

Scott's Ivy expansion

John McNeil <johnsmcneil@gmail.com>

Mon 5/4/2020 6:44 PM

To: Tori Kanellopoulos <vkanellopoulos@albemarle.org>

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Hi Tori,

I received the letter in the mail today regarding the virtual community meeting about Scott's Ivy expansion. I live at 2750 Leeds Lane, which is very close to Scott's. I have used their services several times. I would support their expansion as long as they included adding a Tesla electric charger to their property. Scott's services Tesla's so I'm guessing they would be in favor of adding a charger to promote electric vehicles. There are many Tesla owners in Ivy and we feel strongly that promoting this environmentally-friendly vehicle option is important in Albemarle. Please contact me with any questions.

Thanks,

John McNeil

Support for SP2020000006 Scott's Ivy Exxon

stephen plaskon <spp@pobox.com>

Fri 5/8/2020 2:33 PM

To: Tori Kanellopoulos <vkanellopoulos@albemarle.org>

Cc: stephen plaskon <spp@pobox.com>

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I am a resident in Ivy Virginia at 460 Marthas Way. I have been notified by Collins Engineering of the proposed expansion of Scott's Ivy Exxon that is to include four (4) additional garage service bays. I have reviewed the proposal and the project and have no objection at all to this expansion. It is well planned and well situated. In fact, I am writing to support the proposal and to encourage you to approve it. Thank you.

--

stephen plaskon
spp@pobox.com

Comment SP 202000006--Scott's Ivy Exxon

James Sofka <jsofka@aol.com>

Mon 5/11/2020 8:49 AM

To: Tori Kanellopoulos <vkanellopoulos@albemarle.org>

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.

Ms. Kanellopoulos:

I write in response to the recent letter regarding the SP application for the addition to Scott's Ivy Exxon. While I could readily access the tinyurl link to the application and documents, which I have read in full, the online feedback link did not work, hence my direct outreach to you.

As a neighboring property owner (2850 Morgantown Road) and ten-year member of the Route 250 West Task Force I warmly support this project and urge its approval. It retains the character of the existing structure by moving the addition to the rear, improves the efficiency of a respected local Ivy business and good neighbor to the community, and does not create water usage and traffic issues that have been a concern with service station applications in the Crozet area.

There is no proposed increase in gas pumps or request for 'convenience' retailing which would risk creating more frequent "in and out" traffic to the business. The repair facility will be drop-off/pick-up traffic and I do not anticipate this being a game-changer impact to the 250 corridor. Also, I am strongly in favor of the landscaped entrance revision which, by creating dedicated entrance and egress lanes, makes for more efficient flow and will be vastly more aesthetically appealing to the corridor than the current asphalt slab.

From my reading, and having digested other such proposals over the years, this seems an ideal case of property and business upgrades that works with, rather than in opposition to, the existing character of a neighborhood without stress on transportation or utility infrastructure. I'd be happy to see it come to fruition.

All best,
Jim Sofka
2850 Morgantown Road
Member, Rt. 250W Task Force

Special Use Permit for Scott's Ivy Exxon Auto Service Station

Louis Eaton <valleypoint@hotmail.com>

Mon 5/11/2020 5:06 PM

To: Tori Kanellopoulos <vkanellopoulos@albemarle.org>

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Valley Point Farm concerns for Special Use Permit to expand operations for Scott's Ivy Exxon Station include the following:

- **Possible extension of guard rail would impact farm vehicles delivering hay, fertilizer, fuel oil etc attempting to enter/exit US 250.

- **VDOT agreed to the current guard rail configuration as part of negotiations during the replacement of the bridge on US 250 in July 2018. This has been the primary driveway entrance for Valley Point for 36 years.

- **Emergency vehicles would experience great difficulty negotiating this entrance if a guard rail is extended.

- **Rivanna Pump Station who shares this entrance would have difficulty with large truck tanker vehicles delivering weekly chemicals.

- **Water runoff could bring greater volumes of petroleum spills than the 2018 May flood which severely damaged farm fields at Valley Point Farm.

- **Increased levels of water runoff (paved parking lot) may during heavy flooding, potentially wash/flood the driveway, fields, and possibly impact Little Ivy Creek a designated Chesapeake Bay feeder stream.

Valley Point Farm concerns for the impact of expanded operations for Scott's Ivy Exxon Station.

- **Impact on Valley Point Farm residents to access/exit the US 250 entrance will be significant.

- **Any increase in operations logically will create more anxiety for exiting to reach the gas pumps and trying to enter onto US 250.

- **Bottomline: This location is currently heavily congested with five (5) businesses located along a 5-600 foot stretch of US 250. With drivers exceeding the speed limit of 35mph routinely the potential for enhanced danger/anxiety will undoubtedly rise.

Please feel free to contact me to ensure that you have received this input and for questions or additional information at 434-977-5538 or 434-566-4476C.

Respectfully,

Louis S. and Susan E. Eaton
Valley Point Farm

RE: Ivy Exxon expansion

rich-olin@comcast.net <rich-olin@comcast.net>

Thu 5/14/2020 11:44 AM

To: Tori Kanellopoulos <vkanellopoulos@albemarle.org>

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Thank you Tori.

This is very helpful. As you may know, I live on the hill across Rt 250 that overlooks this station. I like the proposed vegetation natural areas bordering Rt 250 and the limited access points. These are improvements to the existing status, and they need to be strictly required.

Things like that tend to be forgotten when construction is over. Another recommended improvement would be to improve the light shielding of the existing LED streetlamp. I believe there are designs that can both increase the desired downward illumination while at the same time reduce the "light pollution." Warmer LED lights are available too and would be an improvement. I hope this can be added to the variance requirements.

Regards,

Rich

From: Tori Kanellopoulos <vkanellopoulos@albemarle.org>

Sent: Thursday, May 14, 2020 10:01 AM

To: rich-olin@comcast.net

Subject: Re: Ivy Exxon expansion

Good Morning Rich,

Apologies that the link was not working - here is another link that may work: <https://forms.office.com/Pages/ResponsePage.aspx?id=OTkvR4mW5k-vx4ObR5DL7pfdLqpjY65ApQpL1f5jP89UM1JZSVZNVdY2Tk1ZMzJESkUwSjVMTkdDVy4u>

I am also attaching the application plan as a PDF, as that may be easiest to access. The following are the answers to your questions, to the best of my knowledge:

- The front of the building is not increasing - the additional four service bays are located to the rear of the building. The existing building is approximately 1,950 square feet, and the addition is 3,200 square feet. There is no change in the number of fuel pumps.
- Since there is no existing site plan, there is no formal number of parking spaces. Given that there is no proposed increase in employees, the only increase in parking requirements would be from the four (4) additional service bays, which equates to eight (8) parking spaces. The applicant is planning to locate more of the parking behind the building, as opposed to the side where it mainly is now.
- No additional lighting is proposed at this time, however any new outdoor lighting (in the future) is proposed to be motion/sensor activated, so as to not always be on. Lighting will likely be a condition for the special use permit.
- I do not believe a turn lane will be required with this proposal, however that will be a VDOT determination.

This application is currently scheduled for a [Planning Commission](#) public hearing on June 16, at 6 PM. Given the current situation with COVID, this will likely be a virtual public hearing held via Zoom. The agenda, staff report, and information on how to participate will be available approximately one week prior to the meeting.

If you would like to contact the applicant as well for additional information, you may reach out to Scott Collins at scott@collins-engineering.com. Please let me know if you have any additional questions or comments as well.

Best,

Tori

From: rich-olin@comcast.net <rich-olin@comcast.net>
Sent: Wednesday, May 13, 2020 4:24 PM
To: Tori Kanellopoulos <vkanellopoulos@albemarle.org>
Subject: FW: Ivy Exxon expansion

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.

Hello,

Can you provide more information on this expansion? I refer to a letter I received from Collins Engineering, but the websites they gave lead nowhere that I can see.

I would like to know where these new bays will be located. Will they increase the frontage footprint? Will there be additional parking needed and if so where will it be? Will there be any increase in night time lighting? Will an turn lane be required?

In general I believe any expansion would be contrary to the current atmosphere of the Ivy Corner neighborhood. Thank you for your consideration.

Rich Olin
2628 Dick Woods Rd.

FW: SP2020-6 Ivy Exxon Application

Rick Richmond <jwr@mkpc.com>

Wed 5/13/2020 3:35 PM

To: Tori Kanellopoulos <vkanellopoulos@albemarle.org>

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PS. Noise abatement is a concern and I don't see where it is addressed.

Joseph W. Richmond, Jr.
McCallum & Kudravetz, P.C.
250 East High Street
Charlottesville, VA 22902
(434) 293-8191 - Main
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jwr@mkpc.com

From: Tori Kanellopoulos [mailto:vkanellopoulos@albemarle.org]
Sent: Wednesday, May 06, 2020 11:28 AM
To: Rick Richmond
Subject: SP2020-6 Ivy Exxon Application

Hi Rick,

I am following up on our phone call this morning regarding SP2020-6, Ivy Exxon. Attached is the resubmittal application, the resubmittal application plan and narrative, and staff comments (VDOT comments are included - you'll need to keep scrolling as it was a separate letter).

It sounds as though the links were not working well for you, but just in case this is the link to documents in CountyView: <https://lfweb.albemarle.org/weblink/search.aspx?dbid=3&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22SP202000006%22%7d>. If this doesn't work, though, the most current documents are attached to this email.

Also, Mariah Gleason (mgleason@albemarle.org) is reviewing the nearby request for the new vet clinic (SP2020-5). I believe review comments have been given, but no public hearing is yet scheduled.

Please let me know if you have any follow up comments or questions.

Best,

Tori

SP202000006- Scott's Ivy Exxon

Samantha Lucas <splucard@embarqmail.com>

Fri 5/15/2020 9:35 AM

To: Tori Kanellopoulos <vkanellopoulos@albemarle.org>

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.

Ms. Kanellopoulos,

I'm the owner of 4226 Ivy Road, a property situated nearby and at a slightly higher elevation than Scott's Ivy Exxon. I purchased the property over 20 years ago and am well-acquainted with 4260, the site of Scott's Ivy Exxon. My family and I were well acquainted with the property's former owner and purveyor as well as the pre-existing problems with leakage of hazardous materials from storage containers at the site. Our water supply was directly affected, for several years the EPA monitored output from elaborate systems installed to filter our well-water. Unfortunately, while the filters effectively filtered significant portions of hazardous materials, they also produced a highly sulfuric odor that rendered our water supply unpalatable. Little Ivy Creek, the primary water supply that feeds our well, remains contaminated with hazardous material. We regularly walk the stream between 4260 and our nearby property and note a sheen of petroleum or similar product in small pools along the bank.

We're also well-aware of the nature and volume of services provided by the current owners of Scott's Ivy Exxon and those provided by the former owner of Ivy Exxon. The prior owner operated a service station, offering a limited number of relatively quick fixes like oil & tire changes and automobile inspections. It was a low-key business with limited traffic and a neighborhood feel. We had a friendly relationship with the owner and were frequent customers. When the business changed hands, its nature changed dramatically. Scott's Ivy Exxon offers higher volume, full-service repairs, everything, it would seem, except body work. We know this because we were customers for such a repair on a single occasion after which he decided against giving them return business. Even Scott's Ivy Exxon's website clearly describes the business as both a *repair* and service shop. The change in the nature of the business has resulted in a significant increase in the number of automobiles that sit in the parking lot at 4260, often for days at a time. It is an unsightly change.

I've read through the documents provided at the county website and would ask that you consider the following:

1. Scott's Ivy Exxon clearly has been and intends to continue to operate as an automobile REPAIR shop, not a small-town service station.
2. The change in the volume and nature of the business, specifically the number of parked vehicles there, has already negatively impacted the traffic around and appearance of the site as well as the property values of surrounding homes. The proposed expansion can be reasonably expected to exacerbate all of these issues.
3. Route 250 is an increasingly busy and critical emergency roadway used quite often when there are problems on interstate 64, specifically around the problematic 114 and 118 exits. We do not need more traffic through and a large-volume auto repair business in the quarter mile stretch of road that constitutes the little town of Ivy or at the already-tricky interchange of Route 250 and the Ivy Depot Road.
4. The sole two-story building in the "town" of Ivy is a small, converted farmhouse containing a very small business. Characterizing a two-story addition and a several-bay auto repair business as consistent with other structures in Ivy is absolutely false. Even along areas zoned for business on route 29 in Charlottesville, two-story auto repair shops are highly unusual.

5. The idea that approximately \$75,000 in associated costs to link Scott's Ivy Exxon to county water and sewer is cost-prohibitive for the owner is preposterous when one compares it to the costs nearby home-owners like me will be forced to bear if our ground-water remains or is further contaminated by the business at 4260, not to mention the decreased property values associated with recent and proposed changes to the site.

While I was unaware of the contaminated water supply when I purchased my home over 20 years ago, I was well-aware of the service station. I considered it a convenience similar to the small store, nursery, restaurant, and charming string of businesses located in the converted motel nearby. Learning of the contaminated well-water and our subsequent struggle to resolve it were distressing but we managed. We've weathered the change in owners at the Exxon station, the loss of its friendly neighborhood feel, and the increased volume of traffic and unsightly numerous parked cars. The latest proposed changes-- namely an expansion that is inconsistent with the look, character, or nature of surrounding businesses and homes as well as the increased risk to our groundwater supply-- are unacceptable. I respectfully request the assistance of the county to ensure home-owner interests are represented and this special use permit is rejected.

Many thanks,

Samantha Lucas

Responses Received from Microsoft Forms Online Feedback (as of 06-08-20)

Name: Kate Marks

Comments: This is a historic area and the expansion would be completely out of keeping with the neighborhood. Scott's Ivy Exxon should seek a new location if they seek to expand. They chose to move to this rural location from their previous facility in Barrack's Road. If there were interested in a larger facility they should seek another location again where such a facility would be more in keeping with the area (possibly US 29). The trade-off of moving to a small rural area, is that you must keep your business in keeping with that area.