

**Fry's Spring Neighborhood Association
August 10, 2005**

Attendees:

George Simpson	A.K. Wieder	L. Wieder
Tom Hickman	Gene Fitzhugh	Ann Goedde
Jim Salmon	Joe Mooney	Sarah Meacham
Beverly Colwell Adams	Beau Dickerson	Terri DiCintio
Peter Dennison	Adrian Pettitt	Damon Pettitt
Jeanne S. Chase	Ashley Cooper	Rebecca Sims
Kitty Wray	Christine Lotano	Mitchell Kane
Chris Porter	Becca Covert	Chris French
David Brown	William Cocke	Michael Petrus
Ellen Catalano	Michael Wenrich	Michael Farruggio
	Scott Meacham	

Agenda:

Call to Order	Create Agenda	House Rules
Parks Plan	212 Raymond Plan	Hill Street Plan
Sidewalks	Traffic Safety	Octoberfest
Cleveland-Willard-Cherry	Concerns- Developers	Street Overload
Improvement-JPA and Cleveland		Bridge Closing

Meeting, Date, and Time

Second Wednesday of the month, Fry's Spring Beach Club, 5:30 p.m.

Next meeting date: **September 14, 2005**

Parks' Plan

Mike Svetz, Director of Parks and Recreation, was unable to attend tonight's meeting due to illness. He will be rescheduled for the September 14, 2005 meeting. At the September meeting he will have more to say on the Strategic Plan Developments. He did send us an overview that will be included in these minutes of the maintenance that will take place at Azalea Park this fall. In particular:

1. Costing out the widening of the road from the front parking lot to the curve past the dog park to twenty (20) feet to allow for slow two way traffic. Part of the drainage issue at the park is that people have to pull off the road to allow oncoming traffic to pass creating ruts in the berm that end up holding water. If this proves too costly we will add crush and run gravel to either side of the road.
2. Drainage swale along road is being piped, covered with dirt and grass planted to eliminate unsightliness of the swale as well as standing water.
3. Drainage swale leading to the river is being re-pitched so that area will continue to drain.
4. Dog Park will be aerated and re-seeded this fall so grass will come back in the spring...also looking to add more picnic tables, trees and of course a water line, if it is still deemed necessary.
5. Improvements to ball field may take place as a result of private donors, but that is still in the works.

212 Raymond Plan

Mr. Gene Fitzhugh and Mr. Beau Dickerson of Montague and Miller Realtors are two owners of the property at 212 Raymond who have formed an LLC with a third partner who was not named at the meeting. Mr. Fitzhugh and Mr. Dickerson came to listen this evening to the concerns of the neighborhood and to answer questions. They indicated they very much want to have ongoing dialogue with the neighborhood and would return to future meetings to give updates and be available to answer future questions as well. When asked what the plans for the property were the assembled were told that all ideas were being looked at as possibilities, but none were set in stone. Current zoning would allow as many as ten duplexes on the land if the land were flat and perfect. However on a voice vote the group in attendance unanimously voiced a very loud "NO," to the idea of duplexes and a very resounding, "YES," to the preferred choice of single family homes to be built on this piece of property.

Currently a study is being conducted which has had several people so far on site: a veteran land planner, an urban designer, a builder, a road planner and Ashley Cooper, our

212 Raymond Plan (cont.)

Neighborhood Planner.

Ann Goedde asked about the contract with the neighborhood in 1991 that was signed by then Mayor Frank Buck and City Attorney Paul Wiley which was an exclusion and this area was zoned R-1A. Ashley Cooper was asked to get clarification on this as there is no record of this being changed to R-2 and if it was there was no notification to the neighborhood that had signed the document in 1991 in good faith that there had been a change. Ashley said that she would get further information and report back at the September 14 meeting.

[Ashley Cooper wrote in an email message of August 15, 2005: "I do not think the information is presented correctly in the paragraph. I have never seen any written documentation that shows the 212 Raymond Road property being excluded from any rezoning in 1991. What I did show at the meeting was rezoning maps from 1991 that do clearly show this property being zoned as R-2. Also, I am not sure what other information you (the neighborhood) needs beyond this. The rezoning maps are what would have been used during the hearing, and I am not sure what other types of evidence you all are looking for."]

Ellen Catalano asked if the topic of traffic had been discussed. The streets are currently FULL of cars and traffic is a HUGE concern. (i.e. Stribling and Old Lynchburg Road) Sidewalks are greatly needed for safety on Stribling and Old Lynchburg Road to cite two of several streets that the absence of sidewalks is lending our city to present itself as not pedestrian friendly. Ellen further thanked Gene Fitzhugh and Beau Dickerson for being here to answer our questions. Ellen asked that and the attendees concurred with her that the problem with traffic and safety be part of the plans for any new development.

Other questions posed and answered in part or fully were:

1. David -" Is there any possibility of a connector road to take the pressure off of the maxed out streets? How are environmental issues being defined?"
1. Gene -" A driveway is the only access into the property. As to the environmental question the consultant has not yet finished their report. There are two fixed features currently on the land - fresh water stream and sewer line."
2. Larry -" What impact is on the sewer line?"
A.K. Weider -" This development will have a huge impact of pressure on aging lines. The green space is an area not only for the sewer line location, but for dog walking, walking, and for children to play. This is the backyard to sixteen property owners. This property is in the very heart of the existing neighborhood."
3. Ann-" I am concerned about the lack of advocacy for the neighborhood's top priority
of home owners with families living within the dwellings as opposed to having densely packed parcels with rentals."
4. Mike- " I do not want any more undergraduate student rental housing this side of the railroad tracks and less each year."

212 Raymond Plan (cont.)

5. Terri- “ We want emphasized single family dwellings, off street parking, and that no plan is approved unless it is to be built the same way as if this property were in your own backyard.”

Mr. Fitzhugh and Mr. Dickerson reflected and listened to the audience’s concerns and indicated before leaving that they would like to return to future meetings with updated information. Mike Farruggio and the audience thanked Gene and Beau for attending this evening’s meeting.

Hill Street Plan

Mr. Tom Hickman came to listen and to offer his insight on issues affecting him as a developer. Mr. Hickman will return to the September 14 meeting. This evening Tom said he wished he could do as well as Mr. Fitzhugh had just done. Mr. Hickman indicated that it was frustrating to be told, “the City,” and “the Neighbors,” instead of the “who” which would allow him to talk with the individuals or individual to hear concerns and to have a chance to straighten things out before anything becomes problematic. “Call us out on issues, but do it respectfully.” Larry reflected that whatever is built should have through streets as part of the plan. Current streets that are being used over and over again to funnel more and more overload of traffic are just plain and simple... being maxed out. Frustration was voiced on the perception that the Planning Board and the Neighborhood Development groups were not an advocate of neighborhood protection.

Mike Farruggio voiced concerns of potential areas of conflicts with developers. He urged caution and a positive win-win attitude. The conflicts were:

1. Affordable housing
2. On-our-side issue
3. Connectivity issue
4. Neighborhood advocacy

Ellen reminded us that going to the City Council meetings were a good thing to keep on our calendars. A.K. offered to draft a letter to be presented. Ashley Cooper was asked if she would like to say a few words to the group assembled. “ I’m excited to see a good group with positive ideas. Gene and Beau value your input. As much as I can I will be your advocate for your neighborhood, but you must remember I have to balance the law and your concerns.”

Configuration of Cherry, Cleveland, and Willard

The consensus of the group was that the current result at this corner has been that “it is a mess” that needs to be redone. Mayor David Brown asked Ashley if she would check into where the plans that had neighborhood input had gone so far off track. Once it is redone an offer was made to landscape the corner to something that is attractive. John Mann, of Parks and Rec, is the man to call and his number is under City of Charlottesville, Flower Beds. (970-3558) Parks and

Configuration of Cherry, Cleveland, and Willard (cont.)

Rec would help with annual spraying and mulching. The plantings would be done by the neighborhood group who adopts the bed.

Sidewalks and Traffic Safety

There are currently nineteen designated neighborhoods in the City of Charlottesville which are treated exactly alike in regards to the allocation of funds. This is being questioned because of the very large size and needs of a neighborhood as large as Fry's Spring Neighborhood which is in great need of sidewalks to help out with pedestrian safety, traffic safety and drainage needs. The

Sidewalks and Traffic Safety (cont.)

\$30,000 allocated to each of the neighborhoods seems too low to adequately address the needs of sidewalks, crosswalks, drainage and other safety issues. Mayor Brown and Ashley Cooper said that that is an area that needs to be evaluated.

Mayor David Brown

"I am glad to be here. Mike Farruggio has done a wonderful job this evening in conducting this meeting. It is important to keep neighborhoods respectful and cordial. It is important that neighborhoods have connectivity and it is important to protect our neighborhoods. I am concerned that the green space be protected as well. All of us in City Council try to be responsive." (Larry Wieder complimented Mayor Brown on being timely in his responses to the neighborhood letters that were sent.)

Mike Farruggio's Concluding Thoughts

"I thank the neighborhood participants this evening for doing well in presently ideas in a positive atmosphere. This attitude will go far in solving the issues of our neighborhood. In the next several weeks take a look on Fifth Street behind the A-B-C Store where they are building small homes. See what you think. They look like a good idea. Don't forget Octoberfest. The agenda for September will include Mike Svetz, Parks and Recreation; Traffic Concerns; Tom Hickman; and Tony Edwards, Engineer, and Octoberfest."

Bits and Pieces

It was suggested that a member of the Cherry Avenue Christian Church be involved in the final idea of the traffic design in front of their church.

Terri shared an idea with the group that Venable Neighborhood Association is using to protect their neighborhood with covenants being drawn up to protect properties from becoming

student ghettos. This can become a part of a homeowner's deed and it can specify with a lawyer's

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Bits and Pieces (cont.)

help that the property must be sold to a family or up to two unrelated individuals living together in the house. Terri also shared with us the value of forming a neighborhood LLC to buy and sell properties that protect the neighborhood plan.

Adjournment

Respectfully submitted,

Jeanne S. Chase
Secretary, Fry's Spring Neighborhood Association
August 11, 2005
Revised August 21, 2005