

**Fry's Spring Neighborhood Association
July 13, 2005**

Attendees:

Jeanne S. Chase	George Simpson	Catherine Brighton
Tonya R. Moon	B. Dickerson	Gene Fitzhugh
Vance High	Jim Shea	Brenda Lambert
Adrienne Dent	Rob Dent	Colleen Tuite
Peter Hedlund	Leigh Mason	Frank Robinson
Jim Salmon	Ann Goedde	Bonnie Herndon
Sue Herndon	Genii Williams	Sydney Blair
Peter Dennison	Pam Dennison	William Cocke
Laurance Wieder	David Roberts	Jessica Kane
Mitchell Kane	Ashley Cooper	Mike Farruggio
John Santoski	Mary Kay Wilcoxson	
Tina Panella		

Agenda

Development	Traffic Calming	Sidewalks
Safety	Drainage	Communication
Monthly Letter	Bridge Closure	C.I.P. Funds

Meeting, Date, and Time

Second Wednesday of the month, Fry's Spring Beach Club, 5:30 p.m.
Next meeting date: August 10, 2005

Development

Top concerns voiced at tonight's FSNA meeting were questions surrounding development at several sites in the Fry's Spring Neighborhood: 212 Raymond and property at the end of Hill Street, by the railroad tracks as well as development affecting Fontaine Avenue and Highland.. The sites on Hill Street and Raymond affect properties on Crestmont and Highland and are both environmentally sensitive properties with streams and deep ravines. The Hill Street site was purchased by Tom Hickman, a developer, and marketing for the Raymond Avenue site is aimed at developers. It was felt by many in attendance that the City was not honoring an earlier written agreement signed by then Mayor Frank Buck and City Attorney Paul Wiley to protect green space in the City. A copy of this agreement was shared at this meeting. Further it was felt that concerns of resident property owners are treated by the City as secondary to those of new developers. The property owners pointed out that they have spent much of their lives investing both money and time as citizens to upgrade the neighborhood. This commitment has made it attractive for young families to also want to own in this area and to raise their families here. Participants stated their belief that they are not being listened to or protected with the same fervor as the new developer who does not have the same focus on careful land use and neighborhood values that are stated City policy.

At the portion of land for sale at 212 Raymond eleven properties back onto said property. It was thought that this land was zoned R-1A, but Ashley Cooper, Neighborhood Planner, said that this parcel of land was zoned, R2. A question was raised as to the possibility of this property being used for rentals where loss of control many times occurs. John Santoski asked for clarification from Ashley Cooper and she said that a duplex lot must have at least 7,200' with a 50' frontage as well as a road funded by the developer to subdivide. Ashley replied that FSNA could give input into PUD and they in turn would communicate with the neighborhood. She further stated that rental can occur at ANY property in the city, and local government has no ability to legally dictate where that can and cannot occur. On a similar note, single family attached homes can be home-owner occupied and are often more affordable for the young families who are looking for housing opportunities in the city.

Further concern was voiced at the perceived lack of communication from developer, Tom Hickman, which was seen as a list of broken promises relative to Stribling Avenue. This is causing concern relative to the Hill Street property as well. As a result many fears were stated by the group in attendance. One of the key issues was the R2 zoning and how to change it to R1 to re-establish single family homes as the core of the neighborhood.

- Fear 1. PUD =more density
- Fear 2. Maximum units - 90,000 sq.ft. = six duplexes
- Fear 3. City road developed by developer to the specifications of the State of Va.
- Fear 4. Using fill dirt to make additional land
- Fear 5. Can the neighborhood sue relative to the impact being created on
property
values?
- Fear 6. Is this an underhanded method to pressure current home owners to sell?

Development (cont.)

John Santoski, President of FSNA, questioned the impact on this neighborhood. Further clarification is being asked for on the status of R-1, and R-1A properties. What may be rented...or not...due to being “grandfathered” into the agreement. Ashley agreed to stay in frequent communication with the FSNA. The group in attendance stated they want to remain proactive to resolve these stated issues in this meeting. To do this proactive stance FSNA will press for rezoning, draft a letter to the Realtor of the affected property(ies), draw up a petition and circulate among the affected neighbors and send the said petition to the Planning Commissioners and City Councilors with a copy to Ashley Cooper. These signatures would be of the owners of the affected properties as well as the adjacent properties in the neighborhood. Another idea proposed by an attendee was to erect signs, “Buyer Beware!” Because so many issues seem to remain questions concerning the lack of timely communication from Tom Hickman, developer, it was asked if he would come to the next FSNA meeting in August to clear up those questions. John Santoski said that he would be in touch with Mr. Hickman to attend the August 10 meeting. Further questions were asked about what the developer was going to do to relieve traffic created by this ongoing development. Current streets are being maxed out. (i.e. Stribling Ave., Old Lynchburg Road, JPA)

Ashley said that for \$10.00 one could get a zoning map that could be used to get signatures on the petition by getting in touch with the City. (www.charlottesville.org) Click on Planning and the map can be available.

What local, state, and federal resources do we have to be ProActive before decisions are made? Ashley suggested Jim Herndon as a good resource on the flood plain question.

Traffic Calming

A question was raised to Ashley Cooper as to what happened to the petition on Robertson for speed humps on Highland? Update: Ashley offered that the traffic engineer would be consulted. Several in the audience reiterated that the humps are needed to slow drivers down and to dissuade folks from cutting through the neighborhood. There continues to be a sun blinding problem as folks crest a small hill as well as a parking problem. Ashley said that she will be glad to come back to FSNA with choices.

Because of past history of the neighborhood working diligently with the city to give input and then being ignored in the final plan some in attendance questioned whether or not input was really being heard and appreciated. **(If citizen input is sought than it needs to be validated by the inclusion of ideas in the final plan which is followed.)** A current example being at the corner of Cherry/Cleveland/ and Willard. Three designs were proposed by the committee who worked with the City on the design for traffic calming and none were chosen, **no**

Traffic Calming (cont.)

communication was forthcoming as to who changed the submitted plans and why and the closest neighbor to the construction, Cherry Avenue Christian Church, had had NO communication relative to the work prior to the start of the work. The church, because of the chosen design, is considering putting up chains across their parking lot to stop the cut through traffic which has resulted. The church's secretary found out about the construction when she walked out of the church to find out what was causing the additional noise on the street on the day construction started. **Lack of timely communication was a problem expressed.**

Bridge Closure on JPA

The bridge will be closed for up to one year during which time traffic will be diverted onto Shamrock Road. John Santoski will ask Angela Tucker and VDOT to come to discuss the bridge design at the meeting in September which will be centered around the topic of Traffic. A concern was raised as to whether or not the planners were too narrow in their view.

Monthly Letter

Ashley reminded the FSNA that the monthly letter was greatly needed to give monthly updates either by mail and/or e-mail and/or web site. John Santoski said the FSNA would "get right on it."

Quality of Life Letter

From January 2005's minutes the Quality of Life Letter is to be completed and John said that he will present the letter at the next FSNA meeting in August 2005. This letter is to include the goals and focus of the neighborhood which will be submitted to elected officials, the Planning Commission, Planning Manager, and the City Manager with a copy to Ashley for the purpose of the Comprehensive Planning which is to take place this summer and in the fall of 2005.

Sidewalks, Safety and Drainage

Neighbors on Old Lynchburg Road have been dealing with the need for effective drainage since the early 1970's. Intensifying the need for sidewalks in addition to helping to correct the drainage issue is the high volume of foot traffic which had significantly increased since the opening of three high density housing developments just over the city line in the County of Albemarle in the last two years and the arrival of a new family of nineteen from Somalia that includes seventeen children. Combining the issue of safety of pedestrians due to lack of sidewalks to the nearest bus stop at OLR and JPA as well as to their classes and jobs within walking distance and a 25 m.p.h. city street where speed is a constant problem is a high board fence that was allowed to be rebuilt on the right of way blocking vision of pedestrians and drivers as the foot traffic tries to walk facing traffic without getting killed.

Additionally, sidewalks have been requested for Stribling Avenue.

Traffic

Because of the number of issues centered around traffic problems in our neighborhood, it was suggested by Ashley Cooper that one whole meeting in September be centered around that topic. The attendees thought that was a very good idea.

C.I.P. Update

Ashley Cooper presented a letter, dated July 12, 2005, to John Santoski, requesting feedback for the implementation of the FSNA projects to be completed by 2007. Because of the work done prior to these proposals by Mike Farruggio and Ellen Catalano on the committee and their knowledge relative to them, copies of the letter were made by the secretary for them to read and give input as part of the process. Ms. Cooper has indicated in the letter that any construction projects that do not begin design within the next six months will NOT likely be completed during this three year cycle. She asked that a meeting be called to get the designs completed in a timely fashion. These current projects, some completed, are:

1. Continuing the sidewalk with the Middleton project, McElroy Drive, to OLR, landscaping and crosswalks - Construction plans are available for review and work will start this fall. The neighborhood will need to review and approve landscape plans, once developed, for a spring 2006 planting.
2. Crosswalks - zebra striping at Willard and Moseley, Willard and Harris, Willard and Allen, Moseley and Allen and Sunset and Stribling. Ms. Cooper reports that these crosswalks have been installed.
3. Traffic calming on Monte Vista near sharp curve and near Middleton. We would like to meet with interested neighborhood residents to discuss traffic concerns along Monte Vista Avenue. Attached you will find the results of an initial traffic review; we understand that perceived cut-through traffic is also an issue. Please advise us of any upcoming neighborhood meeting where this topic could be placed on the agenda...would suggest at least a one to one and a half hour time slot.
4. Intersection modifications at Cherry Avenue, Cleveland Avenue and Willard Drive are complete. This project was reviewed by the impacted owners prior to construction, but we will strive to conduct better coordination with the formal neighborhood in all future projects. Residents' continued input will be invaluable for insuring other project success.

To contact Ashley relative to the above projects or any other questions raised by them or for clarification of something else you may call her at 970-3091. Her e-mail address is: coopera@charlottesville.org. (Numbers 1-4 above were lifted directly from Ashley's letter to John Santoski.) The full letter may be reviewed at the August 10, 2005 meeting or by calling

C.I.P. Update (cont.)

Jeanne S. Chase, 977-1723, to arrange for a time convenient to come by to read the letter kept with the minutes. At the time of your call I will give directions to our home.

Suggestion of Secretary

At this meeting we had a brief power outage in the wonderful room made available to us by the Cherry Avenue Christian Church during one of our recent storms. **It is suggested while we are in this summer “pop-up storms” cycle that we all bring flashlights to the FSNA meetings so we can produce our own light in the event we need to do so.** Further thanks is extended to the Cherry Avenue Christian Church on behalf of the FSNA in helping us with a place to meet due to the conflict at the Fry’s Spring Beach Club which had a major swim meet on the same night as our meeting and parking would have been a huge problem for all of the folks wishing to attend the FSNA. **A written thank you note is being sent to the Cherry Avenue Christian Church on behalf the FSNA by the secretary, Jeanne S. Chase.**

Adjournment

Respectively Submitted,

**Jeanne S. Chase
Secretary, Fry’s Spring Neighborhood Association
July 23, 2005**