

**From:** [Anne McClung](#)  
**To:** [Kasey Thomsen](#); [Kinsey O'Shea](#)  
**Subject:** FW: 2nd Email re: GSC Proposal  
**Date:** Monday, February 6, 2023 2:11:16 PM

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**From:** James Whitener <whitenej@vt.edu>  
**Sent:** Monday, February 6, 2023 1:17 PM  
**To:** Planning Commission <PlanningCommission@blacksburg.gov>; Matt Hanratty <mhanratty@blacksburg.gov>; Leslie Hager-Smith <LHager-Smith@blacksburg.gov>; S Anderson Math <anderson@math.vt.edu>; John Bush <jbush@blacksburg.gov>; Lauren Colliver <lcolliver@blacksburg.gov>; Michael Sutphin <msutphin@blacksburg.gov>; Kinsey O'Shea <KOShea@blacksburg.gov>; Susan Mattingly <smattingly@blacksburg.gov>; Jerry Ford <jford@blacksburg.gov>  
**Subject:** 2nd Email re: GSC Proposal

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My name is Jim Whitener, and I live in the Village of Tom's Creek. I am also a member of the Toms Creek Sustainability Coalition (TCSC). I previously wrote to each of you re: RZN-0004/GSC Proposal. I said in that email that I intended to write a series of emails, and this will be the second of such emails.

I probably should have written this email first, because I'm trying to put this whole matter into context. And, to accomplish this, I'll probably be memorializing what most recipients already know. This is the third proposal for this property, the first two of which were for student housing. In all three proposals, density has been an issue. In all three applications, Eden and Associates represented the developer/owner. And, in all three proposals, a rezoning was/is being requested.

However, in this current instance, the Town itself is the driving force behind this rezoning/application. We are here because the Town received federal funds, the Town leadership wants affordable housing, and the Town issued a Request for Proposal (RFP). Let me repeat, the Town leadership is the driving impetus for the proposal/rezoning/project. The Town also wants a through road connecting Glade Road to Village Way South. And, the Town has offered to give a \$2.8-million dollar subsidy to this project.

Affordable housing is a laudable aspirational goal. But, because of the density (also environmental issues), this is just not the right project to fulfill the desire. But, the Town is undaunted in its efforts to get the affordable housing, despite the problems with this project.

Years ago, when I became a Special Agent, I became acquainted with the term "Lust for the Bust." Young Special Agents would get so desirous to get the arrest/conviction, that they would not follow proper procedure, and would fail in obtaining their personally desired outcome. These young Special Agents would lose sight that their job was the service of justice, not an arrest/conviction. Analogously, the current process is so rushed, and Staff is

having difficulty performing their functions (as defined by the condensed meetings timeline apparently set by the PC and TC), that an additional PC Work Session has been added to be quickly followed by a PC vote and then a TC vote. I suspect the “Lust for the Bust” has somewhat blinded what should be an orderly process with fairness to all sides. And, apparently, the impetus for this apparent fast tracking is the dates defined by ARPA funds. And, as the Town Manager’s Office has told me, the Town will make sure that the ARPA funds are obligated/spent within the time constraints set by the federal government. Like “The Force” in Star Wars, the Lust for the Bust is strong in this circumstance.

My fellow TCSC members want affordable housing too, but the density of this project is just too dense. At every PC Work Session I’ve attended, the Applicant says the density is necessary for the project to be successful. But, it is this very density that makes this project not appropriate for this site. And, while the requests for variances by the Applicant are never-ending, the paucity of proffers is glaringly apparent. All this, despite the \$2.8-million subsidy.

At a minimum, this process needs to slow down, so Staff can do their job, so Proponents/Opponents can get their fair input, and hopefully a fair resolution can be found. Don’t let the Lust for the Bust cloud judgements, and decisions made that have consequences that are currently being glossed over.

**From:** [Anne McClung](#)  
**To:** [Kasey Thomsen](#); [Kinsey O'Shea](#)  
**Subject:** FW: Feedback on Glade Spring Crossing  
**Date:** Friday, February 3, 2023 11:31:29 AM

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**From:** Diego Troya <diego.troya@hotmail.com>  
**Sent:** Thursday, February 2, 2023 4:19 PM  
**To:** Planning Commission <PlanningCommission@blacksburg.gov>  
**Subject:** Feedback on Glade Spring Crossing

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Dear Planning Commission

My name is Diego Troya, I am a Blacksburg resident, and I would like to offer a few thoughts on the proposed Glade Spring Crossing development.

I live in The Village at Toms Creek, which is adjacent to the proposed development. My neighbors are generally opposed to the development on the basis of environmental and traffic impacts.

I want to speak in favor of the development because the plans consider the construction of 24 units for low- to middle-income housing. In my view, the lack of affordable housing in Blacksburg is the Achilles Heel of the town's path to sustained growth. Many of the workers who make Blacksburg a thriving community and a desirable place to live cannot afford housing in town and face long commutes. They are understandably dissatisfied and one would not be surprised if they eventually chose to work elsewhere, to our detriment.

Solving the affordable housing crisis is vital to the future of the town, and that's why I am in favor of the Glade Spring Crossings. If the developers were to eliminate affordable housing from their plans, I would be much more reluctant to support this development.

I am confident that you will give serious consideration to the potential environmental and traffic impacts so that an optimal plan is developed.

Thank you for your work,  
Diego

**From:** [Kinsey O'Shea](#)  
**To:** [Kasey Thomsen](#)  
**Subject:** FW: Glade Spring Crossing Concerns  
**Date:** Wednesday, February 1, 2023 10:03:37 AM  
**Attachments:** [photos.google.com.webloc](#)  
[photos.google.com 3.webloc](#)  
[photos.google.com 4.webloc](#)  
[photos.google.com 2.webloc](#)

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**Kinsey O'Shea, AICP**  
**Senior Planner, Current Planning & Development Administration**

Town of Blacksburg Planning & Building Department  
400 South Main Street  
540.443.1300  
[www.blacksburg.gov](http://www.blacksburg.gov)

**From:** kate lang <katehlang@gmail.com>  
**Sent:** Wednesday, February 1, 2023 9:28 AM  
**To:** Planning Commission <PlanningCommission@blacksburg.gov>; Matt Hanratty <mhanratty@blacksburg.gov>; Leslie Hager-Smith <LHager-Smith@blacksburg.gov>; S Anderson Math <anderson@math.vt.edu>; John Bush <jbush@blacksburg.gov>; Lauren Colliver <lcolliver@blacksburg.gov>; Michael Sutphin <msutphin@blacksburg.gov>; Kinsey O'Shea <KOShea@blacksburg.gov>; Jerry Ford <jford@blacksburg.gov>; Susan Mattingly <smattingly@blacksburg.gov>  
**Subject:** Glade Spring Crossing Concerns

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To Whom it may concern:

Hello my name is Kate Lang and I am a Blacksburg resident who lives at the Village of Toms Creek at 1208 Village Way S. I am sending an email to express my concerns regarding the potential new development, Glade Spring Crossing, and the rezoning of the land in which the development is being planned for.

My husband and I moved to Blacksburg after residing in Christiansburg for many years after graduating from VirginiaTech. We always knew we wanted to raise our future family and live in Blacksburg however, at the time could not afford homes in the area. After years of saving and searching we found a perfect home and neighborhood in the Village of Toms Creek and have happily lived here since 2015. We now have two boys and could not have asked for a better community and neighborhood to raise our children.

I first hand know home prices in Blacksburg are high, especially for young professionals and

families looking to move to the area. I am for development in the area but have major concerns about the density in which the Glade Spring Crossing hopes to have passed in the rezoning. We and many of our neighbors specifically bought in this neighborhood, at the price we did, because of the neighborhood's small feel without being crowded among tons of other neighborhoods and knowing traffic would remain low. I am concerned about the sound, nose, lights, traffic that this higher density neighborhood will bring. I understand there are some affordable homes, but only 10 of the units out of the 176 are designed to be that way. I understand the plans involve homes that could have 3-4 people however, not enough space for each of them to park so there will be parking on the street etc. It may be proposed to be a connective neighborhood similar to ours however, that can not be the case if it is rezoned to 176 units.

I am highly concerned about the connectivity with Village way South to Glade Road. Our road specifically does not have sidewalks and our houses are built close to the street. Our road specifically was not designed to be a road with increased traffic and cut through. The street and green space median on our road is where we hang out, play, throw the ball, sled, allow animals to play , etc. It was designed and created this way. The traffic is slow and minimal because of this and I am concerned that the connectivity will highly increase traffic in an area that is not designed for this, nor do we have space to build sidewalks and make it safer. I cannot imagine myself making that drive though others homes versus driving the current route I take to get to Glade road, Kroger, or Kipps. Driving through neighborhoods makes me more nervous for kids, animals, and pedestrians.

Thank you for taking the time to read my concerns as a Blacksburg resident of the Village of Toms Creek.

Kate Lang

Attached are videos of my family playing in the neighborhood median on Village Way South or riding bikes on the street.

**From:** [Jerry Ford](#)  
**To:** [Kasey Thomsen](#)  
**Subject:** Fw: Glade Spring Public Hearing Comments Feb7th  
**Date:** Wednesday, February 8, 2023 1:00:53 PM  
**Attachments:** [SchoenholtzG Talking Pts Feb7.pdf](#)  
[StephenSchoenholtzComments to Blacksburg Planning Commission.2023.02.07-2.pdf](#)

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Here's two transcripts of the public comments made last night...may help w/minutes.

Jerry R Ford Jr., MSc. EnvMgt.  
Town Council Member

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**From:** Gloria Schoenholtz <[ghschoenholtz@gmail.com](mailto:ghschoenholtz@gmail.com)>  
**Sent:** Wednesday, February 8, 2023 12:40:56 PM  
**To:** [tcolley@vt.edu](mailto:tcolley@vt.edu); Joel Herbein; Melissa (Mel) Jones; Andy Kassoff; Susanna Rinehart; Latanya Walker; Liam Watson; Jerry Ford; Planning Commission  
**Cc:** Stephen Schoenholtz; Kinsey O'Shea; Kafi Howard  
**Subject:** Glade Spring Public Hearing Comments Feb7th

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Dear Ms. Jones,

My husband and I spoke during the public comment period last night regarding the proposed Glade Spring Crossing development. I am attaching our comments below in case you would like to see them. I am also copying the other commissioners here in case they would like a hard copy.

Thank you for all you do for the town of Blacksburg!

Best,

Gloria Schoenholtz  
1201 Glen Cove Ln, Blacksburg

February 7, 2022

Comments to Blacksburg Planning Commission

My name is Gloria Schoenholtz and I live at 1201 Glen Cove Lane

In my comments, I would like to give voice to someone whose voice has not been heard in discussions so far. I would like to speak for the SPRING whose name inspired the development project called Glade Spring Crossing.

I hope that by now you have had a chance to walk the 45-acre parcel that includes Glade Spring to get acquainted with this phenomenal natural feature. It is a bubbling pool of the cleanest water that you will ever see. It is a place where Blacksburg's underground aquifer reaches the surface and discharges to create a perennial spring with superior water quality. For many generations, this water has been a source of drinking water for humans, farm animals, and wildlife in the Tom's Creek Basin. Unlike many other historical springs in Blacksburg, this one has not yet been forced into pipes, paved over, and polluted. I hope we will strive to keep it that way.

Near the spring, there are other places where fresh clean water is seeping from the ground. These areas contain natural wetlands and are federally protected because of their inherent value as habitat for unique plants and animals. Like the spring, we should strive to protect this area, rather than purposely disturb it.

Glade Spring serves as the pristine headwaters for a tributary of Tom's Creek that flows through several private land parcels along Shadowlake Road. The stream flows through forests and fields, nurturing a great diversity of plants and animals. *Huge trees*—poplars, sycamores, cherries, walnuts, and ash—create a natural canopy and important habitat for native birds and mammals. Glade Spring sustains a wildlife corridor in the TCB.

The reason I'm describing this Spring to you is because we stand to lose it—and many of its environmental services. Bulldozers and backhoes will soon disturb and compact the entire 45-acre watershed that feeds this valuable spring system.

Is that what we want? Does the high-density plan in the Glade Spring Crossing proposal **conserve and protect existing natural resources**, or does it propose that we can muck them up now and try to fix them later?

We can look to the 2021 Comprehensive Plan for guidance. It says:

- We intend to be a community that places a HIGH VALUE on environmental stewardship
- We will responsibly manage the urban and rural environments of Blacksburg to ensure that public health, natural beauty, ecosystems, biodiversity, and natural resources continue to support Blacksburg's high quality of life.

- Before development begins, work with such programs as the Virginia Natural Heritage program and New River Land Trust to identify land areas that have high conservation value. Explore opportunities to work with landowners on conservation options.
- Work to protect perennial streams, wetlands, natural corridors and wildlife habitat
- Improve watershed management practices to conserve water quality
- We recognize that **our choices and actions can either support or degrade critical natural resources.**

Therefore, I believe, we should be wise stewards. The environmental goals of the Comprehensive Plan are well-conceived and clearly stated. They represent Blacksburg's vision for a sustainable future. Please use them as a reference when examining the true environmental costs of increased housing density at the sensitive site known as Glade Spring.

Thank you for the opportunity to participate in this process.

Public Comment Delivered to Town of Blacksburg Planning Commission

By Stephen Schoenholtz ([schoenhs@gmail.com](mailto:schoenhs@gmail.com))

7 February 2023

Good evening. My name is Stephen Schoenholtz and I live at 1201 Glen Cove Lane-two properties directly downstream from the Glade Springs Crossing property.

I have spent my professional career studying effects of land use on hydrology and water quality of small headwater streams such as those that occur on the Glade Springs property. Based on my decades of research experience, I can state that a land disturbance on steep slopes and conversion to high-density housing with impervious surfaces to the degree proposed in the current rezoning application will have devastating and long-term impacts on flooding and water quality on-site and downstream from the property. You cannot create this degree of disturbance involving road construction, grading, moving dirt, establishing a sewer system, and housing construction without long-term impacts on downstream water.

The proposed stormwater management concept plan presents pre- and post-development predictions of flooding based on historical rainfall data for Blacksburg. What happens to stormwater for the SEVERAL YEARS DURING development when there is massive disturbance across much of the site?

What happens to streamwater quality when a creek overlay crossing delineated to protect the actual Glade Spring, its resulting year-round stream, and wetlands is excavated to establish sewer pipes, a sewer pump station, and has seven housing lots with boundaries inside the overlay?

With climate change, it is already evident that frequency, intensity, and duration of storms in our area are increasing. Models presented in the stormwater management concept plan do not consider this predicted future increase in storm events.

I stand before you expressing concern for proper stormwater management and protection of existing valuable water resources within the Tom's Creek Basin.

Unfortunately, based on the proposed rezoning and high-density development on this site, I find it VERY unlikely that the amount and quality of stormwater heading downstream from the Glade Springs property will be controlled to the degree predicted in the rezoning application. As such, Tom's Creek and its Basin will be negatively impacted and, once this happens, there will be little we can do to remedy the impact.

If this rezoning application is denied, the town of Blacksburg has an opportunity to improve its management of stormwater with low-impact development and proper stormwater best management practices on this site. I ask that this be given every consideration in your planning and permitting process as part of Blacksburg's effort towards smart, sustainable growth.

Thank you.

**From:** [Anne McClung](#)  
**To:** [Kasey Thomsen](#); [Kinsey O'Shea](#)  
**Subject:** Fw: Glade Springs Crossing to VWS Ideas  
**Date:** Thursday, February 9, 2023 9:10:57 AM  
**Attachments:** [Alternative Email 2-8-23.docx](#)

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**From:** Mike Stein <mike\_stein2@yahoo.com>  
**Sent:** Thursday, February 9, 2023 9:00 AM  
**To:** arctic220games@gmail.com; Joel Herbein; Melissa (Mel) Jones; Andy Kassoff; Latanya Walker; Liam Watson; Jerry Ford; Planning Commission; Susanna Rinehart  
**Subject:** Glade Springs Crossing to VWS Ideas

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Planning Commission,

My name is Mike Stein. I live at 1225 Village Way S. I spoke at the planning commission meeting on February 7. I wanted to expand on my idea of an alternate solution to the proposed connector road between VWS and GSC via current easement. Please see the attached file that outlines the advantages and disadvantages of each road. Please consider what each road idea will do to local residents and their safety as cars travel in and out of neighborhoods. Your decision impacts residents for decades to come.

Please feel free to contact me any time to discuss the option I suggest. I'd be happy to discuss options and / or join you on a tour of each road site.

Additionally, I'd like to invite each of you out to Village Way S. to see each of the road options. I am a stay-at-home dad and can accommodate almost any time you have available. Please see my contact information at the bottom of this message. I look forward to seeing you soon.

Thank you for your time and consideration,

Mike Stein  
1225 Village Way S.  
mike\_stein2@yahoo.com  
540-449-8805

Planning Commission,

My name is Mike Stein, I live at 1225 Village Way S, and I spoke at the February 7 Planning Commission Meeting in the public comment forum. The concern I discussed related to the connector road between Village Way S. and the Glade Springs Crossing future development. I have attached my speech from the meeting for those who would like to have it for reference.

It is clear from my speech that I am against the connector road. I understand the need and see the benefits of connectivity. I'd like to suggest a solution that accommodates the need for connectivity and the need for this connector road to be pedestrian only. The solution is to move the road to the East end of GSC, next to Hwy 460. The advantages are numerous. There is no compromise on safety. The town gets what they want. The residents get what they want. The developer gets what they want. This is a complete win all the way around. Please refer to the map below.

VWS to GSC Connector Road via current easement Problems:

1. 4 one-way roads at the intersection of VWS and connector road.
2. All existing roads are not built to current codes and are too narrow.
3. 2 walking paths entering the middle of the intersection (different from sidewalks at the edge).
4. 3 driveways within 15 feet, 2 will be within 5 feet of the intersection.
5. No sidewalks to the East or West of the intersection on VWS. Only the walking path to the East.
6. VWS is a Front Porch Community. We use our street to gather as a community. Our kids play outside.
7. The road requires the use of 2 private citizen properties.
8. The addition of a connector road adds cars and will ruin the community we have built.
9. The addition of a connector road creates a dangerous intersection that is confusing and extremely dangerous.
10. The addition of a connector road makes VWS a dangerous road for all who use it for a walking, jogging, and biking space.

Solution:

There is a solution that keeps residents safe. Move the connector road to the East end of the development, connecting Village Way South, at the base of the hill near Honeysuckle, to GSC. The road would follow the existing walking path and extend into VATC Open Space, curving down the hill to meet up with GSC. This road will be down the hill from VATC residents and out of view from their homes. The road has space for sidewalks and proper grading, all to town code. Here is the list of advantages.

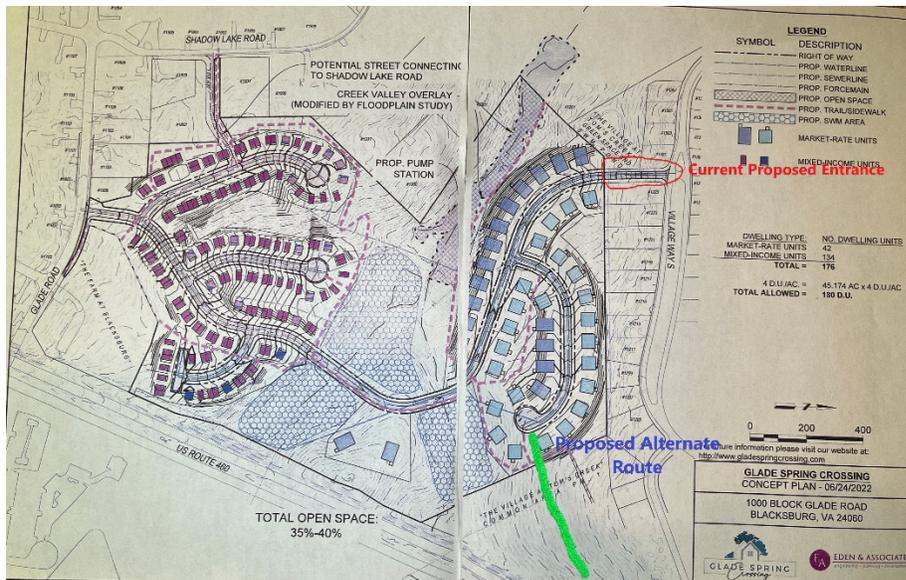
1. Traffic is funneled to an already busy part of the neighborhood where cars are expected to be entering and exiting.

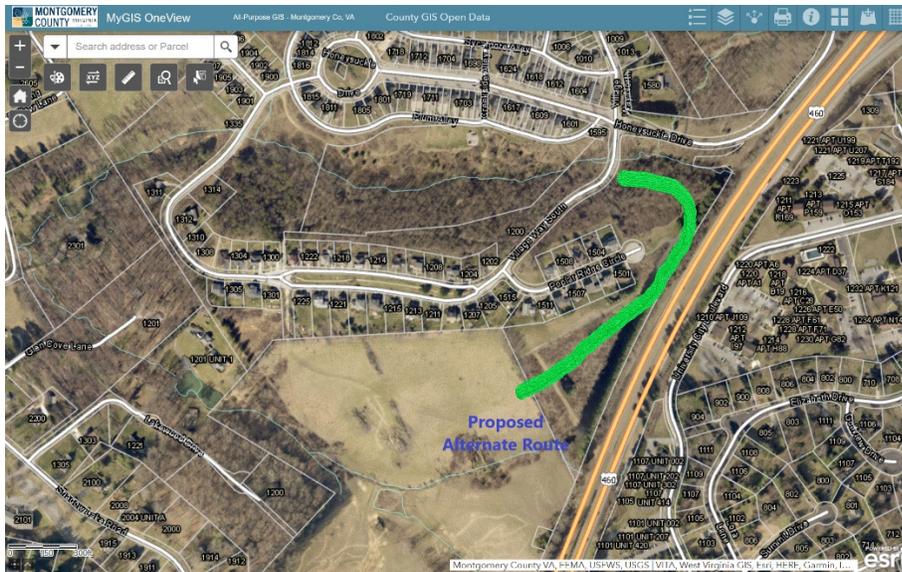
2. Maintains the community of VWS and the rest of the Village at Tom's Creek.
3. Allows for a road built to code without encroaching on a private citizens property.
4. Provides faster access to GSC from the north for those who use the 460 exit onto Tom's Creek
5. Provides double the connectivity. This means a connector road for cars, AND a pedestrian only connector on the easement between 1225 and 1301 VWS. Double the Connectivity.

The one disadvantage is the road must cross the open space of the Village of Tom's Creek. This may seem like a big hurdle to cross, but it is ABSOLUTELY worth it when the other connector road has so many safety concerns and logistical nightmares. Here's the process I believe would need to be taken to make this happen.

1. Approach the VATC HOA for a trade of open space, purchase of open space, or easement on the open space. All three options will no doubt require a variance from the town. This variance does not compromise the safety of any residents.
2. A vote from VATC may be needed for this to pass. Please note, we have 180+ signatures from neighborhood members who would most likely vote for this option.
3. Start now and this will fit within your timeline.

Below is a map of where the road can go. This has been evaluated by a town engineer who said it is a feasible option.





Please consider the alternative to the current connector road. There are too many disadvantages and too many dangers. Please do not force the road into a dangerous location when a safer and less risky location exists.

Thank you for your time,

Mike Stein  
1225 Village Way S.  
540-449-8805  
mike\_stein2@yahoo.com

Copy of Feb 7 Speech to Planning Commission:

My name is Mike Stein, I live at 1225 Village Way S. Today my concerns relate to the GSC access road that connects Village Way S. to the GSC neighborhood. You need to Make this road pedestrian and emergency access only and make Blacksburg Safe!

The intersection of the access road with VWS currently has 4 one-way roads, 2 walking paths that enter into the middle of the intersection, 3 driveways within 15 feet, two of which will be less than 5 feet from the intersection. If the access road is built, this will add a road and sidewalk to the confusion. If a car parks in the driveway of 1301, the sight lines for oncoming traffic are non-existent. With a car parked on the street, in front of 1301, 1225, 1300, and 1224, navigating the intersection becomes extra challenging. Add in a bus or truck and it becomes impossible. An added danger is not a single sidewalk to the west. There is not

another road in Blacksburg like this. This confusing intersection is a safety nightmare for the residents of Blacksburg. Make this road pedestrian and emergency access only and make Blacksburg Safe!

The developer has requested multiple variances to build a road that is not to code. It will not fit within the boundaries of the easement. I urge you, DO NOT force a road into a small space by cutting corners and compromising safety when there are clear alternatives that encourage safety for cars and pedestrians alike. Make this road pedestrian and emergency access only and make Blacksburg Safe!

Town of Blacksburg states the retaining wall needed for the road must be maintained. It is NOT the responsibility of any homeowner to maintain any public street anywhere in the town of Blacksburg. It is unethical and irresponsible for the town to put a retaining wall on my property and that of 1301, and then expect us to maintain it at our cost. If the town wants the road, the town must build and maintain the road on the "too narrow" easement and maintain it themselves. Make this road pedestrian and emergency access only and make Blacksburg Safe!

There are too many problems with this road. Simply put, the easement is too narrow and the intersection at the top is absolutely horrendous. Every person who walks, drives, bikes, runs, moves through this intersection will be put at grave danger. Seek other alternatives. Look at your community suggestions. There is a safe solution. And one last time -- Make this road pedestrian and emergency access only and make Blacksburg Safe!

Thank you to the Planning Commission for your time and consideration. I appreciate your efforts and what you do for this town.

**From:** [Anne McClung](#)  
**To:** [Kasey Thomsen](#); [Kinsey O'Shea](#)  
**Subject:** Fw: Proposed Glade Springs Crossing Development  
**Date:** Sunday, February 5, 2023 2:26:11 PM

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**From:** Helen Thompson <[helenbt333@gmail.com](mailto:helenbt333@gmail.com)>  
**Sent:** Sunday, February 5, 2023 1:34 PM  
**To:** Planning Commission  
**Subject:** Proposed Glade Springs Crossing Development

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Members of the Blacksburg Planning Commission:

I join the Toms Creek Sustainability Coalition petition in strongly opposing the rezoning to accommodate the current Glade Springs Crossing concept plan because of safety concerns due to increased traffic resulting from proposed connectivity and the negative environmental impact to Toms Creek. Changing the existing zoning to allow for a fourfold increase in density does not appear to align with the town's environmental sustainability goals.

Helen Thompson  
1414 Honeysuckle Dr  
Blacksburg, VA 24060

**From:** [Anne McClung](#)  
**To:** [Kasey Thomsen](#); [Kinsey O'Shea](#)  
**Subject:** FW: Rezoning request for Glade Springs Crossing  
**Date:** Friday, February 3, 2023 11:31:43 AM  
**Attachments:** [Feb2 letter to TOB\\_GSC rezoning.pdf](#)

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**From:** Gloria Schoenholtz <[ghschoenholtz@gmail.com](mailto:ghschoenholtz@gmail.com)>  
**Sent:** Thursday, February 2, 2023 1:46 PM  
**To:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>; Planning Commission <[PlanningCommission@blacksburg.gov](mailto:PlanningCommission@blacksburg.gov)>; Town Council <[TownCouncil@blacksburg.gov](mailto:TownCouncil@blacksburg.gov)>; Anne McClung <[amcclung@blacksburg.gov](mailto:amcclung@blacksburg.gov)>  
**Subject:** Rezoning request for Glade Springs Crossing

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Hello Blacksburg Planning Commission and Blacksburg Town Council,

My husband and I sent a previous letter to you on January 13th regarding our concerns about stormwater and the Glade Spring Crossing rezoning request. We've continued to follow the progress of this proposal via your website and public meetings.

Attached, please find a second letter addressing other issues regarding the rezoning. I appreciate the hard work you do on the Town's behalf and am grateful for the opportunity to participate in this process.

Thank you,  
Gloria Schoenholtz  
1201 Glen Cove Ln.  
Blacksburg, VA

January 31,2023

Town of Blacksburg Planning Commission and Town Council:

I just returned home from a morning session of TOB Council as they listened to a staff presentation by Anne McClung, Town Planning Director, about the history of development in the Tom's Creek Basin (TCB). The meeting was illuminating and heartening at a time when I am feeling discouraged about the rezoning application for a proposed high-density development at Glade Springs Crossing (GSC).

On my drive home, I stopped by some of the TCB neighborhoods that were mentioned at the meeting: Karr Heights, The Glen, Westover, The Farm, etc. These are small neighborhoods off of Glade Road, with modest homes that are close to campus, shopping, restaurants, parks, etc. They are on Town water and sewer. I assume they would also qualify as "workforce housing" in terms of price point. Among them, the older neighborhoods have large lots, off-street parking, generous set-backs in front and back, and consequently lots of 'personal greenspace'. The last one I visited, 'The Farm' development, was built in the last year after a rezoning request resulted in a change from RR1 to PR Planned Residential. Unlike its neighbors on Glade Road, The Farm development provides no personal green space to its residents. Parking for each cottage is directly in front of each unit and the set-backs are barely 10 feet. There are no backyards. Shared side yards are tiny and unusable. The multi-story apartment units at The Farm complex *tower* above the cottages, giving the entire place a closed-in and claustrophobic feel. The exterior finish of the units, in stark black and white, adds to the overall coldness of the development. What a contrast to the surrounding neighborhood, and how ironic that this new development is called 'The Farm'! At least their website is a little more straight-forward, describing the complex as "City Living".

While I was taking this tour, I was thinking about the presentation and discussion I had just heard at the Council meeting. I learned that TCB was only absorbed into the Town of Blacksburg in 1973, via annexation, and, at that time, much of it was zoned agricultural (with real farms!) or low-density residential. It was only in the mid-1990's that The Village at Tom's Creek (VATC), with it's R-2 & 50% greenspace designation was approved. Since then, there have been other small developments built in the TCB, but none of them as egregiously out of character for the Basin as The Farm.

This brings me to the purpose of this letter. I am very concerned about the rezoning request for Glade Springs Crossing. The density of this housing plan factored against the steep slopes and sensitive water features on the property make my head spin. Everything about the proposal seems to be running against Blacksburg's long-term vision for the Tom's Creek Basin, as put forth originally in the Town's Comprehensive Plan.

In today's presentation by town staff, two final slides reminded Council about what that vision looked like in 1996 and what it looked like this year at the Council's 2022 Retreat.

The bullets on the two slides were very similar, and the Mayor later described that overlap as evidence of “*our enduring values*”. Regarding the Basin:

- No urban-level development in TCB
- Water quality protection (protecting floodplains, steep slopes, and wetlands)
- Preserve rural character
- Fit— in context of the basin
- Protect view sheds
- Open-space preservation
- Conservation of natural resources
- Articulate what is important to preserve FIRST
- Connectivity and central greenway
- Don’t re-open the central sewer discussion
- Retain rural road character
- Not large houses on large lots
- Preserve recreational trails and facilities
- Get ahead of new development requests

If these values truly are still operational on the Planning Commission and Town Council, then I hope that the rezoning request for GSC will be denied. I am not against development on that 45-acre parcel, but I believe it can and should be done without so much destruction and without a final, high-density end-product that looks more like The Farm (at least on the GSC South side) than other surrounding neighborhoods. I understand that the Town has a strong interest in connectivity and affordable housing, but I do not understand why those two things have led them to abandon so many other important priorities on a site that is poorly-suited for high density housing.

Most of my neighbors in the Glade Road and Shadowlake Road community only learned about the GSC development proposal via a little blue postcard announcement and two Rezoning signs recently posted on driveways in our area. Most of them, I’m sure, don’t have time to go to the Town website to learn more details. Even if they got that far, it would take a ridiculous amount of personal research to follow the history of the project to see what’s at stake and who’s interests are driving this project.

Here’s what I learned by doing just that:

### **The Timeline:**

**2007-2016:** There were two or three previous attempts to develop the Glade Spring property. A plan to build 29 homes by-right was approved in 2007 but the developer did not follow through. Two student housing proposals (like the Retreat) were floated, but never built.

**2016-17:** Following directions from town staff for amending the Town’s Comprehensive Plan, and in advance of filing a rezoning request for his property on Glade Road, Mr. Cary Hopper applied to amend the Comp Plan to permit increased building density on

his 40+ acre parcel called Glade Spring. This amendment application was Step 1 in his plan to get his land rezoned from RR1 to RR4.

**2016 to 2021:** The Town of Blacksburg staff work with Mr. Hopper to get his amendment application ready for approval, returning it to him for revisions several times. During this same period of time...

**2019:** Mr. Hopper agrees to sell or swap some land to Craig Stipes of Broadstreet Partners (a “boutique” commercial real estate firm out of Greenville, SC) for his adjacent 3.5-acre high-density development called The Farm. As part of the deal, Mr. Hopper’s potential “entrance” to his 40+ acre parcel is widened— such that a new street and turning lane could eventually be built to access a planned housing development called Glade Springs Crossing. Meanwhile, during public meetings regarding a rezoning request for The Farm, neighborhood support is courted for the project by describing The Farm as a one-off plan for a relatively small, but dense development in the TCB. The neighbors complained about the density, the traffic, the non-alignment with the Comprehensive Plan, the likelihood that this will become student housing instead of workforce housing, light pollution, stormwater, and the “*precedent*” that will be set if high density development is allowed on Glade Road and within the TCB. The developer and the Town balked at that last suggestion. The developer told the neighbors that “there is no information available on plans to develop the Glade Springs property”. This was not factually correct.

**Sept. to Nov. 2019:** The Planning Commission considers a rezoning request for The Farm and then votes 7-0 **against rezoning**.

**Jan. 2020:** The Covid Pandemic begins

**Feb. 2020:** Town Council sends The Farm’s rezoning request back to the Planning Commission for another vote. The request **passes on a new 4-3 vote**. (What changed?)

**May 2020:** Town Council **approves The Farm rezoning 5-2** in a meeting that was closed to public comment due to Covid.

**April 2021:** Keeping with their 5-year cycle, Town Council approves changes to The Comprehensive Plan during another poorly attended public meeting due to Covid. This includes approval for Mr. Hopper’s amendment to change the future land use of his 40+ acres on Glade Road. The affected neighbors are unaware of this vital change in the Future Land Use map.

**Also 2021:** Town of Blacksburg received \$13 million in Covid Recovery Funds as part of ARPA. They earmark \$4 million for Affordable Housing. The funds must be allocated by 2024 and spent by 2026.

**June 2022:** An informal community meeting was held to ‘gauge community feedback’ about the GSC development proposal. This was the first time the community could see how much time and work had already gone into the proposed development (stretching back to 2017). Town staff were present to explain their role and support for the plan.

**Fall 2022:** TOB releases a Request for Proposals (RFP) for affordable housing and gets three proposals in response. This new money is meant to “incentivize” local developers to build affordable housing. It just so happens that a local developer is poised to begin a new project at Glade Springs, but it needs rezoning approval first. He applies for more than half of the Affordable Housing funds (\$2.7 million).

**Dec. 2022:** Mr. Hopper’s proposal is approved to receive \$2 million in ARPA housing funds (if the rezoning is approved). These funds would support the costs associated with pre-development, site work, and construction of 10 affordable units; and the funding will be provided in advance. Also happening this month— GSC had their first official neighborhood meeting about their Rezoning Request. The Town presented information about their Affordable Housing and Stormwater Management plans and assured the public that Developer Agreements for both would travel with the rezoning process— if it is approved.

**Jan. 2023:** The Planning Commission reviewed the GSC rezoning request at two public meetings. There was no opportunity for public comment beyond email submissions. During the month of January, the developer has continued to respond to changes in the proposal that Town Planners and the Commissioners request.

**Feb.1, 2023:** Here we are.

Since 2016, the Town of Blacksburg has been working with Mr. Hopper and his surrogates at Eden Associates to change the Comprehensive Plan and then finesse his Rezoning Application to get us where we are today. An enormous amount of work has gone into this, such that the average citizen feels at a complete loss to stop the train. And even though Mr. Hopper’s three previous attempts to develop his property never included Affordable Housing that I am aware of, this rezoning application now includes language about seeking environmental and social justice through a mixed-income development project. (Recently available public funds and Town support may be incentivizing this.)

*“The developer’s commitment to environmental and social justice will come to life at Glade Spring Crossing, driven by the developer’s deep-seated devotion to improving equality, raising standards of living, and eliminating discrimination. Glade Spring Crossing literally builds upon the developer’s advocacy for social justice and fervent belief that Blacksburg must improve and expand its housing opportunities for the underserved.”*

Although Mr. Hopper can build 45 houses on his property today “by right”, he insists he needs to increase the density of the development *significantly*. He now proposes he needs rezoning *because*:

1. He is sacrificing \$\$\$ by building 24 affordable housing units. He can't say which units or models they are yet, or where they will be located, because he needs “flexibility”. But he does want the rezoning now anyway, because this will give him lots of flexibility later as he tries to recover his costs.
2. The cost of the infrastructure will be too much for the developer to bear (roads, pipes, sewer, and stormwater measures cost big money) and it just makes sense to recover some of that cost by building *more* houses.
3. The land is steep and in places too wet and prone to dangerous flooding, so he really doesn't have 45 acres to build these houses on, but in good faith he *wants to* allocate 35% greenspace for recreation, habitat for plants and animals, and protection for the wetlands, spring, and perennial stream. So, we should all see clearly that he needs to build more houses, more densely, on any part of the land that will actually support a house. If the homes are packed in a high-density formation and lack front yards and backyards, that's understandable because he needs to keep costs down. If this housing plan requires that the land will be bulldozed, re-contoured and paved over such that it loses all of its environmental benefits and character, well, that's understandable too. Cost-cutting is a phrase that comes up a lot in these documents and presentations. *Don't forget*, we are reminded...the developer is providing the Town with 24 affordable housing units, a connecting road (to a neighborhood that doesn't want it), and some stormwater ponds. Missing from the conversation about cost-saving and proffers is how much profit the developer stands to make if this rezoning passes.
4. The land already suffers from an off-site stormwater problem that will not go away. Rather than work with that issue while building 45 homes by-right, the Developer states he needs to increase the density of the property to 175 homes in order to give up some land for a regional stormwater facility to help the Town address the existing stormwater problem. (In reality, he wouldn't be able to develop the property *for any use* without the ponds, because the stormwater problem is dangerous to children and destructive of the TCB environment, and because his development is going to create a lot of new stormwater anyway. Also, the Town plans to cost-share this part of the proposal either way, which is appropriate, so that helps the his bottom line.
5. Although Mr. Hopper can easily build 45 houses behind the VATC on STEP-STEG systems and use his right-of-way there to connect the new houses to the existing older community, we are told he needs to build a through-street from Glade Road to the VATC to satisfy the Town of Blacksburg's desire for “connectivity”. At the end of the day, it is clear that agreements with the Town are driving many angles of the project.

The rezoning for The Farm was a big deal in our community, and those of us in the neighborhood who “lost the fight” to keep high density housing out of the TCB, now live with this cheaply-built and unattractive rental community in our midst. If we had to make a concession to the drumbeat of “workforce housing needs” coming from Town, this

would be it—and perhaps so be it. But there were plenty of *legitimate concerns* about The Farm that led to the original 7-0 denial of the Planning Commission. It seems Town Council overruled them and persuaded them to reconsider??? Did someone on Town Council really want The Farm, and want to begin to change the Town’s approach to development in the TCB? Is there similar pressure coming through about the much-larger GSC development proposal? This time, it seems Town’s hammer is “affordable housing”, connectivity, and stormwater control, and, honestly, *who would be against any of these* in principle? But underneath the details of the GSC proposal, including the ticking clock of using Covid housing money before it expires, is the underlying threat of weakening the resolve of the original goals in the Comprehensive Plan. If we rezone this GSC parcel, the land use map will now look VERY different, and it will only be a matter of months before other developers will want to stretch more of urban Blacksburg across the fields of the TCB. I can make a simple prediction: when that happens, the next developer’s opening presentation will show you the revised land use map, point out the high-density housing at The Farm **and** GSC, and then they will call their project a simple “infill” proposal. The cancer spreads.

I’ve been told that the GSC proposal has been fast-tracked under pressure to spend the Covid-relief money on affordable housing in a timely manner. But if this development is approved for rezoning, almost anything could happen in terms of what finally ends up being built there. If the Planning Commission gives GSC a pass on all the granular details and suggests that the details can be worked out later, then the spirit of our laws and regulations will be lost, and so will the credibility of our leaders and the planning process. Instead, we’ll have a developer who will be able to maximize his profits on the land while asking for variance upon variance in order to fit high-density housing onto an inappropriate site.

At the end of the day, affordable housing may or may not be built there. Stormwater issues may or may not be sufficiently relieved. The proposed sewage system, with a pump house located on a wetland in a flood zone, may or may not cause permanent degradation of the stream and major problems for Town staff for years to come. But the rezoning will be a major win for the Developer and maybe for those on Town Council who have lost track of their long-term vision of Blacksburg as a special place and a sustainable community.

Please slow this train down until the Developer can provide solid answers and a plan that convincingly addresses ALL concerns. (If the ARPA housing fund can’t be used on this project because of time constraints, there are many other places in town to use it.) In the meantime, please look closely at:

1. The feasibility of connecting a thru-road to VATC
2. Size, scope, and reliability of the stormwater management plan. Is “*up to code*” the highest standard we want to live by in the age of climate change?
3. The location of the sewer pump station and the amount of damage it will do to the spring, stream, and flood plain

4. The density of houses and how that fits with the neighborhood and Town's vision for TCB
5. The problems of cul-de-sacs
6. Parking
7. Traffic issues on Glade Road given the topography there

In hindsight, I believe the purpose of Anne McClung's Town Council presentation on January 31st was to alert you to the fact that there are likely to be several new and larger tracts of land in TCB that will soon be ripe for development. I think her message was very clear. It's time to decide how you are going to approach these inevitable rezoning requests in the Basin. That said, I believe there is no time like the present to act on our shared and enduring values, and therefore all the reason in the world to approach this current rezoning request with extra caution. A high-density housing development like this will scar the landscape, negatively impact the sustainability of TCB's natural features and set yet another precedent for urban sprawl. This is not something that can be undone.

Thank you sincerely for considering my concerns,

Gloria Schoenholtz  
Glen Cove Lane, Blacksburg

*"I agree with Michael, Susan, and John about the Toms Creek Basin. I don't feel voting for this (The Farm) should in any way lend itself towards future projects of higher density on that side. I'm committed to protecting the housing stock on that side of the neighborhood and that part of town, and for all those reasons, I'm willing to go ahead and support this tonight." -Jerry Ford (as a member of Town Council, voting yes on The Farm*

**From:** [Jerry Ford](#)  
**To:** [Kasey Thomsen](#)  
**Subject:** Fw: thank you!  
**Date:** Wednesday, February 8, 2023 1:03:05 PM

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Another transcript.

Jerry R Ford Jr., MSc. EnvMgt.  
Town Council Member

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**From:** Weaver-Hightower <raweav1@yahoo.com>  
**Sent:** Wednesday, February 8, 2023 8:44:39 AM  
**To:** tcolley@vt.edu; arctic220games@gmail.com; Joel Herbein; mel.jones@vt.edu; Andy Kassoff; Susanna Rinehart; Latanya Walker; Jerry Ford; Liam Watson  
**Cc:** Robin Jones  
**Subject:** thank you!

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Planning commissioners (neighbors, new friends, and colleagues),

Thank you again for allowing us to have some time at last night's meeting to preview concerns about the Tom's Creek Watershed development. We decided as a group to send our comments to you via email, since some of us (including me) were nervous and probably butchered some of what we wanted to say. We're all ordinary people trying to make sense of this process, so we appreciate your patience with us. All the best,

Rebecca

My name is Rebecca Weaver-Hightower, and I live at 1207 Village Way South. As a member of the Tom's Creek Sustainability Coalition, I've met with just about all of you (thanks again for your time) to discuss the environmental impact of the proposed development of the Tom's Creek watershed. As you know, my position is that we shouldn't have to make a choice between affordable housing and protecting the environment. If there's one thing we've learned from watching development elsewhere (including on Stroubles Creek) it's that it's much more difficult and costly to try to repair the environment after poor development decisions than to just make the right decisions in the first place.

The proposed development is just too much for this ecologically delicate watershed, which is why it's zoned as it now is (RR1) and has been. Nothing has changed about **the**

**land** to warrant the change in density that you are discussing. In fact, quoting the town's own report on the predicted effects of climate change, projected increases in temperature and flooding make the protection of watersheds like this one more important than ever. I urge you to take the time to visit the watershed and walk the steep slopes of the valley. Imagine them covered in asphalt and the dense housing of this proposal and then imagine how anyone can control the flow of warmed and polluted water that runs down the valley. A less concentrated development (that also includes affordable housing) would not put the same stress on the environment as this proposal.

Further, the proposed development's arguments for the mitigation of ecological harm through holding ponds just don't (if you will excuse the pun) "hold water." I have emailed you the design specifications for wet and dry ponds that explain why they aren't recommended for trout streams like Toms Creek. I have sent you information from community members like Tess Thompson, VT professor of biological systems engineering (who couldn't be here tonight), that show that the proposed wet and dry ponds will *not* manage the harm of past and future overdevelopment, but will, in fact, further raise the temperature of Tom's creek when it's already federally classified as a '303d Impaired Waterway' because of an elevated temperature. The ponds won't be able to mitigate the synthetic compounds beyond 'phosphorus' that enter waterways from impermeable surfaces like driveways, roofs, and roads, especially not with the scale of development being proposed. And I believe that additional wetlands have been discovered within the boundary of the currently designed pond (which will require redesign that may have impacts on lot layout and open space and the permitting process through the Army Corps of Engineers).

In brief, this proposed development is too much for this plot of land. I urge you to please send this back to Eden and Associates and ask for another plan, one that both includes affordable housing and sustainable density. It's not an either/or choice; the developer *can* do both. Again, thank you for your time and service to the community making the difficult decisions to keep the town of Blacksburg green.

## Kasey Thomsen

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**From:** Ottoline Bushey <omdbushey@gmail.com>  
**Sent:** Tuesday, January 31, 2023 4:03 PM  
**To:** Planning Commission; Matt Hanratty; Leslie Hager-Smith; S Anderson Math; John Bush; Lauren Colliver; Jerry Ford; Susan Mattingly; Michael Sutphin; Kinsey O'Shea  
**Subject:** Development of Toms Creek Watershed adjacent to VATC (potentially GSC)

<p style="border:2px; border-style:solid; border-color:#000000; padding: .7em; background-color:#FFFF00"><b>CAUTION:</b> This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.</p>

Firstly i would like to thank everyone for the work you do on behalf of us all. I have found meeting with several of you to be very insightful as to the kind of work you undertake and very helpful in understanding the processes involved. Living in the VATC since 2012 with my family, i am very invested in a thoughtful and sustainable development that not only provides a quality product for the potential residents but one that doesn't diminish the quality of life for those of us already here.

We are very concerned about aspects of the proposed development as it stands:  
The overall density of the design in regards to the challenging topography of the site.  
There are questions as to the efficacy of the storm water project as proposed ( we are sending you a study in support of this).

The potential for damage to the Toms Creek Watershed The actual number of variances requested in order to even begin the project.

The connectivity aspect of using VWS as a main connector road.

The huge increase in traffic flowing through our narrow streets.

The lack of provisions for pedestrians and cyclists in our neighborhood, resulting from a connector rd, and in the proposed neighborhood.

The lack of actual numbers as to the pricing of the work force and affordable housing. This has the potential to just become another market value subdivision without the needed transparency.

Please, please, please don't forget us in your consideration of moving this project forward.  
GSC should be a beacon for future development of the Toms Creek Basin not something we look back on with regret.

Sincerely,  
Ottoline Bushey

Sent from my iPad

## Kasey Thomsen

---

**From:** Robin Jones <robindavisjones@gmail.com>  
**Sent:** Tuesday, January 31, 2023 5:39 PM  
**To:** Kinsey O'Shea  
**Cc:** Kasey Thomsen  
**Subject:** Re: updated schedule

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Alrighty. Obviously we became nervous when we heard from some that we were meeting with that the email was not getting to them. A few certainly preferred email rather than a printed packet all at once. But until resolved, I guess this is the way.

Thanks,  
Robin

Sent from my iPhone

On Jan 31, 2023, at 2:26 PM, Kinsey O'Shea <KOShea@blacksburg.gov> wrote:

Robin,

When an email is sent to [planningcommission@blacksburg.gov](mailto:planningcommission@blacksburg.gov) it is disseminated to commissioners' email addresses, which may not be [blacksburg.gov](mailto:blacksburg.gov) email addresses. There seem to have been some problems with that on the electronic side, and our IT department is aware and is trying to figure things out.

I can assure you that the staff folks on the planningcommission list **have** been getting the emails, and so we have provided every one of them in the paper (and electronic) packet that we distributed to the PC.

So, even if a commissioner didn't get an email in their inbox, they have it in their paper packet, and in the digital packet on the web. **All** of the materials sent to me, or Kasey, or planningcommission Blacksburg email address **have been** included in packets and posted to the web.

However, if emails are sent to individual members, without including a staff person, we will have no way of knowing if it was delivered or received, nor will we (as staff) have any way to include it in the packets going forward.

I hope this clears up the confusion.

**Kinsey O'Shea, AICP**  
**Senior Planner, Current Planning & Development Administration**

Town of Blacksburg Planning & Building Department  
400 South Main Street

540.443.1300  
[www.blacksburg.gov](http://www.blacksburg.gov)

**From:** Robin Jones <[robindavisjones@gmail.com](mailto:robindavisjones@gmail.com)>  
**Sent:** Tuesday, January 31, 2023 7:26 AM  
**To:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>  
**Cc:** Kasey Thomsen <[KThomsen@blacksburg.gov](mailto:KThomsen@blacksburg.gov)>  
**Subject:** Re: updated schedule

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Oh my. Who else is missing? This is very concerning as our voice has been more that delayed in a process that already concerns us. Can this be brought to their attention when materials came in and that the timing is not due to resident interest or concern? Perhaps tonight publically?

I was previously assured that all members were provided all materials sent.

Robin

Sent from my iPhone

On Jan 31, 2023, at 6:11 AM, Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)> wrote:

Robin,  
Our IT department is aware that there may be some missed emails through the planning commission email address and are working to fix it. We are providing printed materials for commissioners this evening.

Kinsey O'Shea, AICP  
Town Planner for Current Development  
Town of Blacksburg Planning and Building  
400 South Main Street  
540-443-1300  
[www.blacksburg.gov](http://www.blacksburg.gov)

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**From:** Robin Jones <[robindavisjones@gmail.com](mailto:robindavisjones@gmail.com)>  
**Sent:** Monday, January 30, 2023 7:26:53 PM  
**To:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>  
**Cc:** Kasey Thomsen <[KThomsen@blacksburg.gov](mailto:KThomsen@blacksburg.gov)>  
**Subject:** Re: updated schedule

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Got it! Thanks.

Can you also check and see that Tim Colley has received the letter and supplemental emails i sent as well as any others you may have received that were directed to him. He seems to think he might be missing items.

Thanks!

Sent from my iPhone

On Jan 30, 2023, at 9:27 AM, Kinsey O'Shea  
<[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)> wrote:

Hi Robin,  
I will forward it to you. We received that email after our packet was sent out. We will update all the correspondence received on the web again on or before February 10 when the next packet goes out.

**Kinsey O'Shea, AICP**  
**Senior Planner, Current Planning & Development Administration**

Town of Blacksburg Planning & Building Department  
400 South Main Street  
540.443.1300  
[www.blacksburg.gov](http://www.blacksburg.gov)

**From:** Robin Jones <[robindavisjones@gmail.com](mailto:robindavisjones@gmail.com)>  
**Sent:** Monday, January 30, 2023 7:53 AM  
**To:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>  
**Subject:** Re: updated schedule

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Kinsey- can you let me know when the town correspondence is updated online. Trying to locate a document that was submitted and dated Jan 26 by PE Hodges.

Thanks,

Robin

Sent from my iPhone

On Jan 27, 2023, at 5:15 PM, Kinsey O'Shea  
<[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)> wrote:

Hi Robin,  
I wanted to let you know that we have uploaded the  
new staff memo to the web today in advance of  
Tuesday's work session. Please let me know if you have  
any questions.

**Kinsey O'Shea, AICP**  
**Senior Planner, Current Planning & Development**  
**Administration**

Town of Blacksburg Planning & Building Department  
400 South Main Street  
540.443.1300  
[www.blacksburg.gov](http://www.blacksburg.gov)

**From:** Robin Jones <[robindavisjones@gmail.com](mailto:robindavisjones@gmail.com)>  
**Sent:** Friday, January 27, 2023 2:31 PM  
**To:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>  
**Subject:** Re: updated schedule

**CAUTION:** This email originated from outside  
your organization. Exercise caution when opening  
attachments or clicking links, especially from  
unknown senders.

No problem.

Robin

On Fri, Jan 27, 2023 at 2:11 PM Kinsey O'Shea  
<[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)> wrote:

We do not have notes from the developer-hosted  
meeting. I do not know if the developer has any.

**Kinsey O'Shea, AICP**  
**Senior Planner, Current Planning & Development**  
**Administration**

Town of Blacksburg Planning & Building Department  
400 South Main Street

540.443.1300  
[www.blacksburg.gov](http://www.blacksburg.gov)

**From:** Robin Jones <[robindavisjones@gmail.com](mailto:robindavisjones@gmail.com)>  
**Sent:** Thursday, January 26, 2023 5:10 PM  
**To:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>  
**Subject:** Re: updated schedule

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Awesome. Thanks.

Any notes available from the very first meeting facilitated by the town for the Developer to get input? We all wrote down concerns, etc.

On Thu, Jan 26, 2023 at 5:05 PM Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)> wrote:

Yes. They are located on the main project page, but specifically linked here:

<https://www.blacksburg.gov/home/showpublisheddocument/11313/638092406615070000>

**Kinsey O'Shea, AICP**  
**Senior Planner, Current Planning & Development Administration**

Town of Blacksburg Planning & Building Department  
400 South Main Street  
540.443.1300  
[www.blacksburg.gov](http://www.blacksburg.gov)

**From:** Robin Jones <[robindavisjones@gmail.com](mailto:robindavisjones@gmail.com)>  
**Sent:** Thursday, January 26, 2023 5:04 PM  
**To:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>  
**Subject:** Re: updated schedule

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Quick question related to the Neighborhood meeting- it says the notes from the meeting were forwarded to the planning commission and town council. Are those public?

Thanks,  
Robin

<b>Neighborhood Meeting</b>	<b>Wednesday, December 7, 2022, 6:00 pm</b> in the Roger E. Hedgepeth Chambers, 2nd Floor Municipal Building, 300 South Main Street.	This informal meeting will give the a present the plans and provide attend ask questions. A staff member from will forward the notes from the meeting Commission and Town Council.
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On Mon, Jan 23, 2023 at 3:40 PM Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)> wrote:

Of course. Please let me know if there's anything else I can assist with.

**Kinsey O'Shea, AICP**  
**Senior Planner, Current Planning & Development Administration**

Town of Blacksburg Planning & Building Department  
400 South Main Street  
540.443.1300  
[www.blacksburg.gov](http://www.blacksburg.gov)

**From:** Robin Jones <[robindavisjones@gmail.com](mailto:robindavisjones@gmail.com)>  
**Sent:** Monday, January 23, 2023 3:39 PM  
**To:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>  
**Subject:** Re: updated schedule

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks for the update!

And thanks for your time last week.

Robin

On Mon, Jan 23, 2023 at 3:17 PM Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)> wrote:  
Robin,

I wanted to let you know that the schedule for Glade Spring Crossing has been updated. The public hearing is scheduled now for March 7.

<https://www.blacksburg.gov/town-council/meetings/public-hearings/rzn-22-0004-glade-spring-crossing-pr-rezoning-1006-glade-road>

**Kinsey O’Shea, AICP**  
**Senior Planner, Current Planning & Development Administration**

Town of Blacksburg Planning & Building  
Department  
400 South Main Street  
540.443.1300  
[www.blacksburg.gov](http://www.blacksburg.gov)