

On Saturday, January 6, 2018, 2:00:57 PM EST, Sam Bowers <sgbowers@gmail.com> wrote:

Hello David and Robert,

With the upcoming public hearing on January 10, I would like to voice my concerns about the planned development at 1002 Wood Road and 8129 Timberlake Road. I would prefer to attend the meeting in person, however, work obligations prevent my wife and I from doing so. Our home is located on Settlement Drive, which can only be reached via Wood Rd. I have lived at this address for 3 years, and during that time it has become apparent that Wood road is not wide enough to support the existing traffic. These are some of the concerns that I have:

Increased Vehicle Traffic

Our primary concern is with the additional vehicles this 44 unit development would bring to Wood Road. With the average household owning 2 cars, this could be an additional 88 vehicles.

Wood Road is Too Narrow

When two vehicles traveling in opposite directions intersect, both have to ride on the shoulder. Or if there is a large truck, one vehicle must pull off the road entirely. With the additional vehicles this development would bring, the road would be overloaded and bottle necked.

The Intersection of Wood Road and Timberlake Road is Dangerous

Traffic is extremely heavy on Timberlake Road, particularly during peak times in the morning and the 4:00pm - 6:00pm post work rush hour. Turning left from Wood Rd onto Timberlake can be nearly impossible, and the traffic light for the intersection of Timberlake Road and Laxton Road frequently blocks the intersection.

Lack of Sidewalks

Wood Road does not have sidewalks, and without a shoulder, pedestrians must walk in the road. This is already hazardous with the number of individuals who walk to work, and take pets and small children out for walks. When traffic comes from both directions it is especially dangerous as one vehicle must stop and pull over to allow the other to go around the pedestrians.

Danger to Children on Wood Road

Many of the houses along Wood Road have small children. These homes have small yards and it is not uncommon to have children playing right next to or in street. Increased vehicle traffic would put these children at greater risk.

As a homeowner in the neighborhood, I believe this development would negatively impact all residents and put their safety at risk. I am strongly opposed to this proposal and respectfully request that the commission reject the plan. Instead of building a high density town house development, single family homes would be a better fit for the road and ultimately a benefit to the community.

Thank you for your consideration.

Sam Bowers, Lynchburg City Resident, sgbowers@gmail.com, 434.907.7379

On Wednesday, January 10, 2018, 11:15:16 AM EST, Charlotte Farley <cafarley.writes@gmail.com> wrote:

Good morning,

I am a resident of the City of Lynchburg who is concerned about the proposed development on Wood Road Drive. I cannot attend this afternoon's planning meeting, but I am submitting the following letter for your review and to be added to any discussion of the topic.

Many thanks for your consideration,

January 10, 2018

To the members of the City Planning Committee:

Thank you for the opportunity to comment on the project proposed for the apartment development on Wood Road. I cannot be at this afternoon's planning meeting, so please accept this letter in absentia.

The greater Lockwood-Seven Oaks neighborhood enjoys the distinction of being an affordable and secluded neighborhood within the City of Lynchburg. What a hidden gem it is—my husband is a born-and-bred Lynchburg native and even he didn't know about this neighborhood until we went house hunting in Lynchburg nearly two years ago. We now own a home on Parkview Drive and enjoy our location and our relatively quiet and secluded residential neighborhood.

I strongly oppose the building of multiple rental units on the lot on Wood Road. The proposed development is inconsistent with the character of development in the surrounding area. While Wood Road is home to a couple of duplexes, the majority of the street features single-family homes. Lockwood, Seven Oaks, and Parkview Drive also contain mostly single-family homes, with Seven Oaks featuring single-family homes built fairly recently. As the daughter of a Long Island real estate developer, I am not "anti-development"—quite the contrary! I am, however, against projects that are inconsistent with the character and land use of the surrounding area, and the proposed project is indeed out of line: a higher density development in the exact center of a community filled with single-family homes. If my husband and I wanted to live near an apartment complex, we could have easily purchased a home in the Cornerstone area (and I find it notable that the single-family homes in Cornerstone are in a different section than the apartment complexes.) As consumers who desired to live in the City of Lynchburg, we specifically chose NOT to live near an onslaught of apartments.

This project will negatively affect more than the pre-existing adjacent properties. By cramming 43 units and upwards of 120 potential residents into that lot, not only must we then consider concerns about the project's negative impact on existing properties' market values, but we also must consider the increase in traffic congestion at the exit and entry points of our no-outlet neighborhood. In order to exit Lockwood Drive (and Seven Oaks and Parkview), one has the option of turning onto Wood Road to get to the chaos of Timberlake Road, or turning onto Mountain View to access busy Laxton Road. It's already difficult and problematic to make turns on these roads when there's another car (or two) coming along. Wood and Mountain View are incredibly narrow (we don't even have double-yellow lines on these streets) and Mountain View is particularly short. Mountain View is so short that it only takes three cars lined up and waiting to turn on to Laxton to feel like a traffic jam. Wood Road isn't better—we wait forever to turn onto Timberlake Road. I cannot imagine the disaster that will happen when over a hundred other cars need to access these very same two roads multiple times a day, especially during

the rush hour. The proposed development project will add even more traffic and exacerbate this pre-existing traffic condition, create even more stress, pose safety issues, and will ultimately lessen the quality of life for those of us who live in the neighborhood, especially the taxpayers who live in our own (owner-occupied) homes.

I understand that the City's comprehensive housing plan seeks to protect the fabric of the City's neighborhoods and that the primary goal of the Plan is to improve the livability of the City's neighborhoods. A development project that increases traffic, creates congestion in a no-outlet neighborhood, and lowers property market values does little to protect the fabric of our neighborhood. "The Citizens of Lynchburg are proud of their neighborhoods and feel their homes are a good value and well built." This comes directly from the city's website on the comprehensive housing plan. I would like to continue being proud of my neighborhood and feeling that my home is a good value; however, I will not feel as proud when I have to pass by the new development every single time I come and go—it will serve as a constant reminder that my home's market value will likely decrease.

This kind of new construction is not in the best interest of the neighborhood. I strongly recommend that the city planning committee oppose the apartment project proposed for the lot on Wood Road. I look forward to hearing about a substantially different project that (protects) the (resources) of the area in the future.

Respectfully,
Charlotte Farley
105 Parkview Drive
Lynchburg, VA 24502
(540) 819-3015
cafarley.writes@gmail.com

On Wednesday, January 10, 2018, 2:17:37 PM EST, John Radick <HJR1214@msn.com> wrote:

Mr. Light,

My name is John Radick and I have lived with my wife for the past 27 years at 1214 Wood Rd. With regard to the petition from Mr. Tyree to build multi home properities on Wood Rd, please know that I oppose this development. I believe that allowing this devlopment will irrevocably impact our neighborhood in a negative way. I hope you will take this into consideration when you vote on this request today.

Sincerely

.....

From: Matt Farley <mfarley@campbell.k12.va.us>
Date: Jan 10, 2018 12:46
Subject: proposed building near 7 oaks subdivision
To:

david.perault@lynchburgva.gov, robert.bowden@lynchburgva.gov, mark.lowe@lynchburgva.gov, tom.rogers@lynchburgva.gov, robert.light@lynchburgva.gov, kensie.johnson@lynchburgva.gov, nancy.marion@lynchburgva.gov

To whom it may concern,

I am writing today prior to the 4 o'clock meeting concerning the building of what appear to be townhomes/apartments near 7 oaks subdivision. I am against this construction and permit.

I would urge you to consider what additional traffic will do to the neighborhood. The roads are unmarked, turns onto Timber Lake and Laxton Road are narrow (only one true outlet from the entire neighborhood).

Adding 50-70 more cars going out and in during the commute will be a nightmare in narrow roads, unmarked pavement, and turns that are tight (mailboxes nearly on the road).

The neighborhood would be better served with another form of housing that did not overburden the outlets and roads currently in assistance.

Sincerely,

Matthew Farley, 105 Parkview Drive

----- Original message -----

From: Pili & Jessie Del Cid <dcfamily003@gmail.com>

Date: 1/12/18 23:52 (GMT-05:00)

To: david.perault@lynchburgva.gov, robert.bowden@lynchburgva.gov, mark.lowe@lynchburgva.gov, tom.rogers@lynchburgva.gov, robert.light@lynchburgva.gov, kensie.johnson@lynchburgva.gov, nancy.marion@lynchburgva.gov

Subject: Our home

Dear Planning Committee,

My name is Jessie Del Cid and I live at 16 Parkview Drive with my husband and (almost) 3 year old little boy. We were unable to attend the City Planning Meeting this past Wednesday at 4pm, so we were hoping to share our thoughts even if just by email.

We love our safe neighborhood where our son can play outside and ride his tricycle on the quiet street. Even when we go on walks down every street in our neighborhood, including out to Wood Road and beyond, we know the people we see and enjoy greeting the familiar faces. We moved here to our

first home just before our son was born, and the main reason we moved to our home was that we LOVED the neighborhood. It is a rare gem to be so close to work and yet have a quiet, mature, established, safe neighborhood where we trust our neighbors and call them friends. I don't have to worry for my son's safety and he can enjoy playing outside without fear of traffic or danger.

We love our quiet, tight-knit community to raise our family. Please don't allow building projects to take over our neighborhood! In 2016 a house was built across the street from us and in 2017 the same builder used the lot adjacent to our home to build another home. We will already have a new next door neighbor this year. Please don't allow us to have 120+ more!

My husband, Dilver Del Cid, has his own drywall & finish business and could potentially make money off of these developments, but he would much prefer our neighborhood the way it is now, than get business that turns a safe, quiet neighborhood into a hub of traffic and safety concerns for our family. Anything you can do to help us oppose this project is greatly appreciated.

Thank you for your time.

Jessie Del Cid
(434) 444-0896