

From: [Anne McClung](#)
To: [Kasey Thomsen](#); [Kinsey O'Shea](#)
Subject: Fw: Development of Glade Springs Crossing
Date: Tuesday, March 7, 2023 7:57:21 AM

From: Jeff Lang <jeff@venveo.com>
Sent: Monday, March 6, 2023 9:41 PM
Cc: Planning Commission; Joel Herbein; Melissa (Mel) Jones; Andy Kassoff; Susanna Rinehart; Latanya Walker; Liam Watson; Kinsey O'Shea; Jerry Ford; tcolley@vt.edu
Subject: Development of Glade Springs Crossing

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

Dear Planning Commission,
I wanted to let you know some of my thoughts on the rezoning of Glade Springs Crossing. I live at 1208 Village way south with my wife and two boys (ages 5 and 8) and have tried to understand the proposed development - and there is a lot to digest.

However, all the changes in the last several days have left me dazed, and provide little confidence that the Glade Spring Crossing team will deliver anything they've promised, especially around affordable housing.

How can we trust a neighborhood designed around affordable housing, when those homes are so easily dismissed if sell dates aren't met - and is that even legal when following HUD protocol? The glade spring crossing team then changes the language back to original form once the mistake was realized, only to claim "it's complex and evolving".

In the letter uploaded today from Meredith Jones, it states "While we have had conversations with staff about them; there is not a clear solution yet but we will continue to discuss them further through the process. Staff feels they may be more appropriately handled in the development agreement." Does this mean that GSC wants zoning approval while they continue to work through specifics?

None of this makes any sense.

I thought the purpose of all the work sessions were to finalize details so both the Town and community at large knew what to expect. This all sounds unprofessional and ill-informed.

As someone who works professionally with large contracts/proposals, the idea of not having a clear statement of work and expecting approval from potential clients is not conceivable. I'm asking please do not grant the rezoning request until the specifics of this proposal are firmed up.

Thank you for your consideration.

Best,

Jeff Lang

Kasey Thomsen

From: kate lang <katehlang@gmail.com>
Sent: Monday, March 6, 2023 9:38 PM
Subject: Fwd: Glade Spring Crossing Concerns
Attachments: photos.google.com.webloc; photos.google.com 3.webloc; photos.google.com 4.webloc; photos.google.com 2.webloc

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Dear Planning Commission,

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 understand that tomorrow you all will vote on the rezoning of the 44 acres for Glade Spring Crossing and I wanted to share my concerns regarding the potential new development.

My husband and I moved to Blacksburg after residing in Christiansburg for many years after graduating from Virginia Tech. 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, noise, 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? BUT that may not be the case anymore. As I understand there has been a lot of changes in the wording in the past few days on the proposal and to be honest it seems very confusing to understand and follow. It seems as though Glade Spring Crossing cannot make a firm plan.

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 through 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. I'm asking please do not grant the rezoning request until the specifics of this proposal are firm.

Thank you for your consideration.

Kate Lang

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

From: [Anne McClung](#)
To: [Kasey Thomsen](#); [Kinsey O'Shea](#)
Subject: FW: Glade Spring Crossing - stormwater concern
Date: Monday, March 6, 2023 10:47:01 AM

From: Stephen Schoenholtz <schoenhs@gmail.com>
Sent: Monday, March 6, 2023 9:10 AM
To: Kinsey O'Shea <KOShea@blacksburg.gov>; Planning Commission <PlanningCommission@blacksburg.gov>; Leslie Hager-Smith <LHager-Smith@blacksburg.gov>; S Anderson Math <anderson@math.vt.edu>; Jerry Ford <jford@blacksburg.gov>; Susan Mattingly <smattingly@blacksburg.gov>; Michael Sutphin <msutphin@blacksburg.gov>; John Bush <jbush@blacksburg.gov>; Lauren Colliver <lcolliver@blacksburg.gov>; Matt Hanratty <mhanratty@blacksburg.gov>; Town Council <TownCouncil@blacksburg.gov>; tcolley@vt.edu; Joel Herbein <jherbein@techlab.com>; Melissa (Mel) Jones <jones.melissa.kay@gmail.com>; Andy Kassoff <akassoff@wetlands.com>; Susanna Rinehart <susannar@vt.edu>; Latanya Walker <latanya@vt.edu>; Liam Watson <liamwatsonva@gmail.com>
Cc: Gloria Schoenholtz <ghschoenholtz@gmail.com>
Subject: Re: Glade Spring Crossing - stormwater concern

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Dear Planning Commission Members and Town Council,

We just realized that the links we provided below showing stormwater on our property were reversed in the previous email sent Saturday, March 4. The links are now corrected in the email below. Please use the corrected email below and discard the one sent Saturday, March 4. Apologies for the error.

Sincerely,
Gloria and Stephen Schoenholtz
1201 Glen Cove Lane

Dear Planning Commission Members and Town Council,

It is now Spring Break at Virginia Tech and we are heading out of town. Unfortunately, that means we will miss the upcoming Planning Commission meeting where there will be both public comment and a vote on the Glade Springs Crossing rezoning request. In lieu of this missed opportunity to provide public comment, we are providing the attached video letter as our last submission before the vote. The video was taken this morning (March 4th) on our property on Glen Cove Lane and it demonstrates the current stormwater problem we still experience.

As most of you know, our house and seven acres is directly downstream from the Glade Springs property. Like Glade Springs, our land is hilly and steeply sloping in places, and the

Glade Spring stream cuts through the center of our property. The stream flows year-round with clean spring water. Unfortunately, after a moderate rainfall like the one we just had on Friday, March 3rd, the stream also carries discarded stormwater from the University City Boulevard neighborhood. When that happens, our clear stream muddies and begins to rage. Usually the water jumps the bank and then fills up our yard with stormwater. It washes away the plants holding the stream bank and kills our grass, because the standing water on the floodplain can remain for a week or more. We have to replant every year in an effort to keep our front yard presentable.

One last point we'd like to make before the video: In the past, we objected to the Sturbridge Square redevelopment project (now The Union) and The Farm rental development because we feared increased stormwater. Both times we were told that the engineers had addressed that problem by installing underground stormwater holding tanks. Now that they are built, we are hopeful they are helping, at least somewhat, to address the on-site stormwater from those developments. However, as our video from today points out, there is still a good deal of stormwater coming our way from those properties and other developed land on University City Boulevard.

What you will see in the video below is what an average rain looks like for us...in this case, only one inch in 24 hours...something that happens numerous times a year in Blacksburg. This is not even close to a "one-year storm" or a "ten-year storm" or a "100-year storm". When those bigger storms happen, the downstream flooding is not only damaging to private property, but also very dangerous for children and animals. (earlier videos of flooding [here](#))

We ask you to consider: is the GSC stormwater plan "just good enough" and therefore passable, or should we be thinking futuristically and planning ahead for much bigger storms? Is it reasonable to expect that the stormwater ponds currently planned at GSC will address 1) the existing stormwater problem, 2) the new problem (176 new homes and streets), 3) future increases in rainfall intensity and amounts due to climate change, and 4) anticipated new developments on our side of Town that aren't even on the books yet?

For the sake of everyone involved, we hope for a true solution to the stormwater issues we face on this side of Blacksburg! Maybe bigger detention ponds and fewer houses at GSC would be prudent.

Thank you,
Gloria and Stephen Schoenholtz
1201 Glen Cove Lane

[March 4th stormwater video from Glen Cove Lane](#)

On Sat, Mar 4, 2023 at 9:51 PM Stephen Schoenholtz <schoenhs@gmail.com> wrote:

Dear Planning Commission Members and Town Council,

It is now Spring Break at Virginia Tech and we are heading out of town. Unfortunately, that means we will miss the upcoming Planning Commission meeting where there will be both public comment and a vote on the Glade Springs Crossing rezoning request. In lieu of this missed opportunity to provide public comment, we are providing the attached video letter as

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As most of you know, our house and seven acres is directly downstream from the Glade Springs property. Like Glade Springs, our land is hilly and steeply sloping in places, and the Glade Spring stream cuts through the center of our property. The stream flows year-round with clean spring water. Unfortunately, after a moderate rainfall like the one we just had on Friday, March 3rd, the stream also carries discarded stormwater from the University City Boulevard neighborhood. When that happens, our clear stream muddies and begins to rage. Usually the water jumps the bank and then fills up our yard with stormwater. It washes away the plants holding the stream bank and kills our grass, because the standing water on the floodplain can remain for a week or more. We have to replant every year in an effort to keep our front yard presentable.

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We ask you to consider: is the GSC stormwater plan "just good enough" and therefore passable, or should we be thinking futuristically and planning ahead for much bigger storms? Is it reasonable to expect that the stormwater ponds currently planned at GSC will address 1) the existing stormwater problem, 2) the new problem (176 new homes and streets), 3) future increases in rainfall intensity and amounts due to climate change, and 4) anticipated new developments on our side of Town that aren't even on the books yet?

For the sake of everyone involved, we hope for a true solution to the stormwater issues we face on this side of Blacksburg! Maybe bigger detention ponds and fewer houses at GSC would be prudent.

Thank you,
Gloria and Stephen Schoenholtz
1201 Glen Cove Lane

[March 4th stormwater video from Glen Cove Lane](#)

Kasey Thomsen

From: Anne McClung
Sent: Tuesday, March 7, 2023 7:58 AM
To: Kasey Thomsen; Kinsey O'Shea
Subject: Fw: Glade Spring Crossing

From: Brian Hoffmann <astrorhoid@gmail.com>
Sent: Monday, March 6, 2023 6:21 PM
To: Planning Commission; tcolley@vt.edu; Joel Herbein; Melissa (Mel) Jones; akassoff@weetlands.com; Susanna Rinehart; Latanya Walker; Liam Watson; Kinsey O'Shea; Jerry Ford
Subject: Glade Spring Crossing

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

I am writing to ask that you not approve the Glade Spring Crossing site plan as currently presented. My concern is the connection with The Villages of Toms Creek via Village Way South. This road was not designed to handle that additional traffic, nor were any of the roads in Toms Creek. There are no sidewalks on Village Way South and many people - both adults and children - walk on the road daily in order to access the walking trails in the remainder of the community. The traffic cutting through Toms Creek with undoubtedly travel at a higher speed and have less concern for the people in the Toms Creek community, setting up a dangerous situation. Surely the traffic for the Glades Spring Crossing can access the community from Glade Road. If a separate entrance is needed for emergency vehicles, perhaps the access to Village Way South could be blocked off except if needed by such vehicles. Otherwise, isn't there another way to provide "connectivity" without endangering the people of Toms Creek?

Thank you.

Brian Hoffmann

1815 Honeysuckle Drive

208-553-0982

astrorhoid@gmail.com

From: [Anne McClung](#)
To: [Kinsey O'Shea](#); [Kasey Thomsen](#)
Subject: FW: Glade Spring Crossing
Date: Tuesday, March 7, 2023 1:44:52 PM

From: bocwebster@aol.com <bocwebster@aol.com>

Sent: Tuesday, March 7, 2023 10:48 AM

To: Planning Commission <PlanningCommission@blacksburg.gov>; tcolley@vt.edu; arctic220games@gmail.com; Joel Herbein <jherbein@techlab.com>; Melissa (Mel) Jones <jones.melissa.kay@gmail.com>; Andy Kassoff <akassoff@wetlands.com>; works@aol.com; Susanna Rinehart <susannar@vt.edu>; Latanya Walker <latanya@vt.edu>; Liam Watson <liamwatsonva@gmail.com>; Kinsey O'Shea <KOShea@blacksburg.gov>; Jerry Ford <jford@blacksburg.gov>

Subject: Glade Spring Crossing

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Good Morning,

I am writing you all today to add my voice to the opposition of the proposed rezoning application by the Cary Hopper Development Group at 1006 Glade Road. I do not support the re-zoning request, taking that parcel of land from a rural residential 1 district to a planned residential district. As a resident of the Village of Tom's Creek Neighborhood, I join my neighbors in expressing serious concerns over the potential impact of the proposed development in the areas of traffic, safety, and environmental risk. While growth and development within our town is a certainty, the proposed re-zoning would inundate that parcel of land with potentially 176 single family homes. That is juxtaposed against the roughly 40 units that could be built on that parcel now, with it's current designated zoning. Please keep this parcel zoned as it currently is and allow for a more reasonable and appropriate development to come in the future. Please vote NO on the 1006 Glade Road Re-zoning request.

Thank you all for your time and consideration.

Sincerely,
Robert C. Webster III
1234 Redbud Rd.
Blacksburg, VA 24060

From: [Anne McClung](#)
To: [Kinsey O'Shea](#); [Kasey Thomsen](#)
Subject: FW: GSC connector road to Village Way S.
Date: Monday, March 6, 2023 5:10:58 PM
Attachments: [Walnut 8.jpg](#)
[Walnut 1.jpg](#)
[Walnut 2.jpg](#)
[Walnut 3.jpg](#)
[Walnut 4.jpg](#)
[Walnut 5.jpg](#)
[Walnut 6.jpg](#)
[Walnut 7.jpg](#)

From: Mike Stein <mike_stein2@yahoo.com>
Sent: Monday, March 6, 2023 3:04 PM
To: Planning Commission <PlanningCommission@blacksburg.gov>; tcolley@vt.edu; arctic220games@gmail.com; Joel Herbein <jherbein@techlab.com>; Melissa (Mel) Jones <jones.melissa.kay@gmail.com>; Andy Kassoff <akassoff@wetlands.com>; Susanna Rinehart <susannar@vt.edu>; Latanya Walker <latanya@vt.edu>; Liam Watson <liamwatsonva@gmail.com>; Kinsey O'Shea <KOShea@blacksburg.gov>; Jerry Ford <jford@blacksburg.gov>
Subject: GSC connector road to Village Way S.

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Planning Commission,

My name is Mike Stein and I live at 1225 Village Way S. I am writing to share my concern with the connector road from Village Way S. to the Glade Springs Crossing development.

The developer has made some claims about this road that need clarification. Below I will hopefully show some light to the realities of what has been said.

1. Meredith Jones, developer engineer, has said to the Planning Commission that the developer and the homeowners at 1225 and 1301 Village Way S. are in negotiations regarding using our property to help the road be built.

This statement is false.

There have been zero negotiations with Ms. Jones or the developer. I have no intention to allow an easement of any kind or allowing the developer to use my property so that a road can be built. I have spoken with Ms. Jones two times.

- a. The first meeting occurred on October 16, 2022, on the proposed access road site. Ms. Jones outlined what the road would look like and how it could affect our properties. Ms. Jones asked if I would allow the developer to use my property and I declined to answer.
- b. The second was two weeks ago when I called Ms. Jones about an alternate road route that would put the road close to 460. Ms. Jones had no interest in exploring such a route because it would be difficult and as she stated "I don't think it will work." Please note here that this is 100% a viable option and Ms. Jones has not and will not explore this option.

2. Meredith Jones compared the connector road to Walnut Drive in Blacksburg. Jones stated the "roads are similar."

This statement is false.

- a. The proposed connector road is 19 feet in width. This is with requested variances and no sidewalk. Walnut Drive is **32.3 feet wide**, has a 31 inch curb on each side (standard curb with flat concrete surface meeting blacktop), 3 feet of a grass strip, and **5 feet of sidewalk**. Walnut Drive is clearly wider, well planned and safer than the proposed road.
- b. The single similarity lies in grade of the road. This is an exaggeration of stating the roads are "similar."
- c. Please note the attached pictures. Please pay close attention to the road width.
- d. The street at the top of Walnut Dr. is a standard two-way neighborhood street. The street at the top of the connector has four one-way streets, two walking paths in the middle of the intersection, and two driveways within 5 feet of the intersection.

Thank you for your time. Please feel free to contact me with any comments or concerns. I look forward to talking with you on Tuesday, March 7.

Mike Stein
540-449-8805

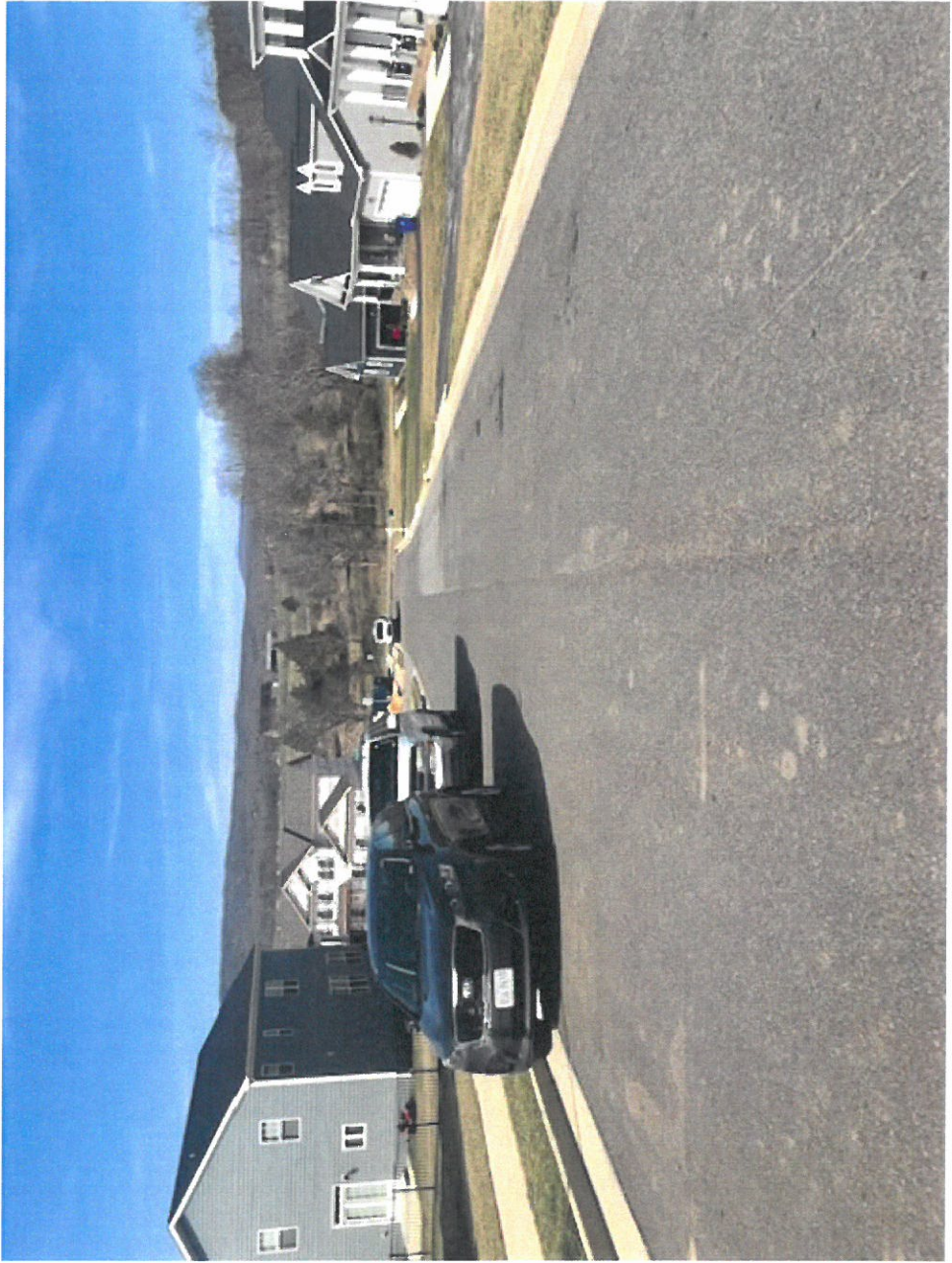
Mike_stein2@yahoo.com

1225 Village Way S.

















From: [Anne McClung](#)
To: [Kasey Thomsen](#); [Kinsey O'Shea](#)
Subject: FW: GSC- square peg/round hole
Date: Monday, March 6, 2023 10:47:10 AM

From: Robin Jones <robindavisjones@gmail.com>
Sent: Monday, March 6, 2023 9:36 AM
To: Planning Commission <PlanningCommission@blacksburg.gov>; Kinsey O'Shea <KOShea@blacksburg.gov>
Cc: Leslie Hager-Smith <LHager-Smith@blacksburg.gov>; S Anderson Math <anderson@math.vt.edu>; John Bush <jbush@blacksburg.gov>; Lauren Colliver <llcolliver@blacksburg.gov>; Jerry Ford <jford@blacksburg.gov>; Susan Mattingly <smattingly@blacksburg.gov>; Michael Sutphin <msutphin@blacksburg.gov>
Subject: GSC- square peg/round hole

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Members of the Planning Commission,

On March 7 you set precedence with your vote. Your vote will reveal how consistent you think the town should be regarding our own laws, policies, standards, and guidelines. The exorbitant number of variance requests means that if you recommend this development, you will be contradicting town and VDOT standards and setting major precedent for future applications. And if this many variances are required for this project, it doesn't fit the reasonable person test and logically should not be approved.

Why are so many mitigations necessary to try to reduce negative environmental impacts? Why is safety being ignored? Why are there so many unknowns regarding proffers still outstanding? Why are so many exceptions needed? Why can't engineers and environmentalists agree? Simple- this is the wrong project for this property. It seems so obvious you are trying to fit a square peg into a round hole.

A few other items to note:

-variances expose the town to future liabilities- including- ongoing maintenance and cost, injury or death

-our own Blacksburg Fire and Blacksburg Rescue Chiefs are against the connection for safety reasons

-the TOB is the only entity putting any real effort into affordable housing- the applicant has already indicated the other 14 homes are at risk if they don't sell on their timeline (bait and switch?)

-resident voices matter- please consider all that you have heard regarding resident and taxpayer opposition- there is a lack of actual support- we could be partners in development- TC is elected and should only be given viable projects to consider

I'm shocked this application has gotten this far as it disregards so many TOB standards and requirements. It is just not worth the long term implications. Why have standards at all if we are willing to make so many exceptions?

Robin Jones
1224 Village Way S.

Kasey Thomsen

From: Mode Johnson <modeaj01@gmail.com>
Sent: Tuesday, March 7, 2023 3:05 PM
To: Planning Commission; Kinsey O'Shea
Subject: Re: Rezoning 1006 Glade Rd

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My email should have read, I cannot support two variance requests (#1 in my email) and the planned connector road Street A to VWS (#2 in my email)

Mode Johnson

On Tue, Mar 7, 2023 at 12:05 PM Mode Johnson <modeaj01@gmail.com> wrote:

I cannot support the following variance requests for 1006 Glade Road:

- 1) The storm water management and the installation roll top curbs will cause the diverting water from the streets onto private property resulting in standing water, wet basements/crawl spaces and/or erosion. The developer states in the variance request concerning "Curbs and Gutters": "While it is a luxury many homeowners expect because they don't want to see water traversing their lot, it is not always required from an engineering standpoint." Diverting water through a homeowners parcel to save the developer cost should not be a reason to approve the variance and homeowners should expect water to be diverted away from homes and not toward or between homes. My crawl space is damp and my neighbor recently installed a water diversion system so their crawl space could be dry;
- 2) The connecting road from Street A to Village Way South (VWS) will be too steep, have inadequate landing length, and have sight line issues. The increased traffic pattern at this intersection where VWS changes from a two lane street to a divided street will be a safety issue at this intersection;
- 3) No sidewalks along main Glade Spring Crossing streets is a safety concern. The developer's rep mentioned Poplar Ridge Circle as an example of no sidewalks but Poplar Ridge Circle is a cul de sac street with no through traffic.

Just because something was done at Brookfield Village or the Village at Tom's Creek (VATC) doesn't mean it is good or should be repeated. Instead, learn from the mistakes made in the VATC. Subdivision standards are there for the health and safety of the Town's residents and property values.

Thank you for considering the above mentioned reasons in denying these variance requests.

Mode Johnson
921 Village Way North

--

Mode A. Johnson

H: 540.953.1282

C: 540.921.8788

From: [Anne McClung](#)
To: [Kinsey O'Shea](#); [Kasey Thomsen](#)
Subject: FW: Rezoning 1006 Glade Rd
Date: Tuesday, March 7, 2023 1:45:07 PM

From: Mode Johnson <modeaj01@gmail.com>
Sent: Tuesday, March 7, 2023 12:06 PM
To: Planning Commission <PlanningCommission@blacksburg.gov>; Kinsey O'Shea <KOShea@blacksburg.gov>
Subject: Rezoning 1006 Glade Rd

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I cannot support the following variance requests for 1006 Glade Road:

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Thank you for considering the above mentioned reasons in denying these variance requests.

Mode Johnson
921 Village Way North

From: [Anne McClung](#)
To: [Kasey Thomsen](#); [Kinsey O'Shea](#)
Subject: Fw: Rezoning Application
Date: Monday, March 6, 2023 12:58:46 PM

From: Jean Haskell <jeanhaskell415@gmail.com>
Sent: Monday, March 6, 2023 12:31 PM
To: Planning Commission; tcolley@vt.edu; arctic220games@gmail.com; Joel Herbein; Melissa (Mel) Jones; Andy Kassoff; Susanna Rinehart; Latanya Walker; Liam Watson; Kinsey O'Shea; Jerry Ford
Subject: Rezoning Application

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

Dear Planning Commission Members and Staff:

As a resident of the Village at Tom's Creek, I write to urge you to deny the rezoning application for Glade Spring Crossing that will be voted on this evening. I cannot attend the public hearing but wanted to join my neighbors in voicing our concerns with this rezoning.

In the UK and across Europe, villages that are beautiful and socially healthy are regarded as special treasures to be protected and promoted. We have such a village here in Blacksburg--the Village at Tom's Creek--and it is a special treasure in a community that is exploding with development. Our village is beautiful with a lush natural setting, village neighbors know one and watch out for one another, children, pets, and wildlife can roam in a protected environment, and we have village-wide social gatherings. Too much development and increased traffic surrounding us will destroy our village atmosphere, something fragile in contemporary life.

I urge you to consider the uniqueness of the Village at Tom's Creek and how to protect and showcase the village as one of Blacksburg's most special places. As someone once said, "Village is a place where you can find peace, unity, strength, inspiration, and most importantly, a natural and beautiful life."

Jean Haskell, Ph.D.

--

Dr. Jean Haskell, Professor, Appalachian Studies

Virginia Tech and East Tennessee State University (retired)
Visiting Professor, University of Edinburgh, Scotland
Co-editor, Encyclopedia of Appalachia
Whisman Appalachian Scholar, Appalachian Regional Commission (2000-2002,2008-2010)
President, Board of Directors, Montgomery Museum of Art and History

Mobile: 757-544-9096
jeanhaskell415@gmail.com

"One place comprehended helps us understand other places better. Sense of place gives us equilibrium; extended, it is sense of direction." Eudora Welty

"Elegant solutions will be predicated on uniqueness of place." John Todd

From: [Anne McClung](#)
To: [Kinsey O'Shea](#); [Kasey Thomsen](#)
Subject: FW: Rezoning Request - Planning Commission Vote on 3/7
Date: Monday, March 6, 2023 5:11:08 PM
Attachments: [image001.jpg](#)

From: Bruce Friedman <bhfriedm@vt.edu>

Sent: Monday, March 6, 2023 3:24 PM

To: Planning Commission <PlanningCommission@blacksburg.gov>; tcolley@vt.edu; arctic220games@gmail.com; Joel Herbein <jherbein@techlab.com>; Melissa (Mel) Jones <jones.melissa.kay@gmail.com>; Andy Kassoff <akassoff@wetlands.com>; Susanna Rinehart <susannar@vt.edu>; Latanya Walker <latanya@vt.edu>; Liam Watson <liamwatsonva@gmail.com>; Kinsey O'Shea <KOShea@blacksburg.gov>; Jerry Ford <jford@blacksburg.gov>

Cc: Leslie Hager-Smith <LHager-Smith@blacksburg.gov>; Matt Hanratty <mhanratty@blacksburg.gov>; S Anderson Math <anderson@math.vt.edu>; John Bush <jbush@blacksburg.gov>; Lauren Colliver <llcolliver@blacksburg.gov>; Jerry Ford <jford@blacksburg.gov>; Susan Mattingly <smattingly@blacksburg.gov>; Michael Sutphin <msutphin@blacksburg.gov>

Subject: Rezoning Request - Planning Commission Vote on 3/7

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To the planning commission:

I am a 20-year resident of the Village at Tom's Creek, and I urge you all to vote not to approve this rezoning request:

RZN 22-0004-Glade Spring Crossing PR Rezoning-1006 Glade Road

The proposed road that would connect this new housing development with the Village at Tom's Creek is a serious threat to our neighborhood. It would significantly increase traffic, pose a safety hazard, and ultimately change the character of our development. This would likely have a negative impact on property values, as well as the quality of life for current residents.

I ask with urgency that you consider the voices of the residents of our development and vote wisely not to approve the this rezoning request.

Thank you,

-Bruce Scarpa-Friedman

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Office Hours: Tu/Th 10:45 – 12:00 WMS 221 or via Zoom:

<https://virginiatech.zoom.us/j/4696065832> or **by appointment**



From: [Anne McClung](#)
To: [Kinsey O'Shea](#); [Kasey Thomsen](#)
Subject: Fw: RZN22-0004, a blockbuster change in proffers
Date: Sunday, March 5, 2023 6:14:56 PM
Attachments: [1006 Glade Road STAFF cov.pdf](#)

From: James Whitener <whitenej@vt.edu>
Sent: Sunday, March 5, 2023 11:04 AM
To: Planning Commission; Matt Hanratty; Leslie Hager-Smith; S Anderson Math; John Bush; Lauren Colliver; Jerry Ford; Michael Sutphin; Kinsey O'Shea
Subject: Re: RZN22-0004, a blockbuster change in proffers

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Good morning,

I just found out (yesterday) re: the latest change in proffers from the Applicant for the GSC proposal. This change in proffers comes just days before the Planning Commission is scheduled to vote on the rezoning and the GSC project. I am attaching the March 3, 2023 memo from Planning Staff which outlines the changes in proffers from the Applicant. Once again, I have taken the liberty of highlighting the section that most concerns me. You may be hearing from my neighbors on this item, or other items, which this memo describes. Also, the timing of this change in proffers, coming just days before the PC vote, throws the whole proposal into disarray.

My particular item of interest in the updated proffers is re: the affordable housing component of the application. Ms. O'Shea, in her memo, succinctly says, "There is no commitment in the proffer statement that requires the developer to transfer the homes to the land trust. This means that the applicant has removed the commitment to permanent affordability for the 24 homes."

Later in the memo, Ms. O'Shea writes "*If the units are not sold to a qualified buyer within 90 days of C.O. and settled within 150 days of the C.O. the builder may sell the home on the open market to a non-qualified buyer. If this occurs the value of the lot of a minimum of \$75,000 will be added to the sales price and when the home settles the \$75,000 will go to the land trust. This would qualify as meeting the requirement of one of the affordable units.*" The memo goes on to say, "The new language in #8(g) does not ensure homes will be sold to income-eligible buyers and does not meet the intent or requirements of the Affordable Housing Development Fund or American Rescue Plan Act funds."

In short, the Applicant is removing himself from the Affordable Housing component of the proposal. And, by doing so, the Applicant no longer qualifies for the \$2-million subsidy of

ARPA funds. My former emails discussed the obstacles to the through road connecting Glade Road to Village Way South, and now the Applicant no longer qualifies for the \$2-million ARPA fund subsidy. Those two items (the through road and affordable housing) were the basis (from the Town's viewpoint) for considering and approving the rezoning and the GSC project.

In some respects, the Applicant has done us all a service. By changing the proffers, the Town can now consider other projects for the award of the ARPA funds, since said funds must be obligated by December 2024, and spent by 2026. The Applicant can now consider and propose a new project, under the current zoning. The PC and the TC could then consider that new proposal on its own merits, without a rezoning.

My suggestion is, that at a minimum, the PC table the scheduled action re: the rezoning, to afford an opportunity for Planning Staff and the Applicant to come to a resolution that would include the affordable housing component, and the through road. If an acceptable resolution cannot be reached, then the PC should recommend denial of the proposal.

I look forward to following your actions on this matter.

Jim Whitener

Kasey Thomsen

From: Anne McClung
Sent: Saturday, March 4, 2023 8:00 AM
To: Kinsey O'Shea; Kasey Thomsen
Subject: Fw: Glade Spring Crossing

From: Michael Klapproth <kayak_010203@yahoo.com>
Sent: Saturday, March 4, 2023 12:22 AM
To: Planning Commission; Matt Hanratty; Leslie Hager-Smith; S Anderson Math; John Bush; Lauren Colliver; Michael Sutphin; Kinsey O'Shea; Susan Mattingly; Jerry Ford
Subject: Glade Spring Crossing

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Dear Planning Commission and Town Council members,

My name is Mike Klapproth and I live on Village Way South in the Village of Tom's Creek. We moved to the Village last year due to the neighborhood feeling and "walkability", and to be closer to family who have lived in the Tom's Creek basin for 50+ years. Even within the Village, we've found the Village Way South neighborhood to be unique in terms of the informal gatherings of neighbors in the front yards, kids playing in the grass median and riding scooters, etc. Having lived and worked in multiple communities (including overseas), we truly value the sense of community that we have found here.

I've attended the December neighborhood meeting and both PC work sessions and am familiar with the proposed development. We were aware that this property was going to be developed at some point, and we fully support the town's goal of providing more affordable and workforce housing in Blacksburg.

(For example, I am very concerned by the newly-modified proffers offered by the developer (as noted in the March 3rd staff note) that appear to impact the affordable units' energy efficiency and long-term status. Particularly since these will not be publicly discussed until the March 7th meeting just prior to the Commission's recommendation.)

I also wanted to focus on the the town's desire for connectivity and the proposed road connection to Village Way South. Although I understand the desire for vehicle access between neighborhoods, the proposed two-lane connection is unfortunately not a good solution (as noted by commission members at both work sessions) due to engineering and safety challenges -- even with the proposed variances.

The increased traffic on Village Way South (and in the Village as a whole) would also alter the very neighborhood feeling we value, for what I believe is an over-stated "need" regarding vehicle traffic between Glade Road and Toms Creek Road. Residents on Toms Creek Road already have direct access to VA Tech and the businesses on University City Blvd, and residents on Glade and associated roads already have direct access as well. I would instead urge the Commission to revisit the cul-de-sac alternative offered by Meredith Jones at the Jan 31st work session, which would provide a wide paved path for bicycle/pedestrian and emergency access.

If a two-lane access is deemed necessary, I would also urge the town and developer to consider options to either connect to Shadow Lake Road (on property owned by the developer) or reach out to the VOTC HOA

regarding a possible connection to Honeysuckle Drive along the 460 bypass. Either option would be preferable to the current proposal.

I very much appreciate this opportunity to share my concerns, as I unfortunately won't be able to attend the March 7th public hearing. I especially wanted to thank the Planning Commission staff and commissioners for all of your time and effort in reviewing this proposal and responding to the neighborhood's concerns. A special thanks also to those members who have visited the site in person, since it looks much different than on the printed page!

Respectfully yours,
Mike Klapproth

From: [Anne McClung](#)
To: [Kinsey O'Shea](#); [Kasey Thomsen](#)
Subject: Fw: RZN22-0004, the latest escapade
Date: Tuesday, March 7, 2023 7:57:10 AM

From: James Whitener <whitenej@vt.edu>
Sent: Monday, March 6, 2023 8:24 PM
To: Planning Commission; Matt Hanratty; Leslie Hager-Smith; S Anderson Math; John Bush; Lauren Colliver; Jerry Ford; Michael Sutphin; Kinsey O'Shea; Susan Mattingly
Subject: Re: RZN22-0004, the latest escapade

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Hello All,

I did not intend to write all of you again, at least not this soon. But today, there was again a change in proffers by the Applicant,--just a day before the PC is scheduled to have a public hearing on captioned rezoning. This latest change in proffers now wants to retract the proffers offered just last Friday. What changed so quickly? Did someone get caught being sneaky? All these last minute, seemingly sneaky changes and revisions, leads me to come to the conclusion that my elected official cannot be trusted. But, once again, I digress.

When I wrote you all this weekend, I would have thought the GSC proposal was DOA. The through road is unbuildable for numerous reasons (improper transfer of the parcel, insurmountable environmental issues, grade issues, lack of necessary easements, to name a few). And, as per the proffers of March 3 by the Applicant, the ARPA funding could no longer be used to subsidize the project. And, since the through road and the affordable housing were the two items driving the rezoning and proposal, the rezoning was no longer necessary. In short, the Applicant could build as currently zoned; and, inasmuch as I've been told by Town Staff that the Applicant could make **more** money building as currently zoned, things could proceed with 40 homes rather than 176. But then today, the new proffers are reminiscent of SNL's Emily Litella, "Never Mind!"

There are a few sentences in the Applicant's memo that cause me some concern. The first one was

"Our intent was never to remove the ability for the Land Trust to receive the lots."

Then what was the intent of the Applicant in changing the proffers on March 3? If Planning Staff had not posted on the Town's webpage about the changes in proffers, myself and my neighbors would never have known. Again, what was the intent of the proffer changes noted in the March 3 memo, if not to put in doubt "...the ability for the Land Trust to receive the lots."? This leads me to having less trust in the processes of the Town.

The next sentence in the Applicant's memo that causes me concern is as follows:

"Staff feels they may be more appropriately handled in the development agreement."

This sentence causes me both trepidation and confusion. First, I would rather hear such a suggestion from Staff vice the Applicant. Next, the Applicant presumes the rezoning and proposal should just be recommended to TC, and that they'll negotiate a solution after the fact. But, as I've said previously, if the through road can't won't be built, and the ARPA funds cannot be appropriately and legally obligated, there is no reason for a rezoning and approval of such a dense project. And, as I said previously, this whole debacle has caused myself, and most probably my neighbors, to have trust in the process and trust in our elected officials.

For once, I was almost precognizant. In my last email, I suggested, at a minimum, tabling tomorrow's vote by the PC, so any differences could be worked out. I'll stand by that suggestion; because, otherwise, myself, my neighbors and fellow citizens of Blacksburg will have every reason to doubt any unilateral actions to push this proposal through.

I'll be watching tomorrow night to see if my trust is further eroded.

Jim Whitener