job is not an easy one, and we do appreciate what you do. However, I am writing to request your prayerful, thoughtful decision on granting a change of zoning to the Wetzel Property at the corner of Rio Road and John Warner Parkway.

The many reasons this is a bad idea have been stated --- traffic headaches, installation and maintenance of traffic lights, safety, burden on all drivers, unbelievable additional traffic not only from this change but also from the development of the 4 story apartments further southeast on Rio Road, soon to be opened, and the development near Covenant Church. All of this is a potential nightmare -- particularly for Dunlora.

But there is another reason -- or two -- I am writing. Has anyone given consideration to the Dunlora residents? Besides the headaches and inconveniences and devaluation of our properties and potential criminal activities, there is the aspect of seriously changing our lives. Many of our residents are retired -- aging in place. Many chose not to drive at night, believing it is safer not to take chances. The threat of all that traffic and the inability to enjoy easy access by car is going to seriously change lives. We will be afraid to take our chance out in the mayhem of traffic at any time.. We could become prisoners of our neighborhood. That is not a happy thought..

While the Developer may be a good guy and erect a pleasant project, it is still a traffic and parking problem -- to say nothing of the commercial entities they plan on offering. It is tough to build a life in a lovely, quiet community and see it "go to pot:." And I cannot help but believe that this is just another example of ----- not community growth -- but greed. Which is the root of all evil. Lovely homes on a quarter acre is to be expected. To suddenly be faced with this many new citizens and cars is a sad situation.

Thank you for reading -- and considering what I said.

Sincerely,
Mrs. Robert B. Spann (Betty)

Cameron Langille

From: Dale Fruchtnicht <dfruchtnicht@icloud.com>
Sent: Sunday, July 28, 2019 5:02 PM
To: Cameron Langille
Subject: Kotarides Developers Application (ZMA 2019-08 Parkway Place)

Dear Mr. Langille,

This letter concerns the Kotarides Developers' application to change the current R4 zoning of the property at the corner of Rio Road East and the John W. Warner Parkway (known as the Wetzel Property) in order to increase the number of housing units allowed. The developer is planning to build 328 rental units on the property in two- and three-story buildings.

This proposal will result in a significant increase in traffic at an intersection (Rio Road East and the John W. Warner Parkway) that already carries more traffic than it can accommodate. The developer's offer to build a turn lane at the intersection will not have a significant positive effect on traffic, especially when considered in the context of all of the development planned for Rio Road East between U.S. 29 and the 250 Bypass during the next few years. For this reason, a new traffic study covering this entire area should be completed and evaluated before the development is allowed to move forward.

Another concern about traffic and safety is that, according to the current plan, school buses will be required to stop on Rio Road East very near the intersection with the John W. Warner Parkway in order to pick up and drop off the children who live in the development. Not only will stopped school buses during rush hours bring traffic in the intersection to a halt, but children will be endangered by heavy traffic they will encounter while crossing Rio Road East each day.

Further, the current placement of the buildings on the Wetzel Property, which is very close to Rio Road East, will, combined with the existing Dunlora Forest development, prevent any effort to add lanes to the road in the future. Not only will this and other development plans in the area significantly increase the traffic on the road, but widening the road will be made prohibitively expensive. Deferring the planned development while a new traffic study is conducted will enable the community to avoid this bind.

The increase in traffic plus the construction of 328 rental units will also increase the population density of the neighborhood significantly. Coupled with the increased traffic, this is likely to have a negative effect on property values in the area. Lower property values will mean decreased tax revenues. Reduced property tax revenues coupled with likely expenditures for infrastructure improvements required for this development will increase pressure for higher tax rates.

Please bear these points in mind as you consider this application from Kotarides Developers. We understand that development is necessary and, if effectively planned, can have a positive impact on the neighborhood. Taking the time to conduct a new traffic study and insuring that the number and density of units is appropriate for the area will help insure that the Wetzel Property development does so.

We appreciate the opportunity to express our concerns.

Sincerely,

Jane and Dale Fruchtnicht
[1608 Sawgrass Court](#)
[Charlottesville, Virginia 22901](#)

Cameron Langille

From: David Myers <david.r.myers10@gmail.com>
Sent: Tuesday, July 30, 2019 2:00 PM
To: Cameron Langille; Ned Gallaway; Bruce Dotson
Cc: Board of Supervisors members; Planning Commission
Subject: Opposition to Wetsel Rezoning Application
Attachments: Opposition to Rezoning Application of Wetsel Property.docx

Cameron, Bruce, Ned:

My name is David Myers, a resident of Dunlora Forest. Attached is a letter outlining why my wife and I (Malinda) oppose the application to rezone the Wetsel property.

I can be reached via e-mail (david.r.myers10@gmail.com) or phone (434-529-6665) for any questions or clarifications.

Thank you for your time,
David Myers

David R. Myers
2010 Bethpage Ct. (within Dunlora Forest)
July 30, 2019

Cameron Langille
Bruce Dotson
Ned Gallaway

CC:
Board of Supervisors
Planning Commission

Cameron, Bruce, Ned:

The goal of this communicate is to convey the reasoning of our strong opposition to the application for rezoning of the Wetsel property. The issues fall into 2 broad areas; traffic and character of the neighborhood.

Traffic

Summary:

The current traffic experience by existing residents in this specific corridor, and the greater Rio, John Warner corridor is frustrating and exhausting. John Warner and Rio are the two main roads that allow north/south access to downtown Charlottesville outside of Route 29. Navigating the AM / PM peak periods is already over resident's reasonable patience. I personally have waited 4+ cycles at the 250 / John Warner intersection, with traffic backing up all the way to Melbourne Rd. Typical travel times can go from 12 minutes to 25 in some cases depending on destination. Another broad concern is increased population growth in the surrounding areas, not just this sub-corridor which also needs to be taken into consideration.

Beyond our personal (and neighbors) experience of current traffic conditions, I've laid out specific concerns below regarding the rezoning application submitted for the Wetsel Property.

Key Concerns:

- The traffic study completed to make recommendations for the rezoning proposal did not even consider Dunlora Forest Drive, a neighborhood of 200+ residents. That's surprising given the fact that the "Zoning Map Amendment Application Narrative" (submitted June 17, 2019) states

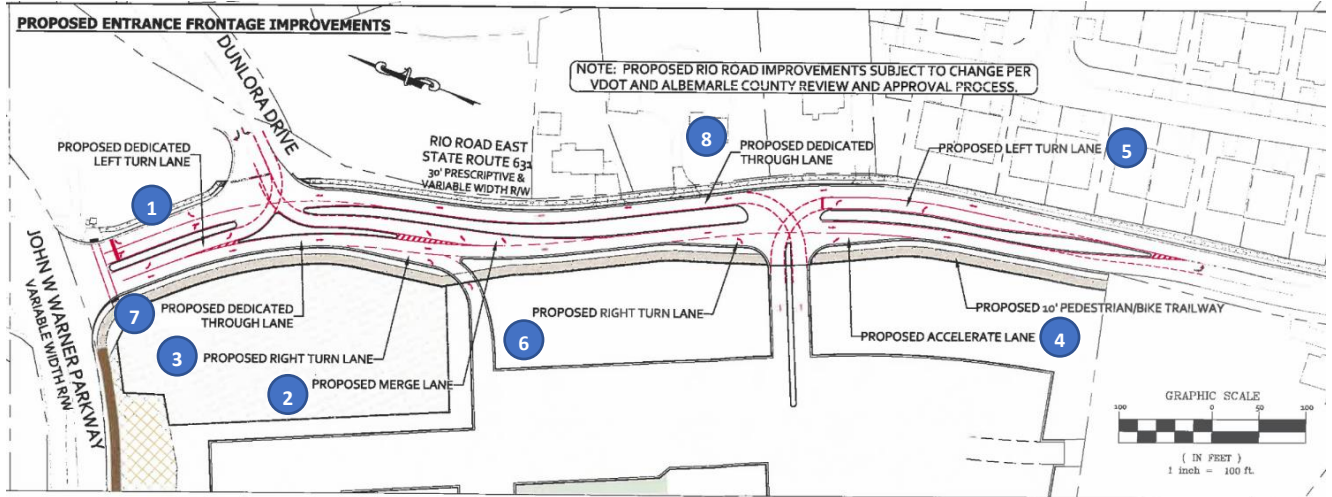
"Most notably, the lane delay turning left out of Dunlora Forest, without road improvement, is expected to increase to an extremely high level without this Project. With the Project's proposed road improvements, the wait time will decrease over today's levels and will be a dramatic improvement over the level that would be experience without the Project."

It seems short sighted and illogical to base most of the rezoning narrative related to traffic on improving a road/intersection that wasn't analyzed as a part of the traffic study.

- While I understand the county determined an annual rate of traffic at 2%, that number could be argued as low given the other existing development in the area, namely: Lochyn hill (143 total units remaining), Belvedere (280 units remaining + soccer park + under construction commercial

space), Dunlora Park, Stonewater (Stanley Martin neighborhood @ Dunlora Drive & Rio), the complex adjacent to Charlottesville Catholic School, etc. There has been extensive development in this corridor over the past several years with more coming. Little has been done to alleviate current conditions let alone the continue growth.

- Unfortunately, the proposal does not solve the traffic increase and recommends changes that are significant safety concerns. I have included a notated drawing (from the June 17 version of the plans) and a summary below:



- *Safety Concerns: Called out on the drawing under numbers: 2,3,4,5*
 - Callout 2: This proposed merge lane from Dunlora drive on Rio Rd. attempts to solve a problem that doesn't exist (namely significant backup from Dunlora onto Rio) and at the same time creates a safety nightmare. Cars already go too fast on this stretch and introducing a median based merge lane will only complicate matters without improving traffic flow.
 - Callout 3: The proposed right turn lane into the development coincides with the through lane and Dunlora Drive merge lane. For a small distance, there will be three lanes side by side, with the outside two potentially changing lanes simultaneously. Further, given the curvature of the entrance lane, it could be assumed that the cars will be exiting Rio with a higher velocity than a typical turn, dangerous not only for Rio and bikers on the path, but the new neighborhood itself.
 - Callout 4: The proposed accelerate lane will add another merge area to an already congested area. Coupled with Callouts 2 & 3, you have 3 merge areas in a very short distance on a narrow road with no shoulder.
 - Callout 5: With the existing volume + the anticipated increase in volume (900 projected car trips), drivers will inevitably make turns they should not after waiting too long to turn due to volume, thus increasing potential for a wreck or collision with a biker on the new proposed path.
 - Overall: This ~0.25 mile stretch from the intersection of John Warner and Rio to Pen Park becomes slightly wider, but only to accommodate turn lanes for the new development and dangerous merges that don't alleviate flow concerns in an efficient manner. Further, they make the corridor unsafe for motorists, bikers, and pedestrians alike.

- *Existing capabilities that do not alleviate congestion: Called out on the drawing under numbers: 1,6,7,8*
 - The two through lanes (Callouts 7&8) drawn already exist, thus no improvement to the current situation.
 - Callout 1: A partial left turn lane already exists. Extending this doesn't solve a problem as I have never seen this lane overflow into the through lane, impeding traffic on Rio due to cars turning onto Dunlora Drive.
 - Callout 6: Only improves accessibility for the new proposed development. It doesn't consider alleviating existing traffic concerns.
- The Places29 Community Master Plan states it is important to "provide infrastructure at or before the time it is needed to serve new development". 300-400 additional car trips (estimate of existing zoning load) violates this but increasing this up to 900 cars for a road that already has congestion issues would not keep with one of the underlying tenets of this Plan.

Character of Neighborhood

Summary:

The character of this area of Albemarle county is beautiful. Rolling hills, trees, parks, trails, wildlife, etc. abound. It is, generally speaking, residential with few commercial locations or high-density style housing. One could argue that Belvedere, Arden, and Treedale are cases where high density does exist, which is true. However, these cases are generally smaller in size, and in the case of Arden and Belvedere, set back significantly from the roadway, preserving the look/feel of the area. This isn't a place in the county where we feel we need further high-density (several high rises going up downtown at current), given the aesthetics and pedestrian walkability of the area.

Key Concerns:

- Property values could be negatively impacted for residents who already live in the area due to the flood of units on the market and transient / rental nature of apartment complexes. This is true for both the Westsel rezoning proposal and the yet to be named multi-unit building in construction off Rio next to Charlottesville Catholic School. Folks who want to live in a residential neighborhood close to Charlottesville are quickly running out of options, and like will have far fewer potential buyers given the proposed changing dynamics of the area.
- It is my understanding that the Places29 Community Master Plan is a guideline for the county. Thus it should be used as a working framework, subject to rethinking, change, etc. Additionally, some of the assumptions made for this are 10+ years old. It doesn't make sense, nor is it the goal, to use this as the be all end all for development in the area.
- I've also continued to educate myself on the planning of the Rio / 29 intersection to be more urban; mixed retail / residential, higher density, walkability, at or near road frontage as a few of the pillars. To me, if the focus is on urban core at that intersection, it implies we should shift focus to this area for that purpose and other areas outside this core would continue to be developed in a lower density way (i.e. neighborhoods and / or suburban). At the highest level, it doesn't make sense to me to have little urban core pockets sprinkled in sporadically throughout the corridor, only where it's convenient for developers to make money.
- I also understand that during preparation for the John Warner Parkway, that our sub-corridor was noted as "having high scenic" value and "picturesque terrain". It is noted in the Places29 Community Master Plan that future development must respect and work with the terrain and that the community "values the expansive views of...and other vistas" and that these should be

preserved. Putting up 9 3 story buildings would completely eliminate the vista views and natural beauty that exist today.

- The Westel property current zoning is R4 (4 units/acre, standard level). The Places29 Community Master Plan shows the long-term vision to be between 6 and 34 units per acre. This is a VERY wide range and could be anything from townhomes built in good taste to high-density apartments that don't make sense for the beauty and character of the area. Everything in that immediate area (Dunlora, Stonewater, Dunlora Forest) falls into the county's R4 by right goal of "Detached single-family dwellings", and townhouses / duplexes. Rezoning this piece of property is not required to still meet the goals of the Places29 Community Master Plan given current capability to build ~160-170 units.

In summation, we vehemently protest the rezoning of the Wetsel Property under the current application (submitted June 17). While we understand that development is part of the growing city of Charlottesville and surrounding areas, we as Dunlora Forest residents, simply ask that future developers are held to standards of (1) efficient & safe movement of residents (i.e. traffic, bikes, pedestrians) and (2) Consider the character and natural beauty of the existing landscape and community value of this ever more scarce commodity. Please consider this when making your final decisions regarding the application and path forward of the Wetsel Property.

Respectfully,

David R. Myers

Malinda L. Myers

Dunlora Forest Residents

Cameron Langille

From: Megan Nedostup
Sent: Monday, June 03, 2019 10:00 AM
To: Tori Kanellopoulos; Cameron Langille
Subject: FW: Please do not rezone the Warner Parkway intersection

Continuing the sharing.

From: David Benish
Sent: Monday, June 03, 2019 9:59 AM
To: Megan Nedostup <mnedostup@albemarle.org>
Subject: FW: Please do not rezone the Warner Parkway intersection

I like to share things, too.

From: Doug Walker
Sent: Monday, June 03, 2019 9:38 AM
To: David Benish <DBENISH@albemarle.org>; Mark Graham <mgraham@albemarle.org>; Amelia McCulley <AMCCULLE@albemarle.org>
Subject: FW: Please do not rezone the Warner Parkway intersection

Sharing for your awareness.

Douglas C. Walker
Deputy County Executive
Albemarle County, Virginia
401 McIntire Road
Charlottesville, VA 22901
434.296-5841, Ext. 3400

From: Rick Randolph
Sent: Thursday, May 30, 2019 9:33 AM
To: Dewey Cornell <dcornell56@gmail.com>; Board of Supervisors members <bos@albemarle.org>
Subject: Re: Please do not rezone the Warner Parkway intersection

Thanks, Dewey, for letting the Board know of your traffic concerns about this proposed additional development in an already highly congested corridor.

Best regards,
Rick

Sent from my iPad

On May 30, 2019, at 8:23 AM, Dewey Cornell <dcornell56@gmail.com> wrote:

Dear Diantha and Ned,

I am writing against the proposed rezoning at both 999 East Rio Road and the Wetsel property on Rio Road across from Dunlora, where I live. Traffic on the under-sized John Warner Parkway is already heavy, and nearly every day I see back-ups of a half-mile or more in both directions. We have heavy traffic from residents, commuters, and the nearby schools (CATEC, CHS, Charlottesville Catholic School, Waldorf) and churches (e.g., Covenant, City Church, Church of Our Saviour, Northside Baptist).

As you know, the section of Rio between US 29 and the JW Parkway already experiences one of the highest motor vehicle accident rates in the area. This traffic will only increase with the upcoming move of the Senior Center to Belvedere, which will create new congestion and accidents at the intersection of Belvedere Blvd and Rio. This looming problem is adjacent to one of the proposed developments and only a few hundred yards from the JW Parkway intersection. You will be hearing more about this when the Center opens.

The intersection of Rio and the JW Parkway is already complex and often jammed with vehicles turning in or out of Dunlora, as well as vehicles turning in and out of CATEC. The addition of more vehicles from high density apartments located adjacent to this intersection will worsen this problem and make it more difficult to solve. At some point our planners will recognize that the Parkway-Rio intersection requires revision. Please keep the original zoning. Please think about proactively addressing this growing problem and do not allow a zoning change that will make it more difficult.

Dewey Cornell
Dunlora resident

From: Megan Nedostup
Sent: Sunday, June 23, 2019 6:33 PM
To: Cameron Langille; Tori Kanellopoulos
Subject: Fw: Rezoning attempt for 999 Rio Road East and Wetsel property

From: Ed Guida <1efgefg1@gmail.com>
Sent: Friday, June 21, 2019 4:01 PM
To: Board of Supervisors members
Cc: Planning Commission
Subject: Rezoning attempt for 999 Rio Road East and Wetsel property

Albemarle County Board of Supervisors,

My wife and I wish to convey our strong objection to the rezoning attempts for:

- 999 Rio Road East [Planning Application Number ZMA201900001] and
- by Kotarides Developers, Parkway View located on the Wetsel Property.

There are many reasons for our objections, although the main one, by far, is the traffic safety concern at the Rio Road East/John Warner Parkway intersection and the right turn exit onto Rio from the Dunlora Drive spur. **Currently**, making a left hand turn out of Dunlora onto Rio Road East has serious safety issues, especially with traffic from the left coming very quickly up over the hill. We are finding that the behavior of transit drivers during rush hour is becoming more reckless and aggressive. We can give several specific examples. Given not only the increased number of cars associated with these two projects but also the many other projects within a 2-mile radius, **the prospects of our safety** will be even worse.

The other intersection of concern is Belvedere and Rio. We are looking forward to the completion of the new senior center. The Center's main clients will be seniors; our reflexes are tending to slow down. This is already a difficult intersection to navigate. We do not need the additional increase of traffic that would result from the proposed 999 Rio Road East and other nearby developments that are already in progress.

There are other considerations, as well, that should preclude rezoning at this time:

- Consideration should be given to future school enrollment as well as logistics for school transportation (proposed School Bus Stop on Rio Rd).
- The area is already saturated with many empty stores close to residential developments.

- Mass transit to this heavily traveled corridor has not been addressed and needs substantial improvements not yet offered.
- The proposal for three story buildings is out of character of our environment which is mostly single family, duplex, triplex dwellings or a few two-story townhomes.

The roadway planning appears to be nil with **NO** action plan and schedule. This is well beyond the responsibility of the various developers. Until we are presented with evidence otherwise, we hold the Board of Supervisors responsible for not leading appropriate planning. We will work diligently and vote with other concerned citizens to ensure our local government stops development until all the infrastructure issues are corrected and in place.

The request is made to **DENY** the Re-zoning requests for 999 Rio Road as well as Parkway View and maintain the R-4 zoning as currently on record.

June Taft and Ed Guida, 2238 Shepherds Ridge Road

Cameron Langille

From: Dale Fruchtnicht <dfruchtnicht@icloud.com>
Sent: Sunday, July 28, 2019 5:02 PM
To: Cameron Langille
Subject: Kotarides Developers Application (ZMA 2019-08 Parkway Place)

Dear Mr. Langille,

This letter concerns the Kotarides Developers' application to change the current R4 zoning of the property at the corner of Rio Road East and the John W. Warner Parkway (known as the Wetzel Property) in order to increase the number of housing units allowed. The developer is planning to build 328 rental units on the property in two- and three-story buildings.

This proposal will result in a significant increase in traffic at an intersection (Rio Road East and the John W. Warner Parkway) that already carries more traffic than it can accommodate. The developer's offer to build a turn lane at the intersection will not have a significant positive effect on traffic, especially when considered in the context of all of the development planned for Rio Road East between U.S. 29 and the 250 Bypass during the next few years. For this reason, a new traffic study covering this entire area should be completed and evaluated before the development is allowed to move forward.

Another concern about traffic and safety is that, according to the current plan, school buses will be required to stop on Rio Road East very near the intersection with the John W. Warner Parkway in order to pick up and drop off the children who live in the development. Not only will stopped school buses during rush hours bring traffic in the intersection to a halt, but children will be endangered by heavy traffic they will encounter while crossing Rio Road East each day.

Further, the current placement of the buildings on the Wetzel Property, which is very close to Rio Road East, will, combined with the existing Dunlora Forest development, prevent any effort to add lanes to the road in the future. Not only will this and other development plans in the area significantly increase the traffic on the road, but widening the road will be made prohibitively expensive. Deferring the planned development while a new traffic study is conducted will enable the community to avoid this bind.

The increase in traffic plus the construction of 328 rental units will also increase the population density of the neighborhood significantly. Coupled with the increased traffic, this is likely to have a negative effect on property values in the area. Lower property values will mean decreased tax revenues. Reduced property tax revenues coupled with likely expenditures for infrastructure improvements required for this development will increase pressure for higher tax rates.

Please bear these points in mind as you consider this application from Kotarides Developers. We understand that development is necessary and, if effectively planned, can have a positive impact on the neighborhood. Taking the time to conduct a new traffic study and insuring that the number and density of units is appropriate for the area will help insure that the Wetzel Property development does so.

We appreciate the opportunity to express our concerns.

Sincerely,

Jane and Dale Fruchtnicht
[1608 Sawgrass Court](#)
[Charlottesville, Virginia 22901](#)

Cameron Langille

From: Jack Nunez <jujio121@aol.com>
Sent: Sunday, March 1, 2020 1:06 PM
To: Planning Commission
Cc: Cameron Langille
Subject: Parkway Place apartments

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.

Planning members,

I wanted to reach out and express my support for the Parkway Place apartments project. It will provide a living solution for many people in the general Charlottesville area. Our county is growing and we need to have more affordable places to live.

Thanks -
Jack

Cameron Langille

From: Cameron Langille
Sent: Wednesday, July 10, 2019 6:32 PM
To: Hullfish, Kathie L *HS
Cc: Francis MacCall
Subject: RE: Inquiry about Wetzel property, Rio Road

You're very welcome, Kathie. Let me know if you have any questions ahead of the community meeting next week.

-----Original Message-----

From: Hullfish, Kathie L *HS <KLH2S@hscmail.mcc.virginia.edu>
Sent: Wednesday, July 10, 2019 5:52 PM
To: Cameron Langille <blangille@albemarle.org>
Cc: Francis MacCall <FMACCALL@albemarle.org>
Subject: Re: Inquiry about Wetzel property, Rio Road

Dear Cameron,

Thank you so much for this detailed process description. It is very helpful. I am planning to attend the July 18th community meeting.

If I think of other questions before the meeting I will be in touch.

Sincerely,
Kathie

Kathie L. Hullfish, MD

On Jul 10, 2019, at 4:20 PM, Cameron Langille <blangille@albemarle.org<mailto:blangille@albemarle.org>> wrote:

Hi Kathie,

The Zoning Map Amendment (ZMA) application for the proposed rezoning of the Wetsel property on Rio Road was submitted to the County for review on June 17th. The application and materials were only distributed to County staff for review last week. A date for a public hearing with the Planning Commission has not yet been set. The earliest possible date that it could go to the Commission is September 3, 2019.

I've written a summary of the process below. Please let me know if you have any questions.

1. Key dates - the application was received on June 17 and it passed the County's completeness check where we verify that the applicant included all the necessary items with their initial submittal. The rezoning was officially distributed to the applicable County staff members for the initial review.

* This group includes staff from the Department of Community Development, the Department of Fire & Rescue, and the Department of Parks & Recreation (among others).

* The application has also been sent to staff with the County's partner agencies such as VDOT and the Albemarle County Service Authority (ACSA). These agencies always review ZMA applications as part of the standard process. They

will review the application for compliance with their standards, and issue any comments regarding deficiencies in the proposal. Those comments are then sent to the applicant in an official review letter.

* By Friday, August 2, 2019, a set of written comments will be sent to the applicant. These comments will include items that need to be revised on the application in order for it to meet the goals of the County Comprehensive Plan and address issues related to public health, safety, and welfare.

* The applicant can then choose to revise the application and re-submit it for another round of reviews with staff. Or, they can file a request to move the application forward to a public hearing with the Planning Commission.

i. At this point, it is difficult for me to speculate on which route the applicant may choose. But if they choose to go straight to a public hearing with the Planning Commission after receiving the comments (and make no revisions to the application) the earliest possible date for the public hearing would be September 3, 2019 pending what else is scheduled on that meeting agenda.

1. Community Meeting – A community meeting will be held on Thursday, July 18th at 6 PM with the Places29 Rio Community Advisory Committee (CAC). Please be aware that this meeting will be held in Lane Auditorium at the County office building on McIntire Road. This is a public information meeting required by the County prior to any ZMA application being sent to the Planning Commission for a public hearing. VDOT staff will be in attendance, as will the developer and staff from the Department of Community Development. The purpose and meeting format is as follows:

- * The developer will introduce themselves and give a presentation on the specific of their proposal.
- * County staff will introduce themselves and give a brief presentation on the ZMA review process.
- * Members of the CAC and the public may ask questions to the developer and staff after the presentations have concluded.

1. Specific questions about laws and regulations that VDOT and ACSA administer related to land development projects should be sent directly to staff members with those agencies. Here is the contact information for staff in the partner agencies that will be reviewing this application:

- * VDOT – Adam Moore, adam.moore@vdot.virginia.gov<<mailto:adam.moore@vdot.virginia.gov>>
- * ACSA – Richard Nelson, rnelson@serviceauthority.org<<mailto:rnelson@serviceauthority.org>>

1. I can answer questions about the County's Comprehensive Plan and Places29 Master Plan objectives and recommendations. Those plans include the criteria that staff will use to evaluate the ZMA's consistency with the community's long-range land use, transportation, and parks/recreation goals as adopted by the Board of Supervisors.

Thanks,
Cameron

From: Francis MacCall
Sent: Wednesday, July 03, 2019 7:42 PM
To: Cameron Langille <blangille@albemarle.org>>
Subject: Fwd: Inquiry about Wetzel property, Rio Road

Francis

From: Hullfish, Kathie L *HS <KLH2S@hscmail.mcc.virginia.edu><<mailto:KLH2S@hscmail.mcc.virginia.edu>>>
Sent: Wednesday, July 3, 2019 1:21:30 PM
To: Francis MacCall
Subject: Inquiry about Wetzel property, Rio Road

Hello,

Has a date been set for the above developer to present their rezoning application? This is the 27 acre plot in Rio Rd and the John Warner Parkway.

Thank you in advance for the kindness of your reply.

Kathie L. Hullfish
817 King William Dr
Charlottesville VA 22901

Cameron Langille

From: Megan Nedostup
Sent: Wednesday, July 17, 2019 9:21 AM
To: Cameron Langille
Subject: FW: Rezoning of the Wetzel Property aka Parkway Place

Megan Nedostup, AICP
(pronounced nuh-DAHST-up)
Principal Planner
Community Development Department
Planning Services
ph: 434.296.5832 ext. 3004

From: Kathryn St. Peter <kathrynleigh08@gmail.com>
Sent: Wednesday, July 17, 2019 9:02 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Rezoning of the Wetzel Property aka Parkway Place

Good day Planning Commissioners,

I am writing to express my concern for the rezoning of the property. I am a Dunlora Forest resident. I oppose to the rezoning of the property for the following reasons:

- One of the reasons I selected to buy property in Charlottesville was the balance of nature in comparison to population growth; the visual appeal of the area.
- I have lived in Northern VA and am a Richmond native - the charm, quaintness, uniqueness of the area, views of the Blue Ridge Mountains, lack of traffic and population in comparison, made it most appealing to me.
- The rezoning would have greater negative impact on an already congested area. We simply do not have the civil infrastructure to support the increased traffic (Rio nor John Warner Parkway).
- Our current medical and educational institutions are already overwhelmed by the population they support; add to that those of 328 rental units.
- Potential decrease in surrounding property values.
- Safety concerns for pedestrian traffic.

Please DO NOT REZONE the property.

Thank you in advance for your time and consideration.

Best,
Kathryn St. Peter
Dunlora Forest property owner

Cameron Langille

From: Kathryn St. Peter <kathrynleigh08@gmail.com>
Sent: Monday, July 29, 2019 9:12 AM
To: Cameron Langille
Subject: Fwd: Rezoning of the Wetzel Property aka Parkway Place

Good day Planner Langille,

I am writing to express my concern for the rezoning of the property. I am a Dunlora Forest resident. I oppose to the rezoning of the property for the following reasons:

- One of the reasons I selected to buy property in Charlottesville was the balance of nature in comparison to population growth; the visual appeal of the area.
- I have lived in Northern VA and am a Richmond native - the charm, quaintness, uniqueness of the area, views of the Blue Ridge Mountains, lack of traffic and population in comparison, made it most appealing to me.
- The rezoning would have greater negative impact on an already congested area. We simply do not have the civil infrastructure to support the increased traffic (Rio nor John Warner Parkway).
- Our current medical and educational institutions are already overwhelmed by the population they support; add to that those of 328 rental units.
- Potential decrease in surrounding property values.
- Safety concerns for pedestrian traffic.

Please DO NOT REZONE the property.

Thank you in advance for your time and consideration.

Best,
Kathryn St. Peter
Dunlora Forest property owner

Cameron Langille

From: Linda Noble <noblelinda50@sbcglobal.net>
Sent: Sunday, July 28, 2019 1:37 PM
To: Cameron Langille
Subject: Parkway Place Zoning Amendment Application

I am writing to express my concern about the proposed projects on Rio Road. There is so much development in this area that isn't occupied yet and then it's being proposed to add hundreds more to an area with 2 lane roads. Getting out of the neighborhood is already a challenge and will get so much worse. I wish the county would consider the residents and not just look at tax dollars.

I live in Dunlora Forest and I am opposed to the rezoning.

Linda Noble

Sent from my iPad

Cameron Langille

From: llhdrummond@aol.com
Sent: Sunday, December 8, 2019 5:05 PM
To: Board of Supervisors members; Planning Commission; Ned Gallaway; Cameron Langille; Bruce Dotson
Subject: Wetsel Property

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'm a resident of Dunlora Forest and am following up on the developer's application to rezone the Wetsel Property to accommodate 328 apartment units from the current R4 zoning which would have allowed a maximum of appr 160 units. I continue to oppose this rezoning on the basis of the increased amount of traffic on Rio Road (double the level at existing zoning and adding to existing traffic woes) and the condensed, rental nature of the proposed development.

In reading the application, County comments and resubmitted applications, I have the following comments:

- • On the plus side, the buildings will be no more than 3 stories and the developer seems committed to providing the Trailhead access as part of the development. The look and feel of the apartment buildings will reportedly be somewhat broken up by use of various materials (not 100% brick), although I'd like to see exactly what the drawings look like. Also it is unclear from the latest application if there are to be 3 buildings facing Rio Rd or 2 (one real long one and one short one).
- • Buildings will be staggered in placement along the JW Parkway; however, the buildings along East Rio will be in a straight line and not set back beyond appr. 30 feet from the road and only small trees will be planted in front of these buildings. Why can't there be additional setback for the Rio Road facing buildings and bigger trees since the Rio Road buildings actually face other inhabited buildings (Dunlora Forest), whereas the JWP facing buildings don't face anything.
- • There continues to be considerable discussion about the impact of traffic. The traffic studies acknowledge that the developer has not satisfactorily addressed the concerns of Dunlora Forest especially for left turns out of DF drive. In addition, there are also concerns about the structure of the developer's offered "improvements" to Rio Road at the confluence of Dunlora Drive and JW Parkway. It seems like the prudent thing to do would be to do a comprehensive traffic study for the entire Rio corridor between Rt 29 and Melbourne before potentially short-sighted decisions are made.
- • While the original application indicated that the developer would complete its offered road "improvements" prior to the apartments being occupied, the most recent applications from the developer offer some funds in lieu of making road improvements, which could lead us to being dependent on VDOT for any action on roads and will not benefit residents. I think accepting a promise of money (and of course, it's a pittance) would be very short-sighted and irresponsible on the part of our elected leaders.
- • There seems to be a continued desire by the county for a mix of housing types in this corridor -- I maintain that the mix of housing types is already satisfied by the other apartment complexes in the nearby vicinity (the soon to be completed one on Rio Road

and Pen Park Road and Belvedere)-- leaving this property to be developed under R4 as townhouse, single family or duplexes would be a mix of housing types.

In summary, our original concerns have not been satisfied- namely increasing the density will put additional cars on Rio Road, a road which has congestion and safety issues right now. Why double the traffic damage of any R4 development? Also, I don't believe the existing R4 zoning regulation should be usurped in favor of a vision statement (The Places29 Community Master Plan) which is out of date and should be revised with full community input.

Thanks for considering the above. Lisa and Lanny Drummond

Delete
More

The Parkway Place zoning map amendment should be rejected; it does not conform to Albemarle County Comprehensive plan intent for Development Areas in terms of proposed density and location. If the planning staff decides on a favorable recommendation for the Parkway Place application, alternative arguments against a favorable recommendation, as stated in the following paragraphs, should be included in the staff report

The R4 zoning is the appropriate designation and **not** Urban Density Residential and Urban Mixed Use designations.. The applicant argues the R4 is inconsistent with e Master plan. But the Master plan is acknowledged to require updating and thus should not be used as the basis for the for making a zoning decision and particularly to increase allowable density

The Parkway Place location does not support the intent of the Comprehensive Plan has an objective to promote density in Development Areas. Comprehensive Plan Objective 5 states that density is to be promoted within Development Areas to create compact urban places. The intent is “to create places where parks, playgrounds, shopping, transit, and employment *are **all** within a walking and bicycling distance of residents*” (emphasis added). The Parkway Place location does not meet this intent. In essence it is a bedroom community where residents will have to travel by car for most daily services (shopping, transit, employment). Thus an increase density is not warranted

Parkway Place does not meet Comprehensive Plan Objective 6 to be compatible with surrounding neighborhood.. This objective is for “infill” developments. The closest communities across from Parkway Place were developed under R4 zoning. Staff has argued that Parkway Place is a “greenfield” development. The Comprehensive Plan has no definition for either term. In Objective 5 a criteria for a greenfield site is that it is “not closely surrounded by existing developments.” Again the nearest communities across the street are single family, villa and townhouse built under R4 zoning. Further, “context is the determining factor” for identifying a greenfield site. So both surrounding and inability to satisfy Objective 5 intent (see previous paragraph) all argue that Parkway Place does not meet the Comprehensive Plan objectives.

The appropriate place to promote multifamily units is along major commuting route around shopping areas that are within easy walking or bicycle distance. The Rio Small Area plan, passed in 2018, represents the citizen’s views on where multifamily units should be located. There are already a large number of on-going, approved or planed multifamily unit developments along Rt 29 . These include Stonefield (160 apartment), Seminole square (500 units), Hydraulic Small area plan (identifies site for up to 1000 apartments), Brookhill (300 apartments), Norhpoint(200 apartments), Berkmar (260 apartments). The Parkway Place developer has not shown there is a need for a multifamily development at the proposed location.

Cameron Langille

From: Megan Nedostup
Sent: Sunday, June 23, 2019 6:31 PM
To: Cameron Langille
Subject: Fw: Rezoning Wetsel and 999 Rio Road Properties

From: Marty <martytopel@embarqmail.com>
Sent: Saturday, June 22, 2019 11:51 AM
To: Planning Commission
Subject: Rezoning Wetsel and 999 Rio Road Properties

Planning Commissioners,

As residents of the Dunlora community, we have seen major changes to the area. Besides more single-family homes, there are now crowded developments with attached homes and four-story apartment complexes. The traffic on Rio Road and the John Warner Parkway has become extremely congested and dangerous. We know of multiple near-collisions and in fact, we have a Dunlora friend who was t-boned with her car totaled. Also, we have seen a number of bicycle/motor bike accidents. With the present plan for a wildflower meadow at the junction of Rio Road and the Parkway, we don't even want to imagine the deer/car accidents due to the attraction of the meadow for the deer. The roads were not constructed to even handle the existing traffic and presently VDOT and the county don't have any plans to make improvements. Plus, we have the prospect of the (Senior) Center along with the Martha Jefferson Outpatient Care Center on Belvedere that will add even more traffic coming out onto Rio Road. It will be challenging enough to have the 999 Rio Road property and the Wetsel property developed with the present zoning.

All this, and that's not even taking into account how the character of our area is deteriorating. Reading the damning reviews of the Kotarides properties in which residents state that their development is "clearly built poorly" and cite many examples of poor maintenance such as "cockroaches and it being filthy", we dread the thought of how Kotarides will not maintain their proposed apartments and bring down our community even further.

The present developments have contributed enough to the urban core plan and we deserve to be able to maintain some of the beautiful neighborhood character that we have previously had. It's at a tipping point now.

Deny the rezoning requests for 999 Rio Road and the Wetsel properties!

Tom and Marty Topel
832 King William Drive

Sent from [Mail](#) for Windows 10

Cameron Langille

From: Megan Nedostup
Sent: Tuesday, June 11, 2019 12:13 PM
To: Cameron Langille
Subject: FW: Wetsel property Rezoning

Please note: I will be out of the office starting Wednesday June 12th until Monday June 24th .

Megan Nedostup, AICP
(pronounced nuh-DAHST-up)
Principal Planner
Community Development Department
Planning Services
ph: 434.296.5832 ext. 3004

-----Original Message-----

From: Rita Waine <rita.waine@comcast.net>
Sent: Tuesday, June 11, 2019 12:06 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Wetsel property Rezoning

Resend due to inaccurate Wetsel:

>
> To All,
>
> I am adamantly opposed to the rezoning of the Wetsel Property across
> from Dunlora.
>
> The roads here are 1 lane in each direction and are already over used
> and inadequate For the present traffic. There is no plan to expand
> the roads by VDot for additional Use.
>
> The Schools are also full to capacity.
>
> We do not need this type of expansion in this area which is already over saturated!
>
> Please consider not rezoning.
>
> Thank you for you time.
>
> Rita Waine
> RiverRun
>
>
>
> Sent from my iPad

Cameron Langille

From: Cameron Langille
Sent: Wednesday, September 04, 2019 6:11 PM
To: Roberta Penkava
Subject: RE: Parkway Place

Good evening Ms. Penkava,

Thank you for your email regarding the Parkway Place application. All comments and feedback I receive from members of the public about this proposal will be forwarded to the Board and Planning Commission should the applicant proceed to a public hearing in the future.

Staff members with the County and VDOT are aware of the current traffic congestion problems along both Rio Road and John Warner Parkway. This is a major consideration that is being taken into account and evaluated during reviews of the Parkway Place application. Comments have already been provided to the applicant regarding necessary revisions to the Traffic Impact Analysis (TIA) and transportation/road improvements that were proposed with the initial submittal of the application. Specifically, we have requested that the scope of the TIA be expanded past the Wetsel property boundaries in order to evaluate traffic impacts that would be generated at the intersection of Rio Road and Dunlora Forest Drive.

At this point, the application is still under review and no decisions have been made as to whether the project will be recommended for approval or denial. The applicant has informed us that they will be re-submitting for a second round of review and comments from Albemarle County staff, VDOT, and the Albemarle County Service Authority.

One of your neighbors in Dunlora Forest, Marty Meth, has volunteered to be the point person for your neighborhood. I correspond with him regularly and provide updates on the status of the application and specifics of the proposal as they change during the course of the review and revision cycle. I encourage you to communicate with Marty, and moving forward he will relay comments, concerns, and/or questions to me for response. Marty can be reached at mmeth@ieee.org.

I hope this information eases some of your concerns about this proposal as it currently stands. Have a great evening.

-Cameron

From: Roberta Penkava <penkavar@yahoo.com>
Sent: Wednesday, September 04, 2019 5:33 PM
To: Cameron Langille <blangille@albemarle.org>
Subject: Parkway Place

Dear Sir:

As a resident of Dunlora Forest, located across Rio Rd from the Wetsel property and the proposed Parkway Place I urge you not to change the zoning on this property and allow the overwhelming Parkway Place to proceed.

In the first place, Rio road is already very congested, especially during rush hours, and even with the developers proposed changes to Rio road I don't see how people could even get out of the one exit from Parkway Place to make a left turn. Traffic would already be backed up to that point and it is just wishful thinking that traffic would sit and let people out. What would probably happen is that cars

would drive down to our entrance and U turn around our median to then go east on Rio. Wouldn't we love that!

Secondly, the development is overwhelmingly large and not in keeping with the neighborhood. This IS supposed to be a neighborhood lifestyle is it not, not an urban extension of Charlottesville. Why do we insist on destroying the beautiful landscape that has brought people here for decades by covering it with ugly high rise, high density chintzy construction!

Sincerely,
Roberta Penkava
1627 Sawgrass Ct.
Charlottesville, VA 22901

Cameron Langille

From: Thomas Noble <tnoble@nd.edu>
Sent: Monday, July 29, 2019 11:24 AM
To: Cameron Langille
Subject: Kotarides

Dear Mr. Langille,

I write as a resident of Dunlora Forest to question the wisdom of adding 328 apartment across the street from us. The Rio East corridor is a mess. The traffic has absolutely no alternatives. The huge development next to Pen Park is going to add numerous cars per day. I just might live long enough to see the apartment building facing CCS inhabited. I gather that there is to be a small development at the corner of Belvedere Drive. Dunlora Ridge has been added. Dunlora Park is going up now. Does anyone take thought for the impact of all this development on the people who already live here? Our quality of life and property values will be substantially diminished by the Kotarides project.

Sincerely,

Tom Noble

Thomas F. X. Noble
Andrew V. Tackes Professor Emeritus
University of Notre Dame
1622 Sawgrass Ct.
Charlottesville, VA 22901
434-202-1104