

GRAYROCK HOMEOWNERS ASSOCIATIONPO Box 245
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March 11, 2008

Rebecca Ragsdale, Lead Planner
Department of Planning & Community Development
401 McIntire Rd.
Charlottesville, VA 22902-4596

Subject: Patterson Subdivision (ZMA2007011)

Dear Ms Ragsdale:

The Grayrock HOA has reviewed the latest revision to the subject proposal and requests that this letter be part of the read-ahead staffing package that is prepared for the Board of Supervisors (BOS) public hearing.

The Grayrock HOA continues to have concerns over the proposal as it exists before the BOS. While the applicant has reduced the number of dwellings from 12 to 10 since the Planning Commission (PC) hearing, we remain convinced that the proposed development still lacks consistency with the surrounding neighborhood and that safety/traffic concerns have not been adequately addressed.

The proposed development calls for zoning and lot size that is not in concert with either Grayrock or the more rural setting to the West of the property. Based on the applicant's concept plan, the average lot size under this rezoning would be approximately 10,000 sf. By comparison, the 26 homes in Grayrock North average a lot size of 12,371 sf. The Patterson development as proposed would be a pocket of greater density in an area that otherwise serves as a transition from residential (R-4) zoning to the much more rural feel of R-1 zoning. The Grayrock HOA would prefer to see this parcel of land rezoned to nothing more dense than R-4, and that development site plans observe an average lot size consistent with Grayrock North.

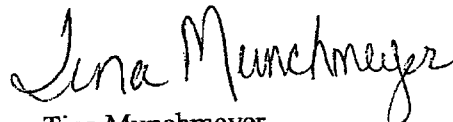
As vehicular access to the proposed development will be exclusively through Grayrock North, we remain deeply concerned by the prospect of an undefined increase in traffic on Lanetown Way. Lanetown Way was built as a rural section of street (18' wide, no sidewalks). As such, it is used for pedestrian traffic and as play space for the neighborhoods 40+ children. As proposed, the development would add 10 new residences using Lanetown Way as their only access route. The 'interconnectivity spur' in the concept plan, could be the conduit for future additional traffic on Lanetown Way. We

view the possibility of any traffic increase as very concerning for the safety of our children and the many pedestrians that enjoy walking and running throughout Grayrock and ask that it only be allowed if there is no other solution possible. The Grayrock HOA would like to see the applicant seriously investigate the possibility of accessing the parcel from Lanetown Rd. We note that the existing driveway the Patterson property is the same distance from Lanetown Way as Lanetown Way is from the next adjacent street connecting to Lanetown Rd (Orchard Dr). It would appear that minimum distance/sight line requirements could be met for access to the Patterson property from Lanetown Rd if the access were offset from center. If access from Lanetown Rd is absolutely not possible, we'd like to ask that the 'interconnectivity spur' be removed from the plan to limit the likelihood of future additional traffic on Lanetown Way.

While the Grayrock HOA acknowledges that the concept plan has moved in a positive direction when compared to what we originally saw in October 2007, we still feel that the proposed development is inconsistent with the surrounding area and that safety concerns for children and pedestrians on Lanetown Way have not been sufficiently addressed. The Grayrock HOA is not opposed to any development of the subject property however, we are opposed to the plan as proposed.

The Grayrock HOA will have a representative at the BOS meeting and will be prepared to answer any questions from the BOS or Community Development staff.

Sincerely,



Tina Munchmeyer
President, Grayrock HOA