

## Andy Reitelbach

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**From:** Vivian Groeschel  
**Sent:** Wednesday, March 15, 2023 1:25 PM  
**To:** Andy Reitelbach  
**Subject:** FW: February 28, 2023 meeting Speech  
**Attachments:** PlanningCommissionMtgSpeech Feb 28-23.docx

### Vivian Groeschel

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**From:** Judy Schlusel <[jschlusel@earthlink.net](mailto:jschlusel@earthlink.net)>  
**Sent:** Saturday, February 25, 2023 10:28 PM  
**To:** Planning Commission <[PlanningCommission@albemarle.org](mailto:PlanningCommission@albemarle.org)>  
**Subject:** February 28, 2023 meeting Speech

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To All Planning Commissioners:

Attached please find a copy of the speech I had planned on presenting at the February 28, 2023, meeting. However, due to the death of a family member, I will be attending the funeral. Please consider my points and concerns and include them in the Planning Commission minutes.

Thank You.

Regards,

Judy Schlusel

Rio District resident

Rio 29 CAC member

I had planned on speaking in person to the Planning Commission at the February 28, 2023, meeting. However, due to the death of a family member, I will be attending the funeral. Please consider my points and include them in the Planning Commission minutes.

When this application came before you quite a while ago, this body as well as the BOS gave approval to the proposal since it fell under the Neighborhood Model District. The rezoning is requesting the following changes:

- =eliminate the commercial pad
- =now proposing between 10-38 residential units
- =include building envelopes
- =include parking
- =include green space for amenities and storm water management

While eliminating the commercial pad and increasing the density may fall under guidelines meeting a county's bullet point, I am deeply concerned. This parcel is located in the Entrance Corridor nestled among several housing developments that are single family and duplex style homes which all have the common feature of a yard...aka greenery.

The proposed placement of the amenities and storm water management is of concern which will front Rio Rd. From what I understand this development will be rentals rather than the original proposal of "small homes" to purchase falling in the category of affordable housing.

Developers promise the moon yet deliver much less than that. Developers are notorious for leveling a parcel plowing down all greenery, The front part of this parcel is flat with no large trees. However, the back part does have many large trees which I suspect could be labeled as Witness Trees considering the history of this portion of Albemarle County. Is the developer going to plow everything to satisfy a bullet point in the Neighborhood Model District guideline making another attempt to obliterate a portion of history? The developer will probably tell you those trees will be replaced. However, will they be replaced with a twig style tree that will take 25+ years to mature.

Look around this section of Rio Rd and how many of the developments have any amenities facing Rio Rd. What type of amenities is the developer planning....a playground, tennis courts, exercise course? Although you may think some of these thoughts are far-fetched, developers are creative to lure potential clients to their site.

The proposal of green space is of concern. Since this development is being proposed as rentals who will be responsible for the maintenance of the green space? Remember the location is in the Entrance Corridor and all one needs to do is drive by and see the unsightly overgrown unattended junipers located on Rio Rd. Do you, the Planning Commission want to approve and ultimately encourage another unkept section of the Entrance Corridor?

The developer is eliminating the commercial pad and increase density now to a maximum of 38 units. This increase by itself may seem insignificant but that is more traffic funneling onto Belvedere Blvd and ultimately onto Rio Rd. This intersection is a traffic nightmare. I attended the recent meeting at The Center presented by VDOT and the County, one does not need to be a traffic engineer, but it came through loud and clear that although there are several traffic options on the table all theoretical and many years down the road till implementation becomes reality.

At the Feb 23, 2023, Rio 29 CAC meeting storm water management issue came up. Supervisor Ned Gallaway indicated that the Board of Supervisors are aware there are problems with the storm water system in this development area.

Although the rezoning application is being promoted as new and improved, perhaps it should not be approved but at least tabled until more concrete answers can be obtained regarding some of the points, I've raised namely traffic and storm water management.

Thank You.

Judy Schlussel  
Rio District Resident  
Member of the Rio 29 CAC

## Andy Reitelbach

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**From:** Vivian Groeschel  
**Sent:** Wednesday, March 15, 2023 1:25 PM  
**To:** Andy Reitelbach  
**Subject:** FW: Rio Road 999 Hearing on Tuesday, 28 February 2023  
**Attachments:** Planning Com Feb 2023.docx

Not sure if you go this

### **Vivian Groeschel**

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**From:** Kent & Judy Schlusser <k2j2@earthlink.net>  
**Sent:** Sunday, February 26, 2023 3:28 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** Rio Road 999 Hearing on Tuesday, 28 February 2023

**CAUTION:** This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Planning Commissioners:

I would normally present my thoughts in person, but due to a death in the family, I will not be able to attend.

Attached are some thoughts and comments on 999 Rio Road re-zoning (again). I have accepted the fact that this re-zoning was approved in 2020 by you and the Board of Supervisors. The one good aspects of the re-zoning in 2020, the plan had small home that would be for purchase. These affordable homes would get many people into the housing market and allow them to build wealth. The requested re-zoning only calls for rentals. This does little in the long term to solve the affordable housing issue.

If you have questions about my comments or the re-zoning itself, please do not hesitate to contact me. I live in the neighborhood. Please include my remarks in the record.

Kent Schlusell

Subject: Rezoning of 999 Rio Road

[I would be presenting my concerns in person but due to the death of a family member, I will not be able to attend the meeting in person.]

When this came before the Planning Commission a few years ago (pre-COVID), the Planning Commission voted 4 to 2 to approve the rezoning and forward it to the Board of Supervisors. When it came before the Board of Supervisors the first time, the developer asked for a deferral as it would have been a 3-3 vote and it would not be approved. After the developer revised the number of units and the small homes for purchase, it was approved 4 to 2.

During the hearing at the Planning Commission, several issues were raised:

- Traffic and environmental concerns
- Appropriateness of the planned buildings
- Commercial property

The developer at the time pointed out that the development included:

- Affordable small homes for purchase and getting people into the housing market thus helping the affordable housing market in the long run.
- Commercial property would be a “professional” office (physician, dentist, etc) with little traffic and only during the day.
- Traffic would not increase that much with the number of units

Now the developer wants to eliminate the commercial property and build only rentals increasing the number of the units and thus increasing the traffic significantly. This is AFTER the first review that ignore the traffic from indoor soccer facility in Belvedere.

This development is located at one of the worse intersections along Rio Road that has been under study for several years with no solutions that will satisfy the safety of County residents. In addition, Belvedere is building more and more units increasing the traffic at the intersection. The traffic has only gotten worse since the approval by the Planning Commission in 2020.

The County wants to have 95% of the population live in 5% of the land in Albemarle County without paying attention to the infrastructure. Some people, from the County as well as the City, will tell you that one can walk, bike, public transport to work from this location. Let’s get real, the buses run maybe once an hour along Rio Road. It takes a long time from this location to UVA (a major work area) via bus. Downtown is more than two miles away. Walking and biking to downtown in the middle of the winter and in the heat of the summer is not practical. There is no public transportation to US29 businesses or to Pantops businesses and it is too far to walk and dangerous to bike.

Some of the Planning Commission will state that the County Comprehensive Plan calls for housing that the developer is recommending. The Comprehensive Plan is a failed document for this area. Just

because it is in the plan does not mean you must recommend approval. After all, the Comprehensive Plan is a plan. A plan is guidance, not law. The plan gives no credence to infrastructure, to schools and quality of life. The plan needs to be revised and not use as determining factor for approval.

The development will cause significant environmental concerns as the developer will more than likely clear cut every tree on the property. Clean cutting, although it makes it easier for building, increases air pollution as the trees cannot filter the air and more than likely will cause significant drainage problems. The developer will claim they will be careful and/or it will not be a problem. We have heard that previously from developers in the area. I can show you significant damage to the environment just from the Belvedere development. In fact, that Belvedere developer was issued a stop work order because of drainage issues and had to address the issues.

This request for rezoning from the approved rezoning from several years ago is nothing more than a bait and switch tactic for the developer to maximize their profits at the expense of County residents who currently live in the neighborhood.

You should not approve this rezoning request for these main reasons:

- Traffic and the environmental concerns
- Not giving citizens the opportunity to purchase small homes and getting them into the housing market as previously promised.
- Not appropriate for the small piece of property for the density being requested.

Do NOT approve the rezoning from the rezoning that has already been approved.

Kent Schlusell  
Rio District  
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