

Community Input

37. From: LIM4F@uvahealth.org

Date: 8/21/2024

Dear Planning Commission,

I am a member of the Raintree Community. The Raintree Community consists of 170 residential housing units. The community is astride Old Brook Road approximately 1/3 mile from the proposed request to change the zoning of the first house on that road from Residential to Commercial. It, along with the adjacent church, is the first thing persons and potential homebuyers see as they enter our community.

I as well as the overwhelming majority of my fellow homeowners oppose this zoning proposal.

Rezoning this property creates a terrible precedent for the County. What would prevent other property owners bordering main roads from rezoning their lots and converting their homes into commercial businesses? The same analogy would apply to every housing development in the County which borders roads like Rio Road.

The safety of the intersection is a major concern. In the last two years two individuals died in traffic accidents at that intersection. More recently, a three-car collision occurred resulting in the death of one person. Additionally, a roundabout is proposed for this intersection in which VDOT will take a portion of land from this lot to include a setback.

We need to consider the safety of our loved ones and school buses that drive through that intersection multiple times a day as well as pedestrian traffic. That intersection has one of the worst records for traffic accidents within the county. We doubt the county needs to add more traffic and a parking lot adjoining a dangerous intersection at the entrance to your neighborhood.

The Cross Life Church has an early childhood school with a proposed capacity of 150 students. The entrance to the parent's drops off location for the school is directly across from this proposed hotel & sandwich shop. We can only anticipate that this will further exacerbate the traffic situation at this location.

If for some reason the business is not successful (which is likely, due to the number of commercial spaces already vacant in the area --- Fashion Square and Albemarle Square), we risk having another rundown/vacant commercial space at the entrance to multiple neighborhoods affecting all of our property values negatively. Most families in these neighborhoods are solidly middle class, have lived in the neighborhood for many years and their house is probably the largest asset that they own. Two potentially vacant and most likely unkept buildings at the entrance will not provide a positive impact to potential home buyers. If it is zoned C1, it may also be taken over by another commercial enterprise such as a laundry, convenience store or gas station.

There are plenty of vacant commercial areas available in the immediate area already. Consequently, there are existing alternatives to starting a new business.

The Board of Supervisors disapproved of a similar request to establish a five-room hotel directly adjacent to this site. *MANORS LLC v. BOARD OF SUPERVISORS* which was upheld on appeal, Decided: February 28, 2023.

There does not appear to be any difference between this request and the previous denial of a like kind request, other than this request wants to change the rezoning.

Sincerely,

Lenke Mann

1228 Raintree Drive

While this email was created by someone else, I have read through it thoroughly and am in complete agreement with the contents.

36. From: johnhhinton@gmail.com

Date: 8/20/2024

Dear commission members,

I am writing to express my opposition to changing the zoning of 2401 Northfield Rd. from R2 Residential to C1 Commercial. I regretfully will be unable to attend the Planning Commission meeting on 8/27/2024 as I have a prior commitment. I would like to express my concern and opposition to changing the zoning of 2401 Northfield Rd for a number of reasons. First, that intersection is already dangerous. There have been multiple fatal accidents at that intersection, one very recently. The addition of a business with traffic entering from even more places at that intersection will only make it more dangerous. There is plenty of other nearby locations where this proposed business can locate. Also, the effect on property values on Northfield Rd and Old Brook Rd could be negatively impacted, especially if the businesses fail and vacant buildings are left at the entrance to these two neighborhoods. The change in zoning does not make sense for these two neighborhoods or for the safety of all people using Rio Rd. I urge you to deny the change in zoning for this property.

Respectfully,
John Hinton
2508 Northfield Rd
434-806-5731

35. From: lghitt66@outlook.com

Date: 8/20/2024

Dear members of the planning commission,

I live in a nearby neighborhood --- Carrsbrook – and I'd hate to see good residential areas in Charlottesville get turned into commercial properties with more cars parking along streets, noise and constant turnover of people in hotel stays. A 3 room hotel with deli/food store is a huge change to Northfields, and also opening the gate to the possibility of more requests for BnBs, etc.

We take pride in Charlottesville. There are plenty of vacant commercial properties around needing to be filled with useful endeavors. Let's encourage people starting businesses to use those spaces.

I have talked to other neighbors and no one wants this. I do NOT support rezoning 2401 Northfield Road to commercial—please do not approve this change.

Thank you,

Linda Hitt
304 East Monacan Drive
Charlottesville, VA 22901
434.979.4093

34. From: woodstlee@gmail.com

Date: 8/20/2024

Dear Planning Commission,

I am a member of the RainTree Community and have lived on Raintree Drive for 15 years. The RainTree Community consists of 170 residential housing units. The community is astride Old Brook Road approximately 1/3 mile from the proposed request to change the zoning of the first house on that road from Residential to Commercial. It, along with the adjacent church, is the first thing persons and potential homebuyers see as they enter our community.

I as well as the overwhelming majority of my fellow homeowners oppose this zoning proposal.

Rezoning this property creates a terrible precedent for the County. What would prevent other property owners bordering main roads from rezoning their lots and converting their homes into commercial businesses? The same analogy would apply to every housing development in the County which borders roads like Rio Road.

The safety of the intersection is a major concern. In the last two years two individuals died in traffic accidents at that intersection. More recently, a three-car collision occurred resulting in the death of one person. Additionally, a roundabout is proposed for this intersection in which VDOT will take a portion of land from this lot to include a setback.

We need to consider the safety of our loved ones and school buses that drive through that intersection multiple times a day as well as pedestrian traffic. That intersection has one of the worst records for traffic accidents within the county. We doubt the county needs to add more traffic and a parking lot adjoining a dangerous intersection at the entrance to your neighborhood.

The Cross Life Church has an early childhood school with a proposed capacity of 150 students. The entrance to the parent's drop off location for the school is directly across from this proposed hotel & sandwich shop. We can only anticipate that this will further exacerbate the traffic situation at this location.

If for some reason the business is not successful (which is likely, due to the number of commercial spaces already vacant in the area --- Fashion Square and Albemarle Square), we risk having another rundown/vacant commercial space at the entrance to multiple neighborhoods affecting all of our property values negatively. Most families in these neighborhoods are solidly middle class, have lived in the neighborhood for many years and their house is probably the largest asset that they own. Two potentially vacant and most likely unkept buildings at the entrance will not provide a positive impact to potential home buyers. If it is zoned C1, it may also be taken over by another commercial enterprise such as a laundry, convenience store or gas station.

There are plenty of vacant commercial areas available in the immediate area already. Consequently, there are existing alternatives to starting a new business.

The Board of Supervisors disapproved of a similar request to establish a five-room hotel directly adjacent to this site. *MANORS LLC v. BOARD OF SUPERVISORS* which was upheld on appeal, Decided: February 28, 2023.

There does not appear to be any difference between this request and the previous denial of a like kind request, other than this request wants to change the rezoning.

Sincerely,

33. From: davidrcorbin@aol.com

Date: 8/20/2024

Hi Kevin. We now have 102 signatures opposing the rezoning of 2401 Northfield Rd. Should I bring it to the meeting on Tuesday, August 27 or drop a copy off at your office? Please let me know. Thanks, David.

Regards, David Corbin

32. From: davidrcorbin@aol.com

Date: 8/20/2024

Ladies and Gentlemen. I am a Northfields homeowner and member of the Northfields Neighborhood Association. I am forwarding some relevant legal documents prior to our meeting on 8/27/24 regarding #83 Rezoning 2401 Northfield Road. The documents include the original 1959 Northfields deed with restrictive covenants, a relevant case from the Albemarle Circuit Court, and a related case from the Virginia Supreme Court upholding the Circuit Court's ruling.

Both the Northfields and Carrsbrook subdivisions were created by Charles Hurt in 1959 right next to each other. Both had similar restrictive covenants. The most relevant restrictive covenant #1 for Northfields reads "No building of any kind shall be erected or maintained upon the lot herein conveyed except one private dwelling designed and constructed for use by a single family and private garage and stable for the sole use of the occupants of the dwelling on the same lot." The Northfields covenants per restrictive covenant # 9 are still in force as they continue automatically every 25 years unless a majority of the home owners agree to release the land from any and all restrictions before the next 25 year period. That has never happened. Anyone including myself who purchases property in Northfields relies on these Restrictive Covenants and must abide by them. Please see Attachment 1.

On or around 2002 , Wendall Woods wanted to develop multiple Carrsbrook lots which he owned bordering Rt. 29 . The Carrsbrook homeowners filed suit in the Albemarle Circuit Court to declare the property bound by the residential restrictive covenants. The homeowners testified that they would be injured due to increased noise, light ,and traffic. The homeowners also alleged that their property would decrease in financial value if commercial development would be permitted.

The Circuit Court held that the restrictive covenant against commercial use did apply and that the covenant was enforceable. The court entered a final decree declaring the covenant enforceable and enjoining the use or operation of the lots in violation of the covenant including developing the lots commercially in the future. Please see attachment 2.

The case was appealed to the Virginia Supreme Court in 2004 and the Supreme Court upheld the Circuit Court's ruling .Please see Attachment #3. Thank you for your attention and consideration in this matter. Sincerely. David Corbin.

31. From: family.zong@gmail.com

Date: 8/20/2024

Dear planning committee,

I just heard about this application for rezoning. Because I can't make it to the hearing, I just want to express my strong concern about this application. This intersection has 2 closely positioned traffic lights, which had numerous accidents even with regular traffics. Establishing a business at the spot would generate a complexity that could exponentially increases risks. Additionally, there are already many unoccupied business space nearby, such as Albemarle Square, which is much safer for opening a new business. Because this application doesn't make sense for both safety and commercial reasons, as a neighborhood resident, I would voice my opposition to this application.

Hui Zong

30. From: anngalione@gmail.com

Date: 8/20/2024

We are very concerned about request ,#83. Adding more traffic to an already congested area seems doomed. The traffic lanes between the two stoplights are so short that oftentimes turning cars from Hillsdale can't get completely across causing a blockage of cars on Rio road. Putting s business with short term in and out traffic would put extra pressure on this congested area. For this reason we are against request #83. Robert & Ann Galione a

29. From: sadavis47@gmail.com

Date: 8/20/2024

Commissioners;

We are the owners of 217 Highview Lane , Charlottesville Va. It is located in the Carrsbrook subdivision.

Our lot is subject to restrictive covenants such as those imposed upon the lot for which the applicant seeks a variance. It is our understanding that zoning laws enacted after the restrictive covenants were put in place do not suspend, replace or supersede the covenants accepted when the owner of 2401 Northfield Road purchased that lot. We protest for this reason.

It is our understanding that a similar variance request in the Carrsbrook Addition was litigated in the era 1997 to 2008. It is our understanding that both the District Court and Virginia Supreme Court agreed with the protestants and against the applicant for a variance. We protest on the basis of Stare Decisis.

It defies common sense to believe the applicant intends to profit from a 3 bedroom hotel and sandwich shop at this location. Our area has numerous vacant storefront locations, hotels, offering the applicant locations for these business activities for which it seeks a variance. It is obvious the applicant's desire for a variance is to profit from the variance itself and not the proposed business activity. We protest for this reason.

Traffic accidents in the area of 2401 Northfield Road are frequent. Traffic is heavy in this area. A roundabout is currently planned at or near this address. The effect of adding a business location in lieu of a residence in the midst of these planned traffic control devices will not help the traffic flow problems the roundabout seeks to alleviate. Is it even known whether part of the above lot is to be taken for the planned roundabout? We protest for this reason.

The purchase of a home is the largest financial investment most families make in their lifetime. This is particularly true at present with vastly elevated home prices. And interest rates. Residential purchasers must be able to rely upon their title insurance policies or the legal opinions expressed by their lawyers or insurers regarding the uses their neighbors can make of the property. It is exactly covenant or promise made by the Developer and all owners to one another guaranteeing peaceful enjoyment of their property for the state purposes in the covenants. The restrictive covenant for our home reads as follows (see Deed Book 348, page 416). "1. **The property is to be used for residential purposes only and no rooming house, boarding house, tourist home, or any other type of commercial enterprise or any church hospital, asylum, or charitable institution she be operated thereon.**" The applicant seeks your help and assistance in breaching his covenant to ourselves and scores, if not hundreds, of residents in our subdivision in order to gain value derived from the variance alone, not for the ludicrous stated purposes, ie; a 3 room hotel and sandwich shop). Your Commission should not be a party to this. We protest for this reason.

We will be out of town on August 27 or we would be at the meeting at the time and place stated.

Thank you for your consideration of this letter protesting the applicants' petition.

Stephen A. Davis

Martha F. Davis

28. From: emlohr434@gmail.com

Date: 8/19/2024

Hi Kevin,

I wanted to send my own sentiments regarding the rezoning request #83. We are residents at 2700 Northfield Rd.

We would ask that the county not approve this request. Instead we would ask that the county's focus instead be about how to improve the Northfield/Hillsdale/Old Brook/Rio intersection. We have relatives who live further down Old Brook get rammed by another car just three weeks ago at that intersection as they were pulling out onto Rio. It's a bad spot and would be even worse with more congestion from a commercial location at 2401.

Thank you,

Ethan Lohr

434-882-3566

Lohrandcompany.com

27. From: raintreehoa@comcast.net

Date: 8/19/2024

Dear Mr. McCollum,

The RainTree Homeowners Association consists of 170 residential housing units. The community is astride Old Brook Road approximately 1/3 mile from the proposed request to change the zoning of the first house on that road from Residential to Commercial. It, along with the adjacent church, is the first thing persons and potential homebuyers see as they enter our community.

The overwhelming majority of our homeowners oppose this zoning proposal.

Rezoning this property creates a terrible precedent for the County. What would prevent other property owners bordering main roads from rezoning their lots and converting their homes into commercial businesses? The same analogy would apply to every housing development in the County which borders roads like Rio Road.

The safety of the intersection is a major concern. In the last several weeks a three-car collision occurred resulting in the death of one person.

Additionally, a roundabout is proposed for this intersection in which VDOT will take a portion of land from this lot to include a setback. We need to consider the safety of our loved ones and school buses that drive that intersection multiple times a day as well as pedestrian traffic. That intersection has one of the worst records of traffic accidents within the county. We doubt you would not want to add more traffic and a parking lot to a very dangerous intersection at the entrance to your neighborhood.

The Alliance Church has an early childhood school with a proposed capacity of 150 students. The entrance to the parent's drop off location for the school is directly across from this proposed sandwich shop. We can only anticipate that this will further exacerbate the traffic situation at this location.

If the business is for some reason not successful (which is likely, due to the number of commercial spaces already vacant in the area --- Fashion Square and Albemarle Square), we risk having another rundown/vacant commercial space at the entrance to multiple neighborhoods affecting all our property values negatively. Most families in these neighborhoods are solidly middle class, have lived in the neighborhood for many years and their house is probably the largest asset that they own. Two potentially vacant and probably unkept buildings at the entrance will not provide a positive impact to potential home buyers.

There are plenty of vacant commercial areas available in the immediate area already. So there are existing alternatives to start a new business.

The Board of Supervisors disapproved of a similar request to establish a hotel directly adjacent to this proposed site. *MANORS LLC v. BOARD OF SUPERVISORS* which was upheld on appeal, Decided: February 28, 2023.

There does not appear to be any difference between this request and the previous denial of a like kind request, other than this request wants to change the rezoning.

Donald Lyon

President and Board Member

Raintree of Albemarle Homeowner's Association

26. From: anne.chesnut@gmail.com

Date: 8/19/2024

I oppose the rezoning for numerous reasons:

1 | It would alter a neighborhood and set a precedent.

In addition, it would set a terrible precedent for other owners in the county to convert residential properties bordering main access roads to change zoning.

Counties in VA that have experienced growth but have prohibited commercial incursions into residential neighborhoods bordering main roads have remained liveable and sought after. For example, Arlington County prohibits commercial growth from creeping into residential neighborhoods bordering main roads—like along their stretch of Rt 29 (formerly Lee Highway, now Langton).

Other areas of the country that allow willy-nilly zoning, like Houston, suffer it.

2 | Traffic intersection does not support this change

The intersection of Northfield/Hillsdale with Rio Rd is problematic.

There have been numerous accidents there; some fatal. Cars coming from Hillsdale and turning right on red onto Rio are a problem—often they don't yield. More of a problem are cars coming from Hillsdale and turning left onto Rio—they frequently do not let the through traffic from Northfield to Hillsdale proceed.

It is a difficult intersection but becomes even more complicated at rush hour. Introducing an entrance/exit to a business further complicates a fraught situation.

3 | Business plan is not viable

A three-room hotel can't compete with the existing hotels in the area.

Further, if the business failed then the neighborhood and the county would be left with more vacant retail space

The goal or intention appears not to create a viable business but to break the residential area.

4 | There are already lots of viable areas for a business

With so many vacant storefronts, the county should not be allowing more areas to become commercial.

Many empty spaces are in high-frequency areas, have parking already, and have sufficient entrance/exit traffic patterns.

5 | A history of not participating in the best interest of the neighborhood or the county.

I understand that the applicant has received actionable complaints concerning his non-compliance with short-term rental regulations in the past. Based on past behavior, the applicant does not have the best interest of the location or the county.

Sincerely,

Anne Chesnut

1120 Pheasant Crossing

Charlottesville VA 22901

25. From: accorbin@aol.com

Date: 8/17/2024

As a resident living on Northfield Road, I am writing to protest the application of the owner of 2401 Northfield Road who wants to change the current residential zoning to a commercial zone.

He wants to run a small hotel and a deli. The sign posted on his property is for Hearing # 83.

1. The intersection of Northfield and Rio Road is so dangerous. Drivers regularly run red lights, so I always wait a few seconds to make sure a fast car

doesn't zoom through a red light - which they do here. I have had to take a detour route home a few times because of crashes in that area. It would be a crime to allow for additional

parking/traffic for a commercial enterprise at this home location. It is right at the corner of Northfield and Rio.

2. This neighborhood is walkable distance to the mall, gas stations and other businesses that sell food. Why would the planning commission violate the integrity of a

residential zoning area for an unnecessary deli?

3. I regularly walk 4 miles through this area and the adjoining one of Still Meadow. It really is a quiet, safe residential area. I see people mowing their lawn, mothers pushing strollers,

people walking their dogs, and children playing in yards. Northfields was established as a single-family home neighborhood. There is no reason to legally break that contract today.

I hope your commission will firmly uphold the current residential zoning laws of this neighborhood.

Thank you, Andrea Corbin

24. From: rws57@comcast.net>

Date: 8/18/2024

We are attaching a letter for your review, and appreciate your time and consideration of this important matter.

Ralph and Susanne Sachs

To Whom It May Concern:

We are residents in the Northfield neighborhood and are very concerned about the request for the rezoning of 2401 Northfield Road, Charlottesville VA, from R2 residential to C1 commercial, with a special use permit for a hotel/motel use to establish a new deli/market and a 3-room hotel within the existing dwelling.

The applicant has received past complaints concerning his non-compliance with short term rental regulations, and we oppose this current request due to the following factors:

- This intersection is an area already congested with traffic, having had multiple crash incidents—including a recent fatal crash. Thus, the increasing traffic with this proposal would only cause more traffic problems.
- There are currently multiple vacant storefronts in nearby established retail locations that are better suited for a proposed market/deli than in a residential neighborhood such as ours.
- The rezoning of this parcel would enable other County owners to convert their homes into commercial businesses as well.
- This proposal would definitely have a negative impact on the character of our neighborhood, where residents currently enjoy peaceful outdoor activities, such as walking and biking.
- This rezoning proposal offers no benefits to the County, there is no need for a 3-room hotel (there are already multiple hotels/motels in the area), and there are also multiple food markets nearby as well.

In closing, we hope that you will consider all of the above as concerns for our Northfields community and its residents.

Sincerely,

Ralph Sachs

Susanne Sachs

2716 Huntington Road, Charlottesville, VA 22901

23. From: skent@vt.edu

Date: 8/18/2024

Dear Planning Commission,

I am a homeowner in Northfields subdivision and am writing to voice my objection to rezoning 2401 Northfield from a residential to a commercial lot.

As many residents have already stated, my reasons include bad precedence, dangerous traffic pattern, adverse neighborhood impact and previously reported instances of noncompliance of county ordinances. Plus, there is an abundance of available commercially zoned properties in very close proximity to this residence.

I am also part of the Northfield Neighborhood Association that successfully battled the expansion of an AirBnB business model into our residential subdivision located on the lot right next to 2401 Northfield. This BOS decision to deny a special exception for a 5 bedroom Homestay was upheld by the Albemarle Circuit Court and the Virginia Court of Appeals. Here is a link for the case [FindLaw Case for MANORS LLC v. BOARD OF SUPERVISORS OF ALBEMARLE COUNTY \(2023\)](#).

Most importantly, I wish to share a link [FindLaw Case RIVER HEIGHTS ASSOCIATES LIMITED PARTNERSHIP v. BATTEN \(2004\)](#) for a similar situation in the neighboring Carrsbrook subdivision where an individual owned multiple

undeveloped Carrsbrook lots bordering Route 29. His request to commercially develop the lots was denied based on original restrictions included in the Carrsbrook Deed.

Coincidentally, Charles Hurt's 1959 deeds for Carrsbrook and Northfields are dated May and September, respectively - just four months apart. Our Northfields deed includes 9 restrictions with the first being:

An approved plat of a considerable part of the land in which a one-third interest is conveyed, is hereto attached as a part of this deed and the land subdivided in to lots shown on this plat is made subject to the following restrictions:

1. .

No building of any kind shall be erected or maintained upon the lot herein conveyed except one private dwelling designed and constructed for use by a single family and private garage and stable for the sole use of the occupants of the dwelling on the same lot. No trailers, tents or other temporary quarters shall be occupied at night.

The decision to honor the Carrsbrook deed restrictions was upheld by the Virginia Supreme Court.

Thank you,

Sarah Kent

2513 Northfield Rd.

22. From: jhogan2563@aol.com

Date: 8/18/2024

We strongly opposed this this request to change this parcel from R2 Residential to C1 Commercial to permit a hotel/motel.

The two Rio Rd intersections are dangerous enough. There have been numerous accidents and some resulted in deaths. People already run red lights and pay no attention to the traffic lights. Having a business in this area would impact this problem even more.

There is enough available vacant spaces in this city that could be utilized for this purpose. Why would you want to disrupt a family neighborhood with more traffic and who knows what else?

If the business fails, then we are left with a vacant building with grass growing up around it like Red Lobster across the street.

John and Barbara Hogan

21. From: jrvn22902@earthlink.net

Date: 8/18/2024

TO BOARD OF SUPERVISORS,

To begin, I would agree with initial comments on existing conditions, that Northfield and Raintree are made up of mainly residential homes. A secondary use of this particular property for commercial use intrudes on the present use.

Transportation issues mentioned make it very clear that adding a commercial restaurant/motel would increase congestion in an already congested intersection. The planned peanut roundabout with added bike paths and sidewalks, would probably be helpful towards smoothing out the flow of transportation. The problem is that the flow of transportation would

only be impeded by adding a commercial restaurant/motel in the mix by congesting and defeating the purpose of the transportation upgrades.

It is apparent that the board has reservations noting the recommendations that have been proposed to the applicant. I would hope the Board recognizes the importance of saving and conserving this Residential community. Adding Commercial use to a Residential community takes away the community of residents.

The Northfield neighborhood has always been recognized as a distinguished private residential neighborhood. Because it falls incidentally into the 29 Spaces Comprehensive geographic area, should not automatically give reason to destroy the tranquility of and privacy of Northfield. By rezoning the entrance to this neighborhood from R2 to C1 to allow a commercial restaurant and motel to alter the entrance that would completely alter the neighborhood.

I am concerned why an entity would be willing to diminish the integrity of a residential community for profit.

As a comfortable resident in Northfield, I am against replacing a Residential entrance with a Commercial store and Motel, that would become a Commercial entrance, that would invite a large amount of traffic and problems through our neighborhood.

I have noted the impact report, showing no impact on Public infrastructure, Schools, Parks, or Transportation. It will in fact impact the Northfield Residential Community, starting with the main entrance to Northfield Road. I would hope the impact on Residents is a concern to the Board.

Allowing a Commercial entity to find ways to alter a Residential Community just for the sake of profit would invite other others to buy residential homes to do the same. This would only destroy the purpose of a Residential Community.

Adding Commercial stores to an already congested intersection, would only add to that congestion.

The plan for a mini-Motel would only invite problems to the community, as there are already many Hotels/Motels in the area. The competition with only three rooms is not a good plan.

There are numerous Commercial vacancies in the area that would suit their needs in a better way than destroying a Residential neighborhood and struggling with a venture that may or may not work. If in fact it didn't work out, and the venture failed, our neighborhood would be left not only destroyed from the beginning of this venture but for the future as well.

From my understanding, the applicant has already had complaints about their business practices in the past. A little research would be advised. I would hope that the Board will be as concerned as the Residents are of what this type of Commercial activity can do to a Residential Community.

I urge the Board to resist Rezoning this residential property for Commercial use, by reviewing the reasons mentioned above. I am hoping only that the board will decide to preserve what is left of our safe residential communities. Sometimes geography and present purpose outweigh a comprehensive plan that might be a little too lenient for risky ventures.

It is widely understood by most of the population, with the state of the Economy as it is, ventures of this sort have little chance of surviving. Well established Regional and National chains have already suffered and been forced to shut down as a result of the present state of our Economy. This type of a risky venture should never be tested in quiet residential neighborhoods that could easily suffer the same ending, leaving the Northfield entrance destroyed. This would in effect lower future home buyers' expectations of community in what used to be quiet, comfortable and safe.

In many ways, neighborhoods like Northfields, Dunlora, Belvedeer, Belair, Raintree, etc., should be treated with a similar respect that a National Park might receive, if nothing else but to save and protect the continuity of what a Residential Neighborhood Community represents, which is Community.

I can not help but reiterate how dangerous this type of a risky venture can be, and the terrible impact it could put on any Residential Community. It would be like replacing the title of a well-respected book to something that does not reflect what is inside.

Thank you for taking the time to read my concerns.

Sincerely,

John Mayo

2803 Northfield Rd

Charlottesville, VA 22901

434-974-7881

Email: jrvm22902@earthlink.net

20. From: amheivly@gmail.com

Date: 8/18/2024

To Planning Commission of Albemarle County:

I am writing to state my very strong opposition to the above rezoning proposal.

— This is a settled, established residential neighborhood of single-family homes. We take pride in our homes and neighborhood and enjoy the security of such without commercial enterprises impacting us or our home values.

— Rezoning 2410 Northfields Road could encourage others whose homes border main roads to convert their homes into commercial businesses and this could impact residential neighborhoods county-wide.

— The two Rio Road intersections adjacent to this property are frequent crash locations and a large, oval traffic circle is currently being considered to improve safety and traffic flow. Adding a commercial enterprise to this already congested and dangerous area will not improve traffic conditions. Additional setbacks to accommodate a new traffic circle may conflict with the proposed rezoning.

— The proposed 3-room hotel is economically unsustainable and cannot compete with established luxury hotels in the area.

— There are already multiple vacant storefronts in nearby established retail locations that are more suitable for a proposed market/deli than is an established residential neighborhood.

— Should the hotel and market fail, our dear neighborhood could be left with two empty commercial buildings at its entrance, even more negatively effecting our property values.

— This applicant has received actionable complaints concerning his non-compliance with short-term rental regulations in the past.

Please do not approve this rezoning request. Please preserve the integrity and value of our beloved Northfield neighborhood.

Thank you,

Audrey Heivly
2412 Wakefield Road
Charlottesville, VA 22901

19. From: mark.pengelly@gmail.com

Date: 8/18/2024

Dear Planning Commission members,

My name is Mark Pengelly and I am a resident of the Carrsbrook neighbourhood, a local community activist and volunteer. Carrsbrook is located just north of the Northfield community.

The proposal to re-zone 2401 Northfield Road to commercial use is utterly ludicrous and should be rejected.

The plot is an integral part of the Northfield area, a community that should be kept intact. If the re-zoning went ahead, the resulting buildings, traffic and trash would harm other residents locally, and have a negative impact on the area. Many academic studies globally have linked negative health outcomes to the volume of traffic on main roads close to residential neighbourhoods.

Furthermore, the level of trash on Rio Road and R29 — much of it from fast food outlets — is already so high that the County and VDOT together cannot keep up.

This detrimental effect could extend to other residential plots bordering main roads, ultimately encouraging inappropriate development that blights the lives of ordinary residents in the County.

The re-zoning is clearly unnecessary and not needed. There are a very large number of vacant commercial premises within a 1-mile radius or less, many with much more advantageous accessibility and parking options than the site proposed. It would be far better for your commission to encourage the use of existing empty sites that already proliferate in this area.

Yours faithfully,

Mark Pengelly

—Mark Pengelly

mark.pengelly@gmail.com

+1 (434)284-1457

18. From: nmhipp@gmail.com

Date: 8/18/2024

To whom it may concern-

I am writing to oppose the rezoning of this lot. Having had previous experiences with this owner, they have a terrible track record of side hustles and cobbled together businesses (including selling refrigerators out of their backyard in Raintree). Allowing a rezone for a shop and additional AirBnB rooms on their property is a disaster waiting to happen. Because I am the current owner of one of their previous properties, I have been served a court summons for them regarding unpaid debts. I believe rezoning a residential area to allow them to open another failed business is a terrible idea, particularly as there are so many unused office spaces all up and down 29. They cannot be bothered to even upkeep their yard and fence currently, how are we to expect they will upkeep multiple businesses run out of their home?

Yours-

Nathan and Sonia Hipple

17. From: judy@thekittels.net

Date: 8/16/2024

Commissioners,

The rezoning 2401 Northfield Road is not a wise thing to do:

- 1- It seems the applicant is trying to circumvent actionable complaints concerning his non-compliance with short term rental regulations in the past. The applicant doesn't appear to be trustworthy.
- 2- Traffic is already a problem at this intersection. Any change from residential to commercial should not be considered until after planned road modifications are complete. There is no rush to gain 3 hotel rooms and there are many other available storefronts for a market/deli.
- 3- It sounds like a project that will fail and leave the neighborhood with two empty commercial buildings and a parking lot that reduces greenspace. Empty commercial buildings are a negative impact on the surrounding community. Let's encourage the applicant to use an existing commercial space.

Respectfully,
Judy Kittel
Varick Street
Charlottesville, VA

16. From: stacyleona@hotmail.com

Date: 8/16/2024

Good morning Planning Commission Committee:

I am writing to formally state my objection to requested zoning changes to affect 2401 Northfield Rd. I live at 512 Nottingham Rd and use routes via both Old Brook Rd and Northfield Rd frequently in my travels.

The changes suggested to include a 3-room hotel and store/deli will negatively impact the neighborhoods and traffic as I have outlined below:

1. Negative impact for access to neighborhood roads: 2401 Northfield spans and has access points on both Old Brook and Northfield Rds. The homeowners have certainly considered this to be an advantage to accessing their planned business, however, this is where access to the neighborhood will be impacted by an anticipated increased of traffic turning left into/out of the business. Given the proximity of these access points to the traffic lights, one increases the risks of back-ups at the entry to the neighborhoods at a point where back-ups already occur. As a person who regularly turns left from Hillsdale onto Rio to access Old Brook, I will sometimes go straight through the Hillsdale/Northfield light just to get away from the traffic back-up regularly caused at the Old Brook/Rio light. The tendency is for people to crowd the right lane because they are anticipating entering Northbound 29 down the road. This crowding of the right lane would be made worse by adding a business on that very corner for which people may want to access.

2. Negative impact to traffic: In addition to everything stated above regarding access to the neighborhoods, the traffic congestion at these two lights and the very serious accidents that have occurred at these intersections should alone convince the committee that rezoning 2401 Northfield from residential to commercial will negatively impact a currently bad traffic situation. This is not the right time and not the right place to add a commercial business on this corner. These two lights feed traffic whose major purpose is to access Northbound 29 to the west and John Warner Parkway to the east. It is a through-way for which flow of traffic really matters. Adding a commercial property at this bottleneck will negatively impact traffic flow and increase the risk of traffic collisions at a place where we really need traffic to keep flowing.

3. Setting a precedent as a negative impact: Rezoning 2401 Northfield Rd from residential to commercial may encourage other Albemarle County owners whose homes border main roads to convert their homes into commercial businesses, impacting neighborhoods county-wide - Rio east down by Earlysville Rd comes to mind.

In summary, I will reiterate my strong objection to changing the zoning of 2401 Northfield Rd from residential to commercial. I can respect the entrepreneurship of the idea of using one's residence for your "mom and pop" small business and the convenience of doing to, but this is not the location to allow this to happen.

Many thanks for your time and consideration

Respectfully,

Stacy Agar

512 Nottingham Rd

15. From: dulcyg1098@gmail.com

Date: 8/16/2024

Dear Planning Commission:

I live in Raintree and am against this rezoning for two main reasons:

I think it will reduce the quality of Raintree neighborhood by mixing in retail. Secondly, the amount of traffic accidents at those two intersections (Rio and Old Brook, and Rio and Northfields) is already too many-a fatality lately.

ZMA202300019, SP202300022, and SE202300047 Saigon Sandwiches & Boba Teas

Dulcy Giuliano

1098 Snowden Dr.

Charlottesville

14. From: kevinjohncarpenter@yahoo.com

Date: 8/15/2024

To whom it may concern,

This is in regards to the proposed rezoning #79, 80, and 83 at 2401 Northfield Road.

My wife and I who are residents on Northfield Road (and Dellwood) have read the proposed rezoning of residential to commercial and are emphatically opposed to this for a number of reasons; Plus this was tried just a few years ago at 2405 Northfield when that rebuilt residence tried to create essentially a boutique hotel.

The traffic on Rio Road at Northfield, Hillsdale and Old Brook intersections are very dangerous. Adding retail traffic would only exacerbate the problem that exists. There are plenty of empty retail locations within the Aldi/ACAC shopping center just down the road from Northfield and along the 29 corridor. Adding a hotel/retail business would completely change the character of a well established neighborhood along with home values. It only opens the door to more of this type of request.

I hope that when the planning commission reviews this that they understand that Northfields predates many of the covenants and restrictions that newer subdivisions employ. Our neighborhood has voiced their opinion once before and I'm sure that there will be strong opposition to this.

Than you,

Kevin Carpenter

13. From: ralewic@gmail.com

Date: 8/15/2024

As residents of the nearby subdivision of Westmoreland, we are opposed to the subject rezoning. The area of Rio Rd, Route 29, Hydraulic Rd and Northfield Subdivision has seen more congestion and traffic problems than necessary. We don't need to exacerbate the problem. Please do not recommend this rezoning.

Thank you,

Richard and Linda Lewicki

508 Westmoreland Ct

Charlottesville Va 22901

12. From: css5h@virginia.edu

Date: 8/15/2024

Dear Planning Committee,

My name is Carolyn S Sherrill, and I live at 2619 Huntington Rd, Charlottesville, VA 22901. I am writing to oppose the above zoning plan that is set to come before you on August 27, 2024, and ask you to vote NO.

I have lived in this neighborhood for approximately eight years and travel pass 2401 Northfield Rd multiple times every day. This is already a dangerous intersection with frequent crashes and deaths, one person just days ago getting killed. By approving this rezoning, I feel it will create more danger and accidents for our neighborhood and others that travel the Rio Rd/Northfields roads.

If the sad issue above is not enough, please consider that the Rezoning of 2401 Northfield Road could encourage other Albemarle County owners whose homes border main roads to convert their homes into commercial businesses, impacting neighborhoods county-wide. This proposed 3-room hotel is economically unsustainable and sounds more like a B&B or short-term rental, which was like the home just one door up, except on a much larger scale. Thank goodness that was turned down and for that I "Thank-You!"

If this person wants to create the hotel and deli/market, just down the street from 2401 Northfield Rd is many vacant and suitable commercial retail spaces that can be used just for this purpose and adventure they want to create. There are too many vacant spaces now in the county and if this hotel and market fails our neighborhood could be left with two more empty commercial buildings to add to that list. Not to mention the negatively affect it would be to our neighborhood property values.

I would like to also mention again as I pointed out above about a B&B/short term rental, that this applicant has received actionable complaints concerning his non-compliance with short term regulations in the past. I feel he needs to leave the neighborhoods as neighborhoods!

I strongly urge you to vote against the rezoning of this parcel. Please preserve the integrity and value of our beloved neighborhood.

Thank you for your attention and support.

Carolyn Sue Sherrill

2619 Huntington Rd

Charlottesville, VA 22901

11. From: sswiddows@hotmail.com>

Date: 8/15/2024

Dear Planning Commission,

We are voicing our opposition to the proposed zoning change referenced above for the following reasons:

Reason 1: Please consider the safety of the intersection at Northfields/Hillsdale/Rio when evaluating this rezoning request from R2 to C1. This intersection is not made for a successful and busy business. We in the adjoining neighborhoods would greatly appreciate you considering the safety of our loved ones and teens and school buses that drive that intersection multiple times a day. The intersection has had multiple fatalities, one of which was just last week. If you would not want to add a busy business and parking lot to a very dangerous intersection at the entrance to your neighborhood that would endanger your families every day, please do not support a zoning change that would endanger our families.

Reason 2: If the business is for some reason not successful (which is likely, due to the number of commercial spaces already vacant in the area..think Fashion Square and Albemarle Square), we risk having another rundown/vacant commercial space at the entrance to multiple neighborhoods affecting all of our property values negatively. Again, if you would not want that directly next door to your home, please do not impose this on us. Most families in these neighborhoods are solidly middle class and have lived in the neighborhood for many years and their house is probably the largest asset that they own.

Reason 3: There are plenty of vacant commercial areas available in the immediate area already.

Reason 4: Has consideration been given to the new proposed traffic configuration at that intersection? If that double traffic circle comes to fruition, the danger to drivers and our loved ones increases many times over and the chances that the business fails increases. When the new overpass at 29 and Rio was built, many businesses failed due to having no or difficult access to them.

This tract shares a property line with a home in the Northfields neighborhood and is across the street from another, not just to an "entrance" to a subdivision. If you would not want all of the above next door to you and your family, we respectfully ask that you do not support this zoning change.

Regards,

Tom and Sharon Widdows

1239 Raintree Drive

Charlottesville, VA 22901

10. From: tommatodd@gmail.com

Date: 8/15/2024

The area where this is suppose to occur is too congested to have a business run out of their home (key word being home not business). Traffic backs up around the lights at Northfields Rd and Old Brook Rd. This is a residential neighborhood not a business district and just because they are located right on a major road doesn't mean a business should be allowed to run out of a residential home.

Thanks for reading.

Tomma Todd

9. From: davidrcorbin@aol.com

Date: 8/15/2024

Ladies and gentlemen. I am a resident of Northfield Road. I strongly oppose any rezoning of 2401 Northfield Rd .for the following four reasons:

1) This is an established residential neighborhood which is over 65 years old and was one of the first in Charlottesville. It is NOT recommended for commercialization or tourism development in the Master Plan.

2) Converting the entrance to this established residential neighborhood will harm the public welfare and safety which includes traffic and noise and the general character of the affected neighborhoods of Northfields and Raintree. The intersections at Northfield and Old Brook have had multiple accidents. The one at Northfield several weeks ago resulted in a fatality. Most people consider both to be two of the most dangerous intersections in Albemarle county. Putting a small hotel and deli in this area would only exacerbate the problem.

3) Third, if the planning commission allows a conversion from an established R1/R2 neighborhood to C, it would set a terrible precedent around the county. What would prevent a homeowner from Carrsbrook or Dunlora near a major road from rezoning his or her lots and harming the public welfare of the county ?

4) Finally, the planning commission would be going against the very precedent that you established in 2023 at 2405 Northfields (next-door) and one that was upheld by not only the circuit court, but also the Virginia court of appeals if this rezoning is allowed. As in this case, the owner of 2405, Northfield wanted to establish a small hotel and obtain an exemption to the home stay where the owner lives on site. This very same commission cited two main factors in your decision at that time. First the area is residential and not recommended for commercial development in the master plan and second you were concerned about traffic, noise, and outdoor activity. The neighboring house at 2401 should be held to the same reasoning that the planning commission, board of supervisors, and the Virginia court of appeals applied to its next-door neighbor a year ago.

Thank you for your attention to this matter.

Regards, David Corbin

davidrcorbin@aol.com

(M) 434-242-7407

8. From: gianninymail@icloud.com

Date: 8/15/2024

Commission, why do we continue to allow this waste of time and money to continue? This has been decided once at 2405 Northfield. Enough is enough.

Drive by and look at the current condition of this property, trees down not cleaned up, metal folding chairs spread throughout the property, the grass has not been cut in months, the split rail fence is all but fallen down around the entire perimeter. Pop up gardens, cars are parked everywhere and a private school being build across the street at the church. Would a reasonable person expect anything different to take place if this was to move forward - NO!

It aggravates me to think a person knowingly purchases an R1/R2 then tries to sell it and cannot get their money back because of the condition th home has fallen into and then to think of another scheme to try make a buck.

You can see Commercial rental spaces available from the property itself. Rent one of those designated commercial properties and open yourself a Hotel-Grocery/Tea Shop etc. We have enough issues at Mall Side as it is.

Just how could this possibly be a safe ingress and egress with the proposed traffic circle or circles at one of the busiest deadliest intersections in the state and now a private school traffic on top of that.

Perform your elected duties, be honest and fair and deny this or it will end up in court again!

- Reference: ZMA202300019, SP202300022, and SE202300047 Saigon Sandwiches & Boba Teas

Here are key points for the Planning Commission to consider:

- Precedent: Rezoning 2401 Northfield Road could encourage other Albemarle County owners whose homes border main roads to convert their homes into commercial businesses, impacting neighborhoods county-wide.
- Traffic: The two Rio Road intersections adjacent to this property are frequent crash locations, with a large, oval traffic circle being considered to improve safety and traffic flow. Adding a commercial enterprise to this already congested and dangerous area will not improve traffic conditions. Additional setbacks to accommodate a new traffic circle may conflict with the proposed rezoning.
- Nonviable Business Plan: The proposed 3-room hotel is economically unsustainable and cannot compete with established luxury hotels in the area.
- Available Retail Options: There are multiple vacant storefronts in nearby established retail locations that are more suitable for a proposed market/deli than a residential neighborhood.
- Potential Negative Impact: Should the hotel and market fail, our neighborhood could be left with two empty commercial buildings at its entrance, negatively affecting our property values.
- History of Non-compliance: The applicant has received actionable complaints concerning his non-compliance with short term rental regulations in the past.

7. From: hsdhiker@gmail.com

Date: 8/14/2024

Dear Mr. McCollum,

As I will be out of town on the 27th of August for the public hearing, please let it be known that I am AGAINST the Rezoning Request #83-Northfields for the same reasons outlined by Mr. Crutchfield. I think he summarizes the groups sentiments very accurately and fairly.

As I have lived in Raintree Subdivision for 27 years I would hope this Rezoning does not happen to our community!

Respectfully,

Sue Davis

6. From: ampace4@me.com

Date: 8/14/2024

Dear Mr. McCollum,

I am writing to urge that the residential zoning designation of R1/R2 be maintained and not changed to C1, per rezoning request #83, for two primary reasons:

1) The intersection is dangerous. As a resident of Old Brook Road, I go through the intersection daily, if not several times daily. I have had several serious accidents in my time here (caused by people running red lights on Rio, not by me). Adding more cars to the mix at that spot will only make it worse.

2) There is plenty of commercially zoned space at Albemarle Square, Seminole Square, etc. Changing residential property piecemeal to commercial is a bad precedent, especially with the prospect of Places29 changes coming in the future.

Thank you for your time.

Anne Marie Pace

5. From: douglas720@yahoo.com

Date: 8/14/2024

Hello,

My name is Spencer Douglas, and I live at 2713 Northfield Road. I signed the petition to reject the hotel and sandwich shop.

Thanks

Spence

4. From: anngalione@gmail.com

Date: 8/13/2024

Rezoning request #83 Northfields

It is hard to believe that those who monitor traffic could think that those two very short lanes of traffic between Northfield rd and Raintree could handle anymore traffic. Often the cars and buses turning from Hillsdale Dr block the traffic on Rio road when the light changes.

For this reason we are against adding a business at the end of Northfields which would add even more in and out traffic from Rio road.

3. From: edsmithhannesmith@comcast.net

Date: 8/13/2024

I write to express my opposition to the proposed zoning change (# 83) which is scheduled for review at the August 26 board meeting. From my perspective approval of this zoning request would represent residential neighborhood encroachment which chips away at established neighborhoods within our county. I trust the board will consider the wide-ranging implications of the precedent of an affirmative decision and how similar requests will be addressed in other neighborhoods throughout the county.

I am somewhat surprised this request has made it to the board since the approved Rio Road highway master plan includes a project to build a "peanut roundabout" to help solve some of the traffic issues at the intersections of Northfield and Raintree. I am not an engineer but it would appear that some of the property in question will be needed to complete the roundabout. The size of the existing footprint of this property for a restaurant and hotel already appears to be unmanageable.

It is also noteworthy that there have been two deaths at this intersection during very recent years not to mention multiple accidents which have resulted in injury and significant automobile damage. A student driving instructor recently said he routinely brings students up Hillsdale Road, carefully instructs them about when and how to make a left turn on Rio Road, and then forcefully points out to his students.... "this one of the most dangerous intersections in Albemarle County!"

Finally, we need consistent actions by the county and state to help mitigate traffic at the Northfields and Raintree intersections and not approvals which add to the complexity of two already challenging and congested intersections.

Thank you for sharing our concerns with members of the board.

Edward and Anne Smith

2500 Northfield Road

2. From: davidrcorbin@aol.com

Date: 8/11/2024

Hello Kevin. Thanks for speaking to me last Friday. Since talking with you, we have gathered over 40 signatures on a petition opposing any zoning change to 2401 Northfields Road. We are continuing to gather more signatures.

Several people have asked for more information about this rezoning request. They as well as myself cannot find # 83 on your website. Given that the hearing is only two weeks away, we would appreciate it if you would make sure that the appropriate information is posted on your website as soon as possible. Not having the appropriate information about this rezoning request is causing some confusion for everyone involved.

Additionally, I would like to request from you the final ruling on the zoning change request on 2405 Northfields Road last year. I understand that you were a part of that request as well and that the zoning commission did not allow the requested change. Kindly forward the final decision. Thank you. David Corbin.

Regards, David Corbin

davidrcorbin@aol.com

(M) 434-242-7407

1. From: gianninymail@gmail.com

Date: 8/10/2024

Don, it was pleasure catching up with you this morning. Thank you and the Raintree residence for partnering with us again on this topic.

Rezoning request #83 was placed on the property at 2401 Northfield Road mid-week but is still not searchable on the Albemarle County website as of Friday the August 10th. For those of you who are not aware, this request is to change the Nguyen's property from R1/R2 to C1 Commercial for approval of a Hotel and Sandwich/Tea Shop at 2401 Northfield Road. A public hearing is scheduled to be held on **August 27th at 6pm** in room 235 at the county office building per Mr. Corbin's discussion with Mr. McCollum.

A meeting was held on January 25, 2024 with the Rio Advisory Board for a proof-of-concept discussion. I was not present but I have been told by both neighborhood associations that neither were in favor of the rezoning request for many reasons as outlined below. I believe Mr. Crutchfield's comments accurately and fairly summarize the groups sentiments.

Northfields residents are currently circulating a petition at this time and will present to the board at the next meeting.

I have enclosed a copy of the proposed changes that were mailed to a select few residents prior to the Jan. 25th Advisory Board meeting.

We appreciate everyone's participation and comments.

Respectfully,

Chris Gianniny

Heavy Station 6 PM
 401 Westlake Road
 Knoxville TN 37919
 kevin@kevinmccollum.com
 Kevin McCollum

Petition to Maintain the R1/R2 Zoning at 2401 Northfields Road

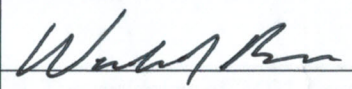
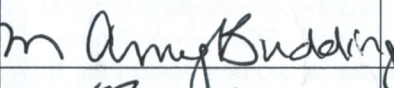
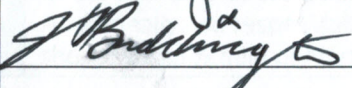
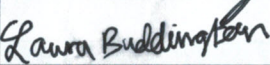
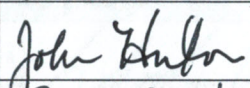
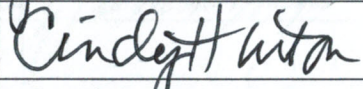
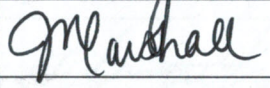
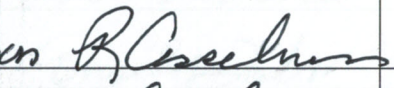
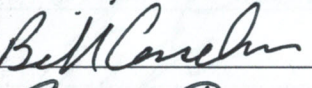
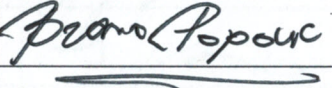
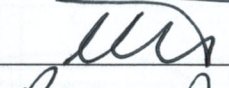
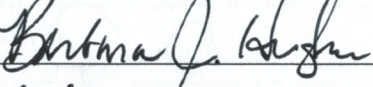
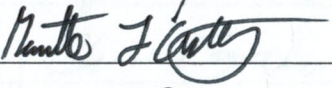
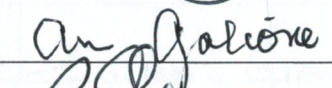

Petition summary and background	The residents of 2401 Northfield Road are petitioning to rezone their residence from R1/R2 to C1 to allow them to expand their ARB to 3 bedrooms and add a sandwich shop and grocery store to their property.
Action petitioned for	We, the undersigned, are concerned citizens of Northfields Road, Old Brook Road, and Sunridge Road ask the Zoning Commission to NOT allow this rezoning as it will ruin one of the original developments in Charlottesville, diminish the value of our homes, and create excessive noise and traffic in an already heavy traffic area where multiple accidents have occurred. Additionally, we respectfully point out to the Commission that there are already 3 other small grocery stores/sandwich shops within ½ mile of Northfields Road on Rio Road.

Printed Name	Signature	Address	Comment	Date
David Cobin		2418 Northfield Rd	Each week oppose	8/9/24
Edmund A. Smirz	Edmund A. Smirz	David.Cobin@aol.com 2500 Northfield Rd Ed Smirz Anne Smirz @comcast.net	Each week No	8/9/24
Anne S. Smirz	Anne Smirz			
Richard E. Pacheco	Richard E. Pacheco	2500 Northfield Rd	Oppose	8/9/24
Marion Jackson	Marion G. Jackson	2501 Northfield Rd	OPPOSE	8/9/24
David Steffen	David Steffen	2417 Northfield Rd	Oppose	8/9/24
Annemarie Steffen	Annemarie Steffen	2417 Northfield Rd catesreeva@gmail.com	Oppose	8/9/24
MENNADATES ROSKO		2415 NORTHFIELD RD	OPPOSE	8/9/24
Jakob Harman	Jakob Harman jakob.harman@gmail.com	2413 Northfield Rd	oppose	8/9/24
Chris Go (aka)		2405 Northfield Rd	oppose	8/9/24
32 Cameron Cotandur		2405 Northfield	oppose	8/9/24

Carnsellsrealstate@gmail.com

Printed Name	Signature	Address	Comment	Date
SPENCER DOUGLAS		2713 NORTHFIELD ROAD	OPPOSE douglas720@yahoo.com	8/10/24
SAM DAANE		2719 Northfield Rd	OPPOSE beth.daane@gmail	10 Aug 24
Beth Daane		2719 Northfield Rd	OPPOSE beth.daane@gmail	10 Aug 24
LRM	HOWARD		OPPOSED!	
2721				
Linda Howard	NORTHFIELD ROAD		OPPOSED adnrl380@gmail	8/24/2024
Mike Stenson		2811 Northfield Rd	need more info	8-12-24
Denise Stewart		2811 Northfield Rd	OPPOSE - denisevs0212@outlook.com	
Nick Stewart		2811 Northfield Rd	OPPOSED	8/14/24
Sam Stewart		2811 Northfield Rd	OPPOSED	8-11-24
SCHIFFELCAPPATER		2409 NORTHFIELD RD	OPPOSED	8/12/24
JANICE ARMITAGE		71	11	11
Charles Abbey		2708 Huntington Rd	OPPOSED	8/12/24
Susan Abbey		2708 Huntington Rd	OPPOSED	8/12/24
Ernie Robbins		2710 Hurty Rd	OPPOSED	8/12/24
Shelly Robbins		2710 Hurty Rd	OPPOSED	8/12/24

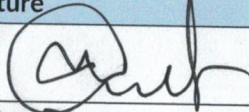
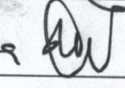
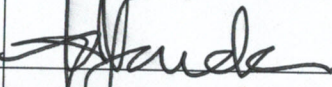
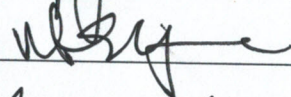
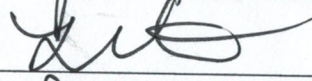
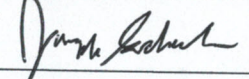
16

Printed Name	Signature	Address	Comment	Date
Wendell Brown		2505 Northfields eeoawb2@gmail.com	oppose	8/10/24
Amy Buddington		2504 Northfield srbudding@hotmail.com	oppose	8/10/24
Jeff Buddington		2504 Northfield Rd	oppose	8/10/24
Laura Buddington		2504 Northfield Rd	oppose	8/10/24
John Hinton		2508 Northfield Rd johnhinton@gmail.com	oppose	8/10/24
Cindy Hinton		2508 Northfield R	oppose	8/10/24
Jessica Marshall		2517 Northfield Rd jesscad8@gmail.com	oppose	8/10/24
Rosemary Cosselman		2515 Northfield Rd rosemary.cosselman1@gmail.com	oppose	8/10/24
Bill Cosselman			oppose	8/10/24
BRANO POPOVIC		2602 Northfield rd brano@post.com	oppose	8/10/24
BOZANA POPOVIC		bozand@post.com	-/-	-/-
BARBARA J. HUGHES		2601 NORTHFIELD RD barhughes@gmail.com	oppose	8-10-24
Garrette Ashley		2613 Northfield Road garretteashley@outlook.com	oppose	8/10/24
Ann Galione		2609 Northfield Rd. anngalione@gmail.com	oppose	8/10/24
48 Robert Galione		2609 Northfield Rd rfgalione@gmail.com	oppose	8/10/24

Petition to Maintain the R1/R2 Zoning at 2401 Northfields Road

Petition summary and background	The residents of 2401 Northfield Road are petitioning to rezone their residence from R1/R2 to C1 to allow them to expand their ARB to 3 bedrooms and add a sandwich shop and grocery store to their property.
Action petitioned for	We, the undersigned, are concerned citizens of Northfields Road, Old Brook Road, and Sunridge Road ask the Zoning Commission to NOT allow this rezoning as it will ruin one of the original developments in Charlottesville, diminish the value of our homes, and create excessive noise and traffic in an already heavy traffic area where multiple accidents have occurred. Additionally, we respectfully point out to the Commission that there are already 3 other small grocery stores/sandwich shops within ½ mile of Northfields Road on Rio Road.

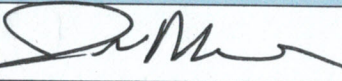
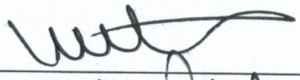
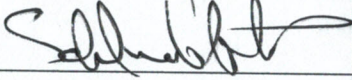
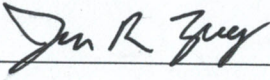
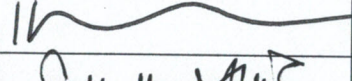
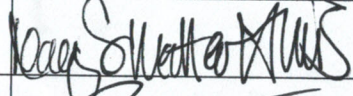
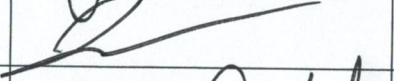
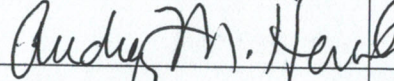
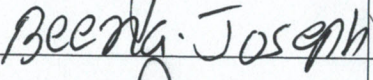
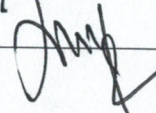
Printed Name	Signature	Address	Comment	Date
James Embury		2610 Northfields Rd ryas@embury.com	opposed	8-10-24
Ethan Lohr		2700 Northfield Rd.	opposed emlohr434@gmail.com	8/10/24
Emily Lohr		2700 Northfield Rd.	opposed	8/10/24
LOGAN TITUS		2701 NORTHFIELD RD	OPPOSED	8-10-24
TAYLOR TITUS		2701 NORTHFIELD RD	OPPOSED	8.10.24
Mohamad Ali		2703 Northfield RD	opposed	8/10/24
Joan Grubb		2706 Northfield Rd	opposed	8/10/24
CA Beany	Chris Granney	2414 Northfield	opposed	8/10/24
Kinsley Granney	Kinsley Granney	2414 Northfield Rd	OPPOSED	8/10/24
64 Thelma Granney	Thelma Granney	1688 Redington Lane	OPPOSED	8/10/24

Printed Name	Signature	Address	Comment	Date
Jonathan Costa		2611 Huntington Rd Cville VA 22901	oppose	08/17/24
Jennifer Costa		2611 Huntington Rd Cville VA 22901	oppose	08/17/24
Kathy Kildea	KMKildea	2613 Huntington Rd 22901	oppose	8-17-24
Erin Johnson	Erin Johnson	2615 HUNTINGTON RD.	OPPOSE	8-17-24
P. Green	Mina Green	2617 Huntington	OPPOSE	8-17-24
Brenda F Steigman	Brenda F Steigman	2618 Huntington Rd Cville VA 22901	oppose	8-17-24
ANTHONY M. DAVIS	Anthony M. Davis	2621 HUNTINGTON RD 22901	OPPOSE	8-17-24
Peter Jencken		2625 Huntington Rd 22901	oppose	8-17-24
Margaret Story		2625 "	oppose	8-17-24
Carole Phillips	Carole C Phillip	2622 Huntington	oppose	8-17-24
David Phillips	David L Phillips	2622 Huntington	oppose	8-17-24
Jane Buee	Jane Buee	2620 Huntington	oppose	8-17-24
Loren Moscovski		2624 Huntington Rd	oppose	8/17/24
Joseph Schiefer		2624 Huntington Rd	oppose	8/17/24
Jerry King	Jerry A King	2701 Huntington Rd.	oppose	8.17.24
Ashley McCreary	Ashley McCreary	2704 Huntington Rd	oppose	8/17/24

Printed Name	Signature	Address	Comment	Date
James H. AYLOR	James H. Aylor	2512 HUNTINGTON Rd CIVILLE, VA	Very opposed	8/13/24
Sherry K. Aylor	Sherry K. Aylor	2512 Huntington Rd	Very Opposed	8/13/24
Dolores Carr	D Carr	1904 Dellwood Rd	Truly Opposed	8/17/2024
Theodore Carr	Thm Cm	1904 Dellwood Rd	Very Opposed	8/17/2024
Joseph Platt	Joseph Platt	1905 Dellwood Rd	Opposed	8/17/24
IRMA M. GARRISON	Irma M. Garrison	2509 Huntington Rd.	Very Opposed	8/17/24
EMILEE KIESEL	E Kiesel	2505 Huntington Rd	opposed	8/17/24
Doris Dodson	Doris Dodson	2431 Huntington Rd	opposed	8/17/24
SIMON BABU	Babu	2511 HUNTINGTON RD	OPPOSED	8/17/24
Margaret Lebo	M Lebo	2604 Huntington	Rel oppose	8/17/24
Andrea Corbin	A. Corbin	2418 Northfield Rd.	very opposed	8/17/24
KEVIN CARPENTER	Kevin Carpenter	2514 NORTHFIELD	OPPOSED	8/17/24
Rob Myers	Rob Myers	1905 Rolling Hill Rd.	opposed	8/17/24
ROB TAYLOR	Rob Taylor	1803 Rolling Hill Rd	Opposed	8/17/24
ELIZABETH YANCEY	E Yancey	2601 HUNTINGTON RD	OPPOSED!	8/17/24
ERLYNE SMITH	Erlene Smith	1901 Rolling Hill Rd	opposed	8-17-24

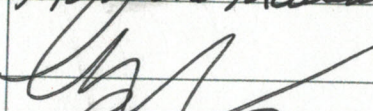

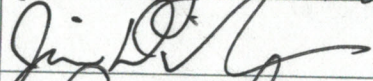

Petition to Maintain the R1/R2 Zoning at 2401 Northfields Road

Petition summary and background	The residents of 2401 Northfield Road are petitioning to rezone their residence from R1/R2 to C1 to allow them to expand their ARB to 3 bedrooms and add a sandwich shop and grocery store to their property.
Action petitioned for	We, the undersigned, are concerned citizens of Northfields Road, Old Brook Road, and Sunridge Road ask the Zoning Commission to NOT allow this rezoning as it will ruin one of the original developments in Charlottesville, diminish the value of our homes, and create excessive noise and traffic in an already heavy traffic area where multiple accidents have occurred. Additionally, we respectfully point out to the Commission that there are already 3 other small grocery stores/sandwich shops within ½ mile of Northfields Road on Rio Road.

Printed Name	Signature	Address	Comment	Date
John McCleary		2704 Huntington Rd	Oppose	8/17/24
William G. Crutchfield		2406 Northfield Rd	Oppose	8/17/24
Scholone Crutchfield		2406 Northfield Rd	Oppose	8/17/24
Jon Zug		2415 Huntington Rd	Oppose	8/18/2024
Karen McNeill		2419 Huntington Rd	oppose	8/18/24
MaryMatter-Harris		2419 Huntington Rd	strongly oppose	8-18-24
Sarah McComb		2426 Huntington Rd	Oppose	8/18/24
Audrey Heivly		2412 Wakefield Rd.	strongly oppose	8-18-24
Beena Joseph		2420 Wakefield Rd	Oppose	8/18/24
Simon Joseph		2420 WAKEFIELD Rd	Strongly Oppose	8/18/2024

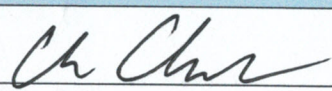
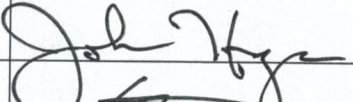

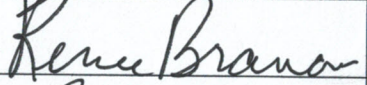
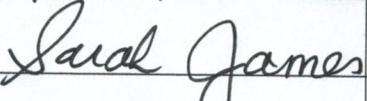
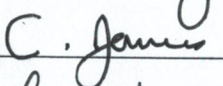
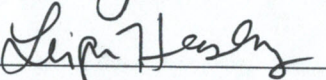
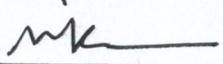
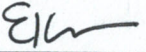
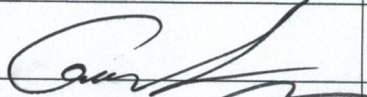
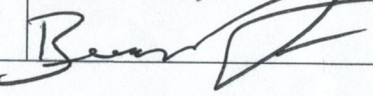
Petition to Maintain the R1/R2 Zoning at 2401 Northfields Road

Petition summary and background	The residents of 2401 Northfield Road are petitioning to rezone their residence from R1/R2 to C1 to allow them to expand their ARB to 3 bedrooms and add a sandwich shop and grocery store to their property.
Action petitioned for	We, the undersigned, are concerned citizens of Northfields Road, Old Brook Road, and Sunridge Road ask the Zoning Commission to NOT allow this rezoning as it will ruin one of the original developments in Charlottesville, diminish the value of our homes, and create excessive noise and traffic in an already heavy traffic area where multiple accidents have occurred. Additionally, we respectfully point out to the Commission that there are already 3 other small grocery stores/sandwich shops within ½ mile of Northfields Road on Rio Road.

Printed Name	Signature	Address	Comment	Date
Vernon Batten	Vernon A Batten	2425 Wakefield Rd Chula	oppose	8-18-24
Barbara Batten	Barbara Batten	2425 Wakefield Rd.	oppose	8-18-24
Greg Perkins		2428 Huntington Rd	oppose	8/18/24
Rorric Snow	Rorric Snow	2428 Huntington Rd	oppose	8-18/24
Harold DeGroot		2603 Hunting Rd	oppose	8-18/24
Tamsey Dillenbeck	Tamsey Dillenbeck	2706 Huntington Rd	oppose	8/18/24
Jim Dillenbeck		2706 Huntington Rd.	oppose	8/18/24
CHARLES ABBETT		2708 Huntington Rd	oppose	8/18/24
Suzan Abbey	Suzan Abbey	2708 Huntington Rd	oppose	8/18/24
Nick Noe	Nick Noe	2711 Huntington Rd	oppose	8/18/24
Shannon Noe	Shannon Noe	2711 Huntington Rd	oppose	8/18/24

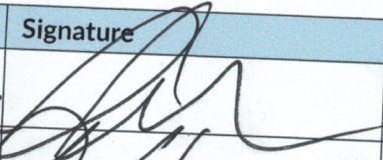
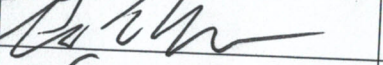
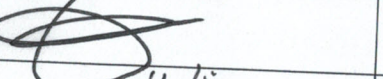
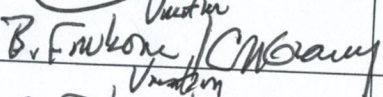
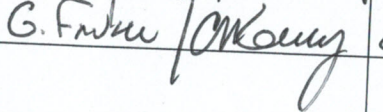
Petition to Maintain the R1/R2 Zoning at 2401 Northfields Road

Petition summary and background	The residents of 2401 Northfield Road are petitioning to rezone their residence from R1/R2 to C1 to allow them to expand their ARB to 3 bedrooms and add a sandwich shop and grocery store to their property.
Action petitioned for	We, the undersigned, are concerned citizens of Northfields Road, Old Brook Road, and Sunridge Road ask the Zoning Commission to NOT allow this rezoning as it will ruin one of the original developments in Charlottesville, diminish the value of our homes, and create excessive noise and traffic in an already heavy traffic area where multiple accidents have occurred. Additionally, we respectfully point out to the Commission that there are already 3 other small grocery stores/sandwich shops within ½ mile of Northfields Road on Rio Road.

Printed Name	Signature	Address	Comment	Date
Challoner Clute		2515 Huntington Rd	OPPOSE	8/17/24
John Hegar		2516 Huntington Rd	Oppose	8/17/24
Anthony Wood		2518 Huntington Rd	oppose	8/17/24
Renee Branson		2526 Huntington Rd	oppose	8/17/24
Sarah James		2607 Huntington Rd.	oppose	8/17/24
Chris James		"	oppose	8/17/24
Lish Heasley		2608 Huntington Rd	Oppose	8/17/24
Michael Keller		2609 Huntington road	OPPOSE	8/17/24
Evangelina Kehr		2609 Huntington road	OPPOSE	8/17/24
Armande Vazquez		2610 Huntington Rd	OPPOSE	8-17-24
Veronica		2610 Huntington Rd	OPPOSE	8-17-24

Petition to Maintain the R1/R2 Zoning at 2401 Northfields Road

Petition summary and background	The residents of 2401 Northfield Road are petitioning to rezone their residence from R1/R2 to C1 to allow them to expand their ARB to 3 bedrooms and add a sandwich shop and grocery store to their property.
Action petitioned for	We, the undersigned, are concerned citizens of Northfields Road, Old Brook Road, and Sunridge Road ask the Zoning Commission to NOT allow this rezoning as it will ruin one of the original developments in Charlottesville, diminish the value of our homes, and create excessive noise and traffic in an already heavy traffic area where multiple accidents have occurred. Additionally, we respectfully point out to the Commission that there are already 3 other small grocery stores/sandwich shops within ½ mile of Northfields Road on Rio Road.

Printed Name	Signature	Address	Comment	Date
Andrea Warren		2714 Huntington Rd.	Opposed	08/18/24
Amanda Warren		2714 Huntington Rd.	Opposed	08/18/24
Donna Reed		2506 Sun Ridge Rd.	Opposed	8/18/24
Buz Faulkner	 <small>Union</small>	2710 Sunridge Rd	OPPOSED	8/21/24
Garland Faulkner	 <small>Union</small>	2710 Sunridge Rd	OPPOSED	8/21/24