

Jo Ann Z. Perkins
5568 St. George Ave.
Crozet, VA 22932
Phone: 434-823-4987

REGARDING RA YANCEY MILL PROPOSAL

Why am I requesting?

I own and operate two tree farms and at the end of 2021, I hope to have planted 260 acres of pine trees. When these are ready to harvest, the plan is to sell these logs to Yancey Mill. I have been a client of Yancey Mill for almost 50 years.

Why to encourage forestal agriculture?

Yancey Mill processes the logs with NO wood waste and is very clean. Forestry is a natural agricultural resource that is sustainable and Albemarle County needs the pine lumber yard. Please, I beg you, to help the farmers and urban landowners with trees in surrounding counties since Yancey Mill is the only pine one for quite some distance.

Why Yancey Mill is making the request?

Just like any other business who has been in operation prior to computers and day's technology, an upgrade is paramount to continue and be competitive in the market place. To be more efficient and keeping with technology, and upgrade has to happen to make their acreage of operation more efficient. Yancey Mill makes Forestry a renewable source and makes great strides in conservation. What other businesses can make these claims?

Trees ?

Why trees? Trees are much more than a large plant with a stick in the middle. There are many species of trees that classification is very incomplete. Food is important to be on our table but we also need trees and what they offer. When a new house is built in the county or anywhere, what is the first thing thought is "Where do we plant the trees?" Landscape architects are very busy helping with this planting and what kind of trees are

native to VA. Many house values are increased by the trees that have been planted. By the way, if you go on top of Afton Mountain and look over Albemarle County, what do you see? Trees and more trees. More trees than was here before 1900s. Actually, it could go back further than that.

Self-Challenge

Check Yancey website www.rayanceylumber.com

Read: **The Tree** by Colin Tudge

The Hidden Life of Trees by Peter Wohlleben

The Songs of Trees by David George Haskell

Around the World in 80 Trees by Jonathan Drori

Please feel free to call me or email with comments or questions. I am unable to attend June 23 since my schedule has me working the polls.

Jo Ann Z. Perkins

Bill Fritz

Subject: FW: REVIEW: Pertinent to your June 23+July 15 meetings

From: Ronda Ingersoll <ronda.ingersoll@gmail.com>

Sent: Wednesday, June 17, 2020 9:06 AM

To: Planning Commission <PlanningCommission@albemarle.org>; Board of Supervisors members <bos@albemarle.org>

Cc: Ann Mallek <amallek@albemarle.org>; Liz Palmer <lpalmer@albemarle.org>

Subject: REVIEW: Pertinent to your June 23+July 15 meetings

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Hello,

I have been a tax-paying, land-owning Albemarle County resident for 11 years. My four children attended Western Albemarle High School. I lived for several years in the Yancey Mills area. I remember the area fondly and its many fine qualities...close to downtown Crozet, easy access to the interstate, and a charming village adjacent to the R.A. Yancey Lumber Corp business.

When I relocated from Richmond in 2009, I was excited to be near the history of the area and that included the sawmill that has been on Rt. 250 since 1949. I was never bothered by its presence or noise. It represented history and only added character to the community.

The third-generation family-owned business employs close to 100 people in Albemarle County in an industry that's not necessarily winning a popularity contest, but is essential to sustaining our way of life with lumber and wood by-products that we need for homes, builders, farmers, shipping companies, and packaging businesses. There used to be 30 sawmills in this beautiful forested area; it is now the last one standing in Albemarle County.

I am writing in support of the special exceptions request R.A. Yancey Lumber Corp is seeking from the Albemarle County Planning Commission and our Board of Supervisors.

For a business that began as a portable sawmill and grew organically to support our area with jobs and tax dollars, how can we not accommodate its livelihood by granting use and setback exceptions so that it may continue operating?

The mill did not infringe on zoning rules; regulations were imposed on it in 1980 when the company had already been in business for 31 years. That's akin to punishing a homeowner of a 1949 house and asking why they built over an area newly zoned for fiber optic cable.

In addition, have we considered the repercussions of what might happen if the R.A. Yancey Lumber Corp was shuttered or closed due to this unresolved dispute? 100 people losing their job at a time that's critical for people to work? Some other heavy industrial tenant? More track housing? **I do not support any of these outcomes.**

Please be fair and simply do the right thing. Thank you.

Ronda Ingersoll

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Ronda Ingersoll

ronda.ingersoll@gmail.com

View my profile on [LinkedIn](#)

cell: 804.334.8953

June 17, 2020

Albemarle Planning Commission

As a lifelong resident of Albemarle County, I have worked with Yancey Lumber Company most of my life. I attended school with Dickie and Danny and also worked with the family members thru my business in Crozet.

I have found them to be up-standing citizens and good business people. They employ many persons in their Lumber Business

I would hope that you can see your way clear to grant their request at this time.

Best Regards,


William Roy Barksdale, Jr.

540-456-6424

Bill Fritz

Subject: FW: R.A. Yancey Lumber Corp

From: Brice Craig <brice.craig@craigbuilders.com>
Sent: Wednesday, June 17, 2020 2:43 PM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: R.A. Yancey Lumber Corp

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To Whom It May Concern,

I'm writing this letter in support of R.A. Yancey Lumber Corp also known as Yancey Mills. As a small business owner in the community I understand how important it is to support each other, especially in the slower economic times that we are currently experiencing. We support their request for special exemptions regarding the setback lines at their property and hope you all will too. Thanks for your time.

-Brice Craig



Brice Craig
Vice President-Operations
Craig Builders
c: (434) 531-0364 | CraigBuilders.com



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Bill Fritz

Subject: FW: Yancey Lumber

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From: David Williams <wllmsphill@aol.com>
Sent: Sunday, June 21, 2020 6:28:48 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: Fwd: Yancey Lumber

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

From: David Williams <wllmsphill@aol.com>
To: planningcommision@albemarle.org <planningcommision@albemarle.org>; bkirtley@albemarle.org <bkirtley@albemarle.org>
Sent: Sun, Jun 21, 2020 6:25 am
Subject: Yancey Lumber

Hello

I am writing to ask for support for Yancey Lumber's request for exemptions to continue their operations. I feel a business which has 70 plus employees needs to stay in Albemarle County, We need to retain as many diverse employment opportunities as possible. I have read the lumber mill is willing to work with the local community on the sound issues as they seemed to resolve the hum problem last year.

I have lived in Albemarle for 52 years, a Woodbrook, Burley, AHS and UVA graduate, and I hope you give Yancey a chance to continue their operations.

Thank you for your time

David Williams
Stony Point area

15 June 2020

Letter in support of R. A. Yancey Lumber Company from Larry Claytor

I am Larry Claytor and I have lived in the western part of Albemarle County all my life. I grew up in Greenwood and attended the Greenwood Elementary School and moved on to Henley the first year it opened and graduated from Albemarle High School. I attended Hillsboro Baptist Church in Yancey Mills beginning in the 1960's. I worked for the Albemarle County Sheriffs' Office which then transitioned to the Albemarle County Police Department and I was there until I retired.

Throughout my entire life I have known the Yancey family and their business. Both the Yancey family and The Yancey Lumber Company have been a vital part of the community. And fittingly the area is appropriately named Yancey Mills. I remember Mr. Yancey well as he was always interacting with his neighbors and businesses throughout the community and was known by all as a very fine man. Over the years I have purchased lumber from them and interacted with their employees. As a Police Officer I have investigated crimes committed against Yancey Lumber Company and assisted with bringing charges against those responsible. All of my interactions have found the Yancey family being very proactive in keeping the community safe and a very good place to live.

I also remember other businesses that were in the Crozet area such as Morton's' Frozen Foods (where both of my parents worked) and ACME Visible Records. I watched as both businesses closed and the employees moved from our community. Most of my childhood friends and their families moved to Augusta County to follow the jobs as the industries left our area. During this time Yancey Lumber company persevered and remained part of our community providing much needed jobs.

I have read News articles about our Yancey Lumber Company and I understand that some of the equipment was creating some noise and vibrations. While I live about two miles from this location and do not hear or feel the vibrations, I understand that those living adjacent to the lumberyard had a different experience. I do believe that Yancey Lumber Company has been working on reducing the noise and vibrations to alleviate the situation. They are also prepared to build a structure over the equipment to further reduce the possibility of the noise. In keeping up with changing times, as with any progressive business or endeavor, the use of new updated equipment will always provide a safer and more efficient work environment. Looking back at the very beginnings of this business there is no way that Mr. Yancey had any way of knowing how the size and shape of his land would be impacted by future laws and requirements. I feel that the goal of Yancey Lumber Company now is to do all they can to find a workable solution to provide a safe and efficient work environment while remaining a good neighbor.

In summary, as a neighbor, I fully support the Yancey Lumber Company as it has been part of our community my entire life. I would certainly hope that it will not be discarded and allowed to go the way of other industry as it supports our lives in so many ways (to include jobs and tax revenue). I sincerely ask that Yancey Lumber Company be allowed the appropriate waivers to allow them to remain a viable business and continue to contribute to our community.

This request is respectfully submitted for your consideration.

Larry Claytor 7544 Rockfish Gap Turnpike Greenwood, VA 22943 434-760-2382

Bill Fritz

Subject: FW: R A Yancey Lumber Corp

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From: Teresa Pace <tpacehill@aol.com>
Sent: Monday, June 22, 2020 8:38:46 AM
To: Planning Commission <PlanningCommission@albemarle.org>
Subject: R A Yancey Lumber Corp

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Albemarle County Planning Commission:

For over seventy years R. A. Yancey Lumber Corp. has been a family owned business in the Crozet community.

This establishment is a vital part of Albemarle County employing many from the area.

Having lived in the Rivanna District of the county for over fifty six years and having owned a logging and

sawmill business with my husband, Montie Pace. R. A. Yancey Lumber Corp. was a local outlet for

purchasing our products.

I'm hoping the Planning Commission will consider the request of R. A. Yancey Lumber Corp. for an

exemption to continue their operations.

Sincerely,

Teresa S. Pace

Park Hill Farm

Bill Fritz

From: Kristen Hardy <staigerhardy@hotmail.com>
Sent: Monday, June 22, 2020 7:40 PM
To: Board of Supervisors members; Planning Commission; Bill Fritz
Subject: Fw: RA Yancey Lumber

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Good Afternoon. I wanted to take the time to share with you my thoughts regarding R A Yancey Lumber Corporation and the family. This family has been a strong supporter of the Crozet community since 1949. They have employed thousands of people during this time and the way they have always conducted business and themselves within this community has always been genuine and sincere.

This family-run business was in Crozet long before the development started. They are 100% committed to this community and are upstanding members. This is clearly evident as they were forced to deal with the "noise" complaint from local members of the community as far away as Old Trail. Last time I checked, their mill was there and running for decades before Old Trail was developed. Shame on the citizen who moved in and didn't do their due diligence of their surroundings. Yet, the Yancey's went above and beyond and tried different methods to reduce this noise for their neighbors, at their expense, because they care about this community and continuing their long upstanding reputation. They are all extremely hard working, genuine, and caring people. To see how some members of the Crozet Community are treating this family is very disheartening and completely unfair. It is a sawmill. It is a very tough but also very important business to all of us. I have known this family for 15 plus years and they truly care about their image and reputation in this community and doing everything they possibly can to adhere to all regulations and be good upstanding neighbors to all.

Sincerely,
Ned and Kristen Hardy

Sent from my iPhone

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recently-enacted, pending or proposed legislation or guidance that could override, alter or otherwise affect existing insurance coverage. At your discretion, please consult with an attorney at your own expense for specific advice in this regard.

To the planning commission:

I am writing in support for the R.A. Yancey Lumber to obtain approval from the Albemarle County planning commission to approve the requested exceptions to regulations that were created 30 years after the company started. As with all business they must adhere to rules and regulations and be good stewards to both the community and the environment. They have done this for the past 65 years and would like to continue to do so. The exceptions that R. A. Yancey are asking for will improve the efficiency of the mill as well as the safety for their employees. Their intent is to be compliant with current regulations and to fulfill this obligation there must be good will from all parties.

R.A. Yancey not only provides economically to Albemarle County but the State of Virginia. The forestry industry in Virginia contributes \$17 billion annually to Virginia's economy. R.A. Yancey Lumber's impact is \$32 million plus per year and not only creates jobs at the local level but for each person they employ 2 jobs are supported in the industry. Not only in the forestry industry but R. A. Yancey contributes to the more than 8-billion-dollar poultry industry by way of pine shavings which provide clean bedding for young chicks. This is a valuable resource for Virginia poultry farmers. The loss of R. A. Yancey Lumber would be substantial not only to Albemarle County but the State of Virginia as well.

The company in good faith has gone above and beyond in resolving issues that have occurred and done numerous studies so that they could improve as well as be compliant with regulations that under the "grandfather provisions" they were purportedly exempt.

The future of R.A. Yancey Lumber Corporation to be a sustainable and thriving business requires the good will of its neighbors and community and the support of the county to be able to be efficient and comply with the changing landscape. The company has demonstrated their commitment though altering the truck unloading schedule, paving roads, and updating equipment to reduce noise, etc. Yancey Lumber has listened to their neighbors as well as the county to address concerns that have arisen in the process of modernizing their operations.

I support their efforts and hope they will continue to operate, and that Albemarle County will offer relief to R.A. Yancey Lumber on the current zoning issues.

Sincerely

Roger L Baber

Mr. Chairman and Planning Commission Member:

Thank you for the opportunity to speak this evening. My name is Glen Worrell. I work for F&W Forestry Services, Inc. with an address of 404 8th Street NE, Suite C, Charlottesville. We are a consulting firm that manages land for landowners in Albemarle and surrounding counties. I am also Vice President of the Virginia Tree Farm Foundation and currently serve on the Governor's appointed Board of Forestry.

I want to focus my comments this evening on the importance of forest management to Albemarle County's Comprehensive Plan.

On the introduction page of the plan in a pull-out section identifies the Albemarle County Growth Management Policy outlined below:

A. Protecting the elements that define the Rural Area:

- Agricultural resources
- Forestry resources
- Land preservation
- Land conservation
- Water supply resources
- Natural resources
- Scenic resources
- Historical, archaeological, and cultural resources and

B. Promoting the Development Areas as the place where a variety of land uses, facilities, and services exist and are planned to support the County's future growth, with emphasis placed on density and high-quality design in new and infill development.

According to the Forest Inventory Analysis (FIA) data, Albemarle County contains 495,374 acres of land. Of that total, 282,175 acres (57%) is in forestland. Of the 282,00 acres of forestland, over 45,500 acres (16%) are in loblolly pine production. Loblolly pine is the tree species that Yancey purchases and saws.

Yancey Lumber is a critical mill for the Albemarle County landowners who own those 45,000 acres of loblolly pine.

In the counties within 50-mile radius of the mill site, there are over 400,000 acres of pine. They Yancey Lumber mill is a critical mill for the forest industry in Albemarle County and the surrounding counties. Yancey Lumber is an economic driver in Albemarle and surrounding area.

Let me take the next few moments and talk about the market history for pine stumpage and prices. The stumpage price is the value the landowner gets from the buyer when selling wood

The pine sawtimber stumpage prices have not rebounded since the great recession of 2008-2010. In fact, when you adjust current stumpage prices, the price landowners receive for their wood, the price landowners get today is less than what they would have received in 1950. Thank about that for a

minute. Pine stumpage prices, when adjusted for inflation, are lower now, in 2020 that they were in 1950!

Why is that? I have been working in this area for 26 years. Over my career, we have seen a significant number of mills close across Virginia due to economic conditions. With the closures, landowners have less options to send their product – pine sawtimber.

In the past 26 years, I am only aware of one “greenfield” sawmill being built in Virginia. By greenfield, I mean from a plot of ground, constructing the mill. That mill is ArborTech and was constructed in the late 1990’s in Blackstone on a piece of ground that used to be part of Fort Pickett. ArborTech is the largest pine sawmill in Virginia. Although ArborTech is only 20 years old, they are continuing to modify, improve and expand to remain competitive in the pine lumber industry!

Many active pine sawmills in Virginia were established many years ago. Most mills started out small and over the years have gradually expanded their production capacity as technology evolved in the industry. In today’s market environment, if pine sawmills are not looking to upgrade and increase efficiencies and production at their facilities, they will not be able to compete in the pine lumber industry. Unfortunately, many of the smaller mills no longer exist. The fact that Yancey lumber still in production today is a tribute to the management foresight of the family members.

Currently there are two mid-size mills that procure pine sawtimber from Albemarle County. Yancey’s mill in Crozet and Chips, Inc, located at Zions Crossroads. There are a few smaller facilities that use smaller quantities of pine sawtimber, but they do not have the capacity of either Yancey or Chips.

Yancey lumber is also in a critical, strategic location for the pine region of Virginia. It is located on the western range of loblolly pine and receives wood from the northern Virginia regions. It is also one of the northern most pine sawmills in the country.

So why is Yancey so critical to landowners in the region? Let me return to the 50-mile radius of the mill site (17 counties). I want to talk for the next few moments on the volume of timber, not acres. According to the FIA data, the annual removal in the 50-mile radius area is 97.1 million board feet. That is not much more than the combined consumption of Yancey Lumber and Chips (Zion Crossroads). The annual grown for pine is 277.6 million board feet. That is a growth to drain ration of almost 3:1. We are growing almost 3 times more wood than we are cutting in this region.

If Yancey Lumber ceases production, the annual consumption for the region could drop by almost 50%. What would impact would that have on Albemarle County landowners as well as landowners in the region? Well, several.

1. Loss of competition would cause a drop in the already historically low sawtimber prices landowners receive.
2. Pine stands would grow older, (not cutting as much). This increased the likelihood of insect and disease infestations.
3. This will force landowners to consider alternative uses for their property such as:

- a. Conversion to Ag
- b. Solar Farm
- c. Parcellation - subdividing and selling smaller lots

As I close, I want to end by talking about the benefits of healthy forests.

What does a healthy forest provide for Albemarle County?

1. A healthy forest industry promotes forest management and increased planting of trees, not just pines.
2. A health forest industry protects water quality. Management of forestlands in watersheds and riparian zones help clean water and make it more economical for governments to provide a clean, reliable source of drinking water for its citizens.
3. A healthy forest helps reduce catastrophic wildfires.
4. Healthy forests promote wildlife, and not just deer and turkey. Many non-game species benefit with active forest management.
5. Healthy forests provide jobs for mill workers, truck drivers, equipment repair companies, local restaurants/gas stations, equipment dealers, car dealers, etc. The list goes on.

The best way to have healthy forests is to have healthy forest markets. Limiting or reducing Yancey Lumbers' capacity and ability to be a healthy market will have a substantial impact on the forests of Albemarle County and the surrounding regions.

I encourage the Planning Commission to support all items in the Albemarle County Planning Staff Report Summary as identified as Attachment J, Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19.

Thank you for your time.

E. Glen Worrell, Jr., CF, ACF
Charlottesville Branch Manager

F&W Forestry Services, Inc.
404 8th Street NE, Suite C
Charlottesville, VA 22902