

Elaine Echols

From: Rebecca Kendall <rjskendall@gmail.com>
Sent: Sunday, June 24, 2018 3:54 PM
To: Kevin McDermott; Elaine Echols
Cc: Cael Kendall
Subject: Traffic calming on St. George in response to SUP 2018-00006

Hello Kevin-

I am writing to you following a community meeting of the Crozet Community Advisory Committee to hear about Special Use Permit 2018-0006 for the Little Explorers Discovery School.

There were eight residents in immediate vicinity of the Crozet Baptist Church who attended the CCAC meeting last week to express concern about the impact of increased traffic and safety needs related to this permit request. Elaine Echols and other CCAC members suggested that we contact you about traffic calming measures on Saint George Avenue.

The following is the basis for our traffic concerns:

- St. George Avenue is a quiet street of 52 homes in a designated historic neighborhood. This permit would bring up to 80 additional trips onto St. George for school purposes, significantly increasing traffic at key times, particularly when neighborhood children are going to school, and there are many pedestrians and children biking on the street.
- Additional traffic during school time is a significant safety consideration as drop off for children at the Baptist Church would fall during the time when students from Crozet Elementary, Henley, Western, and Field School are either walking or biking to school or waiting for the bus on St. George.
- While the County has worked to increase safe routes to school by expanding the sidewalk on Crozet Avenue, visibility from Saint George to Crozet Avenue is limited and increased traffic turning onto our quiet street (including parents who may be rushing to get to work) pose a risk to students who are walking and biking.
- Currently sidewalks on St. George are not continuous, requiring pedestrians to frequently walk on the shoulder of the street. Our street is also a long, straight street connecting Crozet Avenue and Buck Road. There has been a significant increase in thru traffic in recent years, including dangerous speeding in excess of 50 mph on a semi-regular basis.

My husband and I, and likely several of our neighbors, would like to explore traffic calming options to assure safety of neighborhood residents as a condition to any approved permit. Some of the items that we'd like to consider include:

- Improved crosswalk visibility at St. George and Crozet Ave.
- Improved signage – speed limit and school crossing on St. George and Crozet Avenue
- Speed bumps or mobile speed signs
- Coordination with Albemarle County School transportation division

Thank you,
Rebecca

Sent from [Mail](#) for Windows 10

From: Brian Richter
Sent: Thursday, June 28, 2018 5:34 PM
To: Dave Stoner (davidastoner1@gmail.com) <davidastoner1@gmail.com>; 'eechols@albemarle.org' <eechols@albemarle.org>
Cc: 'Martha Hodgkins' <martha.hodgkins@gmail.com>
Subject: RE: Congratulations and Thanks! (Oh and Crozet Baptist Preschool Question)

Hi Dave and Elaine,

We'd be happy to speak with the applicant, but would first like to speak with you (Elaine) about this Special Use Permit process and what our options might be. We have very strong concerns about what this activity could do to one of Crozet's last remaining historic neighborhoods, and also to our use of our own property. The church built their playground 10 feet from our property line a couple of years ago, without any communication with us whatsoever; if the applicant plans to use that same playground in its current location there would be many issues and concerns to address.

As Dave mentioned, we're on a very long road trip out West, but with some advance notice we can figure out a good time to talk.

Thank you both for your attention to our concerns.

Brian Richter & Martha Hodgkins

Sustainable Waters

Solutions in a Time of Scarcity

Brian Richter, President
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From: David Stoner <davidastoner1@gmail.com>
Date: June 26, 2018 at 7:43:36 AM MDT
To: Elaine Echols <EECHOLS@albemarle.org>
Cc: Brian Richter <brian@sustainablewaters.org>, Martha Hodgkins <martha.hodgkins@gmail.com>
Subject: Re: Congratulations and Thanks! (Oh and Crozet Baptist Preschool Question)

Brian & Martha –

I wanted to put you in touch with Elaine Echols, the Planning Director for the County who is managing the Baptist Church preschool SUP application. See the highlighted info on Planning Commission hearing timing and request for your contact info.

Elaine –

Elaine Echols

From: Long, Valerie <vlong@williamsmullen.com>
Sent: Monday, July 16, 2018 5:52 PM
To: Elaine Echols
Subject: SP201800006 -- Preschool in Crozet Baptist Church

Elaine:

I want to reach out to you and express my very strong support for this application.

I'm writing in my capacity as a resident of Crozet, and not on behalf of any client. There is a real shortage of quality, affordable child care all over the area, but particularly in Crozet. The use of Crozet Baptist Church for this purpose is a wonderful way to use space that is otherwise unused during the day. The Church has ample parking and plenty of room to accommodate drop-offs and pick-ups without queuing onto St. George Avenue. As for concerns that have been expressed about the noise from children playing, I would hope that the Planning Commission and Board of Supervisors would agree that the sounds of young children playing and learning outside is a wonderful thing!

As you may know, the Brownsville Elementary School after-care program is wonderful, but fills up incredibly fast, and there are very few other alternatives available. So the need is there for both pre-school education and for after-school care to support working parents and to provide quality and affordable care for the children of the community.

Thank you for your consideration of my comments.

Sincerely,

Valerie Long

Valerie Long

434-242-6792

6617 Welbourne Lane

Crozet, VA 22932

Elaine Echols

From: Brian Richter <brian@sustainablewaters.org>
Sent: Tuesday, July 10, 2018 5:16 PM
To: David Stoner; Elaine Echols
Cc: Martha Hodgkins; Cael Kendall; Rebecca Kendall; Linette Burton; Ann Mallek; Ann Mallek
Subject: RE: Congratulations and Thanks! (Oh and Crozet Baptist Preschool Question)

Hi Elaine,

We're still very interested in speaking with you by phone. In particular, we would like to discuss the factors about this special use permit that fail to meet Albemarle County's requirements, as stated under "Five Reasonable Grounds to Deny a Special Use Permit" in the Albemarle County Land Use Law Handbook (page 12-10):

Five Reasonable Grounds to Deny a Special Use Permit

- The landowner fails to meet all of the requirements for the granting of the permit; even if all of the requirements satisfied, the decision-maker retains authority to deny the permit if sound zoning principles justify the decision.
- The proposed use is inconsistent with the comprehensive plan.
- The proposed use would have adverse impacts on the character of the neighborhood.
- The proposed use would have adverse impacts on roads or create a hazardous traffic situation.
- The proposed use would have an adverse impact on the abutting property.

We and our neighbors have communicated that the application for the pre-school clearly fails on the last three bullets. The greatly increased traffic WILL create a hazardous situation for children, pets, and other residents of our neighborhood (already, we have repeatedly had to post "Drive Like Your Kids Live Here" signs and have requested installation of speed bumps to slow traffic; the greatly increased traffic associated with the pre-school will greatly exacerbate this problem). The creation of a new, highly visible and audible commercial business is clearly not in keeping with the National Historic District designation of the St. George neighborhood. And lastly but undeniably, this pre-school will adversely impact our property, with a playground situated less than 10 feet from our property line.

Please let us know when we can speak by phone. As mentioned previously, we are traveling in the Western US, but with advance notice we can arrange a time to call.

Sincerely,
Brian Richter and Martha Hodgkins

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From: Christi Gillette <littleexplorersdiscovery@gmail.com>
Sent: Friday, July 13, 2018 2:25 PM
To: Brian Richter <brian@sustainablewaters.org>; martha.hodgkins@gmail.com
Cc: Elaine Echols <eechols@albemarle.org>; Tracey <tracey@crozetchurch.org>
Subject: Little Explorers Discovery School (Crozet Baptist Church)

Hi there Brian and Martha,

My name is Christi Gillette, and I am the owner of Little Explorers Discovery School. I want to start out by expressing our understanding and appreciation for your concerns that have been voiced through your neighbors as you are hopefully enjoying your time away.

We understand that the idea of "40" children right next to your private backyard space is causing you much worry and frustration. I hope that I can shed at least the start of some light on that through this message, and I do hope that we can meet in person before too long to create a positive working relationship to ensure that we do not cause a major disruption to your life.

As you know, the county has required a fence to be placed around the children's play area in order for the preschool to continue towards our special use permit. The church's buildings and grounds committee has already met to discuss the beginning details of this process, and we were hoping to work with you to decide on the details of the fence that will backup to your property. Elaine has communicated the concern about the property line, and I'm sure there are more details that we will come across to make the set up work for all of us. I am not in a position to be able to make specific promises on behalf of the church's property, but I will let you know that if extra work or financial costs to the play area are decided on by all parties, I am more than willing to make that sacrifice.

In terms of any further structures that may go up, we would work in the opposite direction of your yard (in a perpendicular direction away from where your yard is located).

Additionally, there will never be 40 children outside at one time. The maximum amount of children present at the school at one time will be 25, and the way we are planning to structure the day, the children will spend outdoor time in smaller groups. These numbers are not what we anticipate or even hope for as we open the school.

I truly want you to understand that I want to be a great neighbor to you and the others around the church property. I would be glad to meet you in person whenever you are in town and available. I am heading out for family vacation this evening, but if you happen to be around today I could make time before we go. Otherwise, I could meet with you when we return. I'd also love for you to meet the other teachers that will be working with me. They are very nice ladies, and are also a part of our mission to provide a nurturing preschool experience that works in sync with the neighborhood.

Please feel free to contact me with any questions or concerns at 440-781-0981 or by email. I look forward to speaking with you soon.

Sincerely,

Christi Gillette

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CHRISTI GILLETTE
School Director
440.781.0981
littleexplorersdiscovery@gmail.com



Elaine Echols

From: David Collyer <david@crozetchurch.org>
Sent: Wednesday, August 01, 2018 5:49 PM
To: 'Brian Richter'
Cc: Christi Gillette; Tracey Pugh; Elaine Echols
Subject: Little Explorers Discovery School (Crozet Baptist Church)

Dear Brian and Martha,

Thank you for your recent response to Christi Gillette's email regarding the Little Explorers Discovery School. As you can imagine we are truly excited about the possibility of hosting this much needed service for families in the Crozet area. We are committed to helping Christi create a friendly and safe space for children to learn and grow. This includes identifying challenges to the success of the school, and working with our Crozet neighbors to find a solution for each.

We are glad to consult with the two of you about safeguarding your property and your sense of privacy in our beautiful neighborhood. We were particularly saddened to hear that you had previous concerns that you felt were not heard. We are always willing to listen to and work with our neighbors to find a mutually satisfying conclusion to problems that arise.

In this instance, we would love to chat with you further about building a privacy screen along our shared property boundary that will help to insure a peaceful space for you as children play on our playground. Please let us know your thoughts about such a fence.

Looking forward to working with you on this project,

David Collyer

Pastor, Crozet Baptist Church

david@crozetchurch.org

(434) 823-5171 x102

The only thing that counts is faith expressing itself through love. Galatians 5:6b