



November 23, 2020

Albemarle County Planning Commission

% Charles Rapp, Planning Director

410 McIntire Road, North Wing

Charlottesville, VA 22902

(Transmitted via email)

Re: ZMA201900004 Breezy Hill

Dear Planning Commission:

The Piedmont Environmental Council (PEC) supports the Albemarle County Department of Community Development staff recommendation to deny the Breezy Hill rezoning request ([ZMA201900004](#)). The rezoning request does not conform to the recommendations contained in the Albemarle County Comprehensive Plan nor the Village of Rivanna Master Plan (VRMP). **PEC recommends denial of this rezoning request, as it does not conform to the intent of the Comprehensive Plan nor VRMP.**

The applicant has requested to rezone this site to *R4 Residential* (permitting 4 units/acre density) and construct 130 housing units on 84 acres (averaging 1.55 units/acre).

- The VRMP clearly defines the density desired for the entire VRMP area, including the area in which this site would be located (east of Carroll Creek).
 - Maximum density east of Carroll creek is defined as 1 unit/acre.
 - *Developed land on the east side of Carroll Creek is not expected to change in character, as it provides for a transition to the Rural Areas.*¹
- The VRMP seeks for higher density in the Village Area, with density decreasing towards the outer boundaries.
 - This rezoning request is located east of Carroll Creek, along the VRMP boundary.

The VRMP clearly defines the density goals for this subarea, indicating the need for rural area preservation, population capacity and future rezonings, and public infrastructure planning.²

- The requested density (1.55 units/acre) would be over 50% larger than the 1 unit/acre stipulation outlined in the VRMP.
- If this rezoning is approved, the applicant or future property owners could (by right) construct up to 336 units.

¹ Village of Rivanna Master Plan, p. 5, p. 25

² Id sec. p. 11, p.43



- The potential 336 units on site would be 400% larger than the 1 unit/acre stipulation outlined in the VRMP.
- *An additional 300 to 400 new units may be possible, if water and sewer usage in the Glenmore development continues at the same usage.*³
- Albemarle County has documented the need for additional affordable housing in the county; however, the need for more housing overall has not been adequately researched or analyzed, especially for this specific area.⁴
 - PEC recommends conducting a housing assessment to identify the need for new housing overall, in addition to updating the county's *Affordable Housing Policy*.

Density requirements impact the rural feeling of a property, in addition to public infrastructure (e.g. Route 250 traffic, water and sewer capacity, and EMS response times). Before considering greater density in this area, the public infrastructure needs highlighted in the VRMP should be addressed. **It is for these reasons that PEC recommends denial of this rezoning.**

Thank you for taking the time to review PEC's thoughts on this important matter. Please include this letter in the county's public submission forum, and feel free to contact me with any questions or requests for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Hawk", written in a cursive style.

Christopher Hawk
Land Use Representative - The Piedmont Environmental Council
(804)337-6716

³ Id sec, p.43

⁴ <https://www.albemarle.org/government/community-development/learn-more-about/housing/housing-albemarle>