

ZMA202000006 Spring Hill Village Proffer Amendment
Responses Received from Microsoft Forms Online Feedback

Note that staff responded separately to questions via email.

1. Name: Thomas Ronayne

Comments: Has the County considered that since there is no left turn for Northbound traffic that they will simply make a "U" turn in the next drive? this is already an issue for the neighbor and will only get worse. Strongly opposed.

Since construction began, there are already major issues and close calls. Has there been consideration to lower the speed limit to 45 mph given the increased volume projections?

2. Name: Roger Schickedantz

Comments: Is it the intent that the changes to the Proffer (eliminating the proposed northbound left turn lane from Route 20 and changing the sidewalk to an 8' asphalt path) will replace the other stipulations of the original Proffer #4? Will the other "improvements" - related to drainage, slope and utilities therefore not be required by the County?

I am in favor of the proposed changes, and do not have concerns about the transportation impacts of those changes. Because the topic of possible regrading along the frontage of my property (TMP 90-27) is not specifically addressed in the Proffer amendment, the concerns raised in my letter of February 23, 2020 remain relevant. I would like to see language stating something to the effect of: "improvements along Route 20 in front of parcel TMP 90-27 are no longer required."

3. Name: Will Retzer

Comments: Will there be a sidewalk installed on the Avon St. side of the project?

I object to the rezoning proposal as written. I believe that there should remain a left hand turning lane on Route 20 for all northbound traffic into Spring Village. By eliminating the left-hand turn lane you are forcing all north bound traffic onto Avon St. Ext. This will make it more difficult for members of the Avon Park community to take a left-hand turn out of our neighborhood onto Avon St Ext.

Unless you're willing to install a traffic light for Avon Park residents to take a left-hand turn onto Avon St. Ext I do not believe that you should be directly additional traffic onto Avon Ext. by eliminating the left-hand turn lane on Route 20 north.

From: Kelly Myles <quietlife242@gmail.com>
Sent: Friday, June 26, 2020 2:57 PM
To: Tori Kanellopoulos <vkanellopoulos@albemarle.org>
Cc: scott@collins-engineering.com <scott@collins-engineering.com>
Subject: Re: Spring Hill Village proffer amendments

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Hi, Tori -- Thank you for responding to my question about the impact of the proposed change to the turn lane proffer for Spring Hill. Although the estimated additional traffic load on Avon Extd sounds fairly limited, I'm already concerned by the increasing volume of traffic on that mixed residential/industrial corridor, even prior to Spring Hill being built out. It has become a major thoroughfare all hours of the day.

And thank you for following up about the sidewalk timeline once you hear back from your colleague in Transportation.

Best regards,
Kelly

On Mon, Jun 22, 2020 at 3:12 PM Tori Kanellopoulos <vkanellopoulos@albemarle.org> wrote:

Good Afternoon Kelly,

Thank you for your email regarding this project, and apologies for the late response! I can let Scott Collins reply if I miss anything, but my understanding is that there would be an estimated five (5) cars per day that would be 'looking' to turn into Spring Hill Village by making a left turn off of Route 20 (heading northbound on Route 20). You are exactly correct - the proposed revision to the application plan would have those cars turn left onto Avon Street Extended instead, and then turn right into Spring Hill Village off of Avon. There will be access to Spring Hill Village from both Avon Street Extended and Route 20.

I have reached out to my colleague in Transportation Planning to see if there is an updated timeline on building that sidewalk connection, so I will follow up once I hear back from them.

Please let me know if you have any other questions or comments as well.

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Mail - Tori Kanellopoulos - Outlook

Best,

Tori

From: Kelly Myles <quietlife242@gmail.com>

Sent: Friday, June 12, 2020 11:31 AM

To: Tori Kanellopoulos <vkanellopoulos@albemarle.org>; scott@collins-engineering.com <scott@collins-engineering.com>

Subject: Spring Hill Village proffer amendments

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Hi, Tori & Scott --

I'm a homeowner in the Avon Park development on Avon Extended across from the Spring Hill Village site. Thank you for reaching out to provide an opportunity to ask questions and provide input.

Regarding the proposed change to the turn lane proffer, I wanted to determine what the impact will be on traffic on Avon Extended from the removal of a left turn lane into Spring Hill Village from Northbound Route 20 -- meaning, will there be ingress/egress from Avon Extended into/out of Spring Hill Village and, if so, would the alternative to a Route 20 left turn lane be that drivers heading North on Route 20 would instead turn onto Avon Extd and then make a right turn into Spring Hill Village?

As for the second proffer amendment, I think it sounds wonderful to replace the proposed sidewalk along Route 20 with a more pedestrian friendly asphalt paveway. I just had one tangentially related question -- what is the latest timeline on the sidewalk that is supposed to be built along Avon Extended from Mill Creek South down to Avon Park?

Many thanks!
Kelly Myles


ZMA2020-06 Spring Hill Village Proffer Amendment Comments

T.J. Ronayne <TRonayne@gropen.com>

Thu 6/18/2020 5:37 PM

To: Tori Kanellopoulos <vkanellopoulos@albemarle.org>

Cc: TJ Ronayne <tjronayne@gmail.com>

 1 attachments (125 KB)

DOC151.pdf;

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Good Afternoon Tori,

I hope that this emails finds you doing well amidst these challenging times.

I received the letter attached referencing a change to the property directly adjacent to our operation on Route 20. My property and our company site directly to the north.

After reviewing this requested change with our employees and having been on this site for two years, I must express my **fear and strong opposition** to this requested change. Since we relocated our operations here, my office has a direct view to our entrance. The tire marks, horns and screeches have not gone unnoticed given the 55 mph speed limit and our normal traffic for our business and tenant's operations.

To not allow northbound traffic on route 20 to take a left turn into the only entrance on route 20 to a new development of this size will lead directly to our entrance being the first turnaround for their use, instead of their own as originally approved. This is wholly unacceptable and will lead to many more dangerous instances. There will be no way to prevent this, and it has to be considered that our private drive will be used in this manner which is a completely unnecessary change as requested.

I oppose and would be happy to discuss further.
Respectfully.

T.J. Ronayne

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