



July 18, 2022

Virginia Housing Development Authority
601 South Belvidere Street
Richmond, Virginia 23220

Re: Letter of Support for the Town of Scottsville's Community Impact Grant Application

To Whom it May Concern:

The Thomas Jefferson Planning District Commission (TJPDC) would like to extend formal support for the Town of Scottsville's application for a Virginia Housing Community Impact Grant regarding the pursuit of a Virginia Department of Historic Resources historic nomination, preliminary architecture work, and engineering services to produce a site plan for the development of housing in a large former factory building located within the Town.

The Town's pursuit to develop new housing aligns with the TJPDC's stated regional housing goals. The 2021 Regional Housing Plan, published by the TJPDC and adopted by its Commission, identifies Scottsville as an area of Albemarle County that should encourage the development of new housing types in order to address the significant number of Albemarle residents that are cost-burdened by the costs of renting. Additionally, Scottsville's West Downtown Small Area Plan, produced in part by TJPDC staff, calls for the evaluation of the factory as a historic asset, the performance of due diligence in the development of residential units, and the promotion of private-sector support in development and construction. The Town, Albemarle County, and the region would benefit from a thoughtful and community-driven process in the development of this site.

This grant will help secure necessary funding to accomplish the above, but will also help the Town seek to secure community support through the demonstration of a commitment to the site's history as well as the production of deliverables that will display an attractive and sound site plan for community members.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Jacobs", with a large, stylized flourish at the end.

Christine Jacobs
Executive Director

Matt Lawless

From: Rodney Harris <roharri1@gmail.com>
Sent: Tuesday, August 30, 2022 1:19 PM
To: Matt Lawless
Subject: Echelon Resources Tire Plant Development

Good afternoon Matt,

I just spoke on the phone with Erwin Gaskins, who is the owner and operator of the potential Tire Plant Redevelopment for the Scottsville area. After speaking with him and relaying my concerns in regards to foot and road traffic, I am confident that he has and will remain vigilant to those matters. Mr Gaskins informed me that he has done this several times in and around Virginia along with other areas on the East Coast.

I feel that having apartments in the area would be beneficial for the incoming residents of our area along with existing residents and business owners which would be more revenue for the town.

I am looking forward to hearing from Mr Gaskins as to his next step and phase of this great project! The Scottsville community should be as ecstatic as I am to the potential growth of our area.

Thank you Matt for all you do, it never goes unnoticed!!

Kind regards,

Rodney Harris
(Allstar Barbers)

Matt Lawless

From: Gordon Sutton <suttong@tigerfuel.com>
Sent: Tuesday, August 30, 2022 3:15 PM
To: Matt Lawless
Subject: Scottsville Lofts @ the historic tire factory @ 800 Bird St

Matt,

I hope this email finds you well. I am writing to lend my full support to the project referenced above. I have had the opportunity to meet with Edwin and Randy, and I am very excited about their project. I think it is clear that they understand and respect the local community and their reputation as thoughtful and responsible developers is second to none. I feel they are uniquely positioned to pull off this project which I think will be really well received and supported by the community. I also think it is clear that it will be big step in the right direction for local businesses like ours and all our tenants at the center. Please let me know if there is anything I can do to help support this project.

Sincerely,

Gordon Sutton

President

200 Carlton Road

Charlottesville, VA 22902

Office: (434) 293-6157

Direct: (434) 817-2612



Please send feedback to comments@tigerfuel.com.
Our owners review and respond to these emails daily.

Matt Lawless

From: Carmel Greer <carmel@districtdesign.com>
Sent: Wednesday, September 7, 2022 11:50 AM
To: Matt Lawless
Subject: Tire Factory

I just want to express our enthusiastic support for the tire factory project. Thank you so much for doing so much work to get the grant and find such a uniquely qualified developer.

I do believe a warehouse tenant could be found (there is actually a shortage of warehouse space), and such use would create a constant stream of noisy, belching trucks to and from the site. It would be unfortunate to reject housing only to end up with semi's rolling up and down Byrd Street! A warehouse use would add to noise/vibration on Valley Street, too.

This development is Valley Street's best shot at having enough customers to sustain the various businesses and reduce vacancy. It would be wonderful to have more people patronizing the businesses.

I think it's worth noting that the economics of the site are truly marginal (292k per unit is astronomically expensive - even with tax credits). I hope the town does not drive Echelon away via a protracted approval process. With inflation and rising interest rates, delays cost real money and can make a project that is marginally viable no longer viable . . .

Please feel free to share our support if helpful, and please let me know if there is any way (beyond attending the meetings) that we can support this once-in-a-lifetime opportunity for the town.

Best,
Carmel

.....
Carmel Greer Architect, LEED AP
202-251-5291
carmel@districtdesign.com
www.districtdesign.com

Matt Lawless

From: Cathey <catheycr@aol.com>
Sent: Sunday, September 11, 2022 2:55 PM
To: Planning Commission
Subject: proposal for apartments at the former tire plant

Hello. My name is Cathey Reelee. I am not a Scottville proper resident as I live off of Hatton Ferry Road. However, I frequent the town usually three or four times a week. I attend the Scottville Presbyterian Church on Bird Street.

I am concerned with the possibility of so many apartments going up down the road from the church. I often have trouble trying to get out on to Route 20 after church on Sunday as it is difficult to see oncoming traffic as there are cars usually parked on both corners. I can't imagine the problems that will be caused by the number of cars that will be coming from the apartments, if built. Even if you figure only 100 cars, which I would doubt if would be that few, there will be so many more opportunities for accidents. Plus, our church has no parking lot. Most of our members park on Bird or Harrison Street, some on 20 and some in the parking lot next to Town Hall. If all these apartments are built, it might cause difficulty for our members (most of us are over 70 and three are over 90) to park on Bird if the apartment residents want to park there on a Sunday morning to frequent some of the stores and restaurants that are open.

I also see a problem with the possible residents trying to park in Scottville during the week. I am sure some will walk to town (at least in good weather) or perhaps ride bikes. However, the majority will probably drive down. There is inadequate parking now, where are all these new residents going to park when they want to go to one of the restaurants or shops in town. Our library is too small for the town now. I doubt the county will build a new one to accommodate the new residents as our library seems to be over looked as it is.

I doubt it could be done as it would take a lot of money, but I would rather see a sports type complex at this site. When we lived in England in the early 70's, the small town we lived in had a wonderful sports building. There was an indoor pool, handball courts, basketball courts, etc. I feel that this is something this town needs. The only basketball hoop is near the old school and I would guess it is really for the children attending the Boys and Girls Club. The pool is outdoors, so is open only for the summer. I think there is only one soccer field, maybe two. If these apartments are built, there will probably be a number of new children attending the local school and maybe wanting to play soccer. If we had a sports complex, maybe a couple of new fields could also be installed.

Again, I realize that I have no say in this as I am not a resident of the town. However, as someone who spends a lot of time and a good bit of money in town frequenting the shops and restaurants, I do feel I should be able to express my concerns.

Thank you, Cathey Reelee.

Matt Lawless

From: Stots Reele <stotsreele@aol.com>
Sent: Sunday, September 11, 2022 8:48 PM
To: Planning Commission
Subject: Planned apartments at the old factory.

Hi

I am writing in support of the development of apartments at the old factory site. I live outside of the town limits, on Hatton Ferry Road, but when asked, I say I live in Scottsville. I go into the town a few times per week to shop, go to the Brewery, or to eat out. I also volunteer in a number of organizations in Scottsville. So Scottsville is my home.

One concern is the effect the new apartments will have on traffic. Thousands of people drive through Scottsville daily, so the additional traffic will only be a very small addition to traffic going down Valley. As for Bird Street, for decades workers at the plant drove down the street twice a day along with large tractor trailer trucks. The town was able to thrive with that traffic so I don't see how the traffic from the apartments will have a negative impact on the town.

One comment I hear is that the increase in the population will change the character of the town. While the number of housing units in town may nearly double, in thinking of the character of Scottsville, the town is considered home to the thousands who live in the 8 to 10 mile radius of the Scottsville center. The extra population would not change the character of Scottsville.

While Scottsville will not receive any direct property tax, and increase in population will indirectly increase town income from meal taxes, and business tax. In addition any one who has their own business and works from home will be paying business taxes to Scottsville.

Also, to be a member of the town council and some of the Scottsville committees you need to be a resident of Scottsville. The renters will double the eligible number of people who can be members of the council and the other committees. An increase in the number and diversity of the town's population can only benefit the town.

Thank you.

Stots Reele
9665 Hatton Ferry Road
P. O. Box 820
Scottsville, VA 24590

434-286-2054 (home)
484-429-8575 (cell)

I can picture the arguments about the development of the apartments as my wife has a different viewpoint and has written with her concerns.

Matt Lawless

From: Robert McGinnis <rmcginnis@pecva.org>
Sent: Saturday, September 24, 2022 12:18 PM
To: Matt Lawless
Cc: Edwin Gaskin; Randy Cosby; Wyatt Burttschell
Subject: Hyosung Tire Plant zoning map amendment and special use permit application

Good morning Matt,

Edwin Gaskin with Echelon Resources, Inc., reached out to me with a request for support from PEC for their application.

PEC typically does not express formal support for private-sector development projects. However, I did discuss this request with PEC management.

I forwarded to Edwin my 9/2/22 email that I transmitted to you that included a number of comments including what documents we reviewed.

What I can state is that the following aspects of the Eschelon Resources, Inc., application align with PEC's policies:

- adaptive reuse of historic and non-historic buildings and structures;
- connectivity: walkable and bikeable linkages between the project sites and nearby services and retail;
- opportunities to access greenspace, parks, trails, and blueways;
- workforce housing;
- mixed-income housing; and
- protection of wetlands and other sensitive ecosystems.

Please let me know if you have any questions or would like to discuss further.

If you determine that it is important for the Planning Commission and Town Council to be made aware of PEC's review of this application, please feel free to share this email and my previous emails to you.

I look forward to continuing to work with you and the Town of Scottsville going forward.

Very best regards,

Rob

Rob McGinnis PLA FASLA
Senior Land Use Field Representative
Albemarle County & Greene County

The Piedmont Environmental Council (PEC)
410 Water Street, Suite 700
Charlottesville, Virginia 22902
Email: rmcginnis@pecva.org
Mobile: (434) 962-9110
www.pecva.org

Contributions like *yours* make the work PEC does possible. Become a [member or donate](#) today to continue to restore and protect this beautiful place we love!

Matt Lawless

From: Claire Christen <shadowsva@yahoo.com>
Sent: Saturday, October 1, 2022 10:21 AM
To: Planning Commission
Subject: Hyosung property

Follow Up Flag: Follow up
Flag Status: Completed

I have not seen any traffic impact studies that will show what will happen to our narrow, village roads. When our side of town was once inundated with traffic, the Town Council worked hard trying to relieve the problem. There were a number of professional planners brought in to advise. I think you should read some of these. Read their vision of what Scottsville is and could be. It is a failure of imagination not to realize what the traffic gridlock on Valley and Bird Streets will be like. Valley Street was once backed up to Warren St.; Bird St. backed up to the library. The traffic hurt property values and sales not only on the west side but also downtown. Nearly every second house on the west side was for sale because no one wanted to live here.

These new residents will NOT be walking to work, to school, to buy groceries, even to pick up a pizza. Each apt. could have 2,3,4 vehicles.

Consider, too, the impact this large development will have on our already crowded Scottsville School, the Fire Dept., the Library. Both the historic churches on Bird St. need parking spaces, especially for the handicapped. This development is way out of line with the village character we want to maintain. I urge you to imagine what hundreds more vehicles will do to our narrow roads, to driving and parking downtown, reducing access to our stores. It will degrade the quality of life we worked so hard for and have now. I hope you will greatly reduce the number of units or find a different developer. Imagine what a "Village" looks like.

Respectfully, Claire Christen
470 Harrison St.

Matt Lawless

From: Brenda Hyson <hysonbs@gmail.com>
Sent: Friday, September 30, 2022 2:29 PM
To: Planning Commission
Subject: SUP for Tire Plant

Dear Planning Commissioners,

Last year my objection to the SUP for the Bird Street development was that it would place a burden on our narrow roads and unnecessary congestion due to the poor access to route 20. That concern still stands.

I believe we need to be sensible in how our community moves forward from here. Ground has not been broken for the 36 houses, and yet we are being asked to approve five times as many dwellings on the same dead-end road! I ask that we zoom out and look at the bigger picture. How will this development impact those who live here now? Is the development of the old tire plant more important than the preservation of our historic neighborhood and our quality of life?

I ask the planning commission to deny the special use permit for 205 apartments which I believe will further strain this community and to wait and see how things progress with the 36 houses before we attempt to forecast the viability of the 205.

Sincerely,

Brenda Hyson

Matt Lawless

From: Kendall Dix <kendalldix@gmail.com>
Sent: Monday, October 3, 2022 8:35 PM
To: Planning Commission
Subject: Scottsville needs more rental units

Hello,

My name is Kendall Dix. I am a renter who works from home and I live just over the line in Esmont, I come to Scottsville regularly to shop, eat, and socialize. I would presumably be the target market for this development. My wife and I plan to raise our family here, but with interest rates going up, I may continue to rent for a while.

I will not claim to be an expert in the 800 Bird Street development, but I would like to let the commission know that I am generally in favor of more housing in Scottsville. I don't want Scottsville to lose its character more than anyone else, but I think more housing supports the vibrancy and character of the town, not takes away from it.

I support your commission and the council taking proactive measures to create affordable housing by any means necessary. There is evidence that our region is [in a housing shortage and a housing affordability crisis right now](#). When there is a shortage, even [market rate housing can help slow down increasing housing costs](#). I would support Scottsville developing its own housing, as [Montgomery County Maryland has](#).

Scottsville needs more housing for workers and renters. I have personally heard from several people who are looking for apartments or who have said that apartments are difficult to find in Scottsville. I regularly check the Scottsville Facebook group and recently counted 8 posts from this year from people looking specifically for apartments, not single family homes. There are likely many more people than those 8 who have had trouble finding apartments in Scottsville.

I have heard some people in town express concern that we do not have the infrastructure to support more housing. But I believe we are in a chicken and egg scenario. For the town to have more resources for infrastructure, we need a larger tax base. For the state and county to invest more resources into the transportation infrastructure that connects Scottsville to other places, we need more people to demonstrate that demand.

By all means, I encourage you to extract as many concessions from the private sector as possible to support our infrastructure. But I believe we need more housing units of all kinds.

We should plan for the future. As Charlottesville expands, so will the demand for housing in Scottsville. The smartest way for a city to grow is to invest in dense, walkable neighborhoods connected by public transportation. If we look far into the future, we can envision Scottsville being connected to Charlottesville by public transportation. More housing will in fact create the demand for this transportation.

Thanks,
Kendall Dix
2294 Liberty Corner Farm
Esmont, VA 22937

Matt Lawless

From: Peter Scherman <peterscherman50@gmail.com>
Sent: Friday, November 4, 2022 3:52 PM
To: Matt Lawless
Subject: Tire factory

Dear Matt,

Good afternoon.

While I no longer own property in Scottsville as I did for nearly 15 years, I remained interested in the Town's future.

Please put me down in the "strongly support" column for the proposed redevelopment of the old tire factory.

There will always be voices of opposition, especially from those who fear change, but leadership is about leading, and sometimes that means making controversial decisions. I hope the town council will be able to see that if they lead boldly and decisively; they may go down as leaders who opened Scottsville up to a brighter future than many can see.

Please feel free to share my comments.

Have a great weekend.

Peter

Peter Scherman
6753 Blenheim Rd
Scottsville, VA 24590
435-981-1238

Sent from my iPhone

Matt Lawless

From: Lisa Caltabiano
Sent: Sunday, November 6, 2022 10:26 PM
To: Matt Lawless
Subject: Fw: Plant Rezoning Comment

FYI, For the record, please.

From: Stuart Munson <stuartmunson@hotmail.com>
Sent: Thursday, October 20, 2022 2:50 PM
To: Lisa Caltabiano <pc3@scottsville.org>
Cc: Dan Gritsko <rdanielgritsko@gmail.com>; Stuart Munson <stuartmunson@hotmail.com>
Subject: Plant Rezoning Comment

Hi Ms. Caltabiano,

I hope your day is going well.

I commented at the Planning Commission plant rezoning public hearing meeting but have since had additional thoughts I would like to share with you and the other Commission members.

At the public hearing, there was much discussion about the negative effect of additional traffic on Valley St. if the plant is converted to apartments. While the addition of 200+ apartments will increase traffic on Valley Street, I believe that VDOT data will show that it will NOT cause the horrific snarls that people fear. I encourage you and the committee to, as Kevin Quick requested, place more emphasis on, and credence in the VDOT traffic study data than on people's unfounded fears.

The larger point that I think has been lost in our discussions is that the factory is now owned by a motivated seller and is more likely to be sold now than anytime in the recent past. I personally showed the factory to a potential buyer interested in developing the property as a green energy company incubation center with offices and light manufacturing space for developing prototypes. Negotiations collapsed due to price, which may no longer be a factor.

As you know, Southern Development Homes purchased the factory as part of a land package deal. Southern Development Homes focuses on building residential homes, as it evidenced by their website ([Southern Development Homes - \(southern-development.com\)](https://southern-development.com)), and their interest in building residential homes on Bird Street. They do not have the experience and expertise in renovating factories. Holding on to it ties up capital they could put to better use and is costing them taxes to retain. Consequently, they are likely to sell it to the first buyer who makes a reasonable offer. By right under current light industrial zoning, a new owner can start a light manufacturing or warehousing business. When this happens, the town will no influence to obtain concessions. Any new light manufacturing or warehousing business will generate additional traffic on Valley street. And, if the new owner is a warehouse business, that additional traffic will be trucks rather than cars.

My point is that it is inevitable Scottsville will see an increase in traffic in the near future. If we approve the factory rezoning, that traffic will be cars, not trucks. In addition, we get affordable housing and assistance building a sidewalk. If we say no to the rezoning, we likely are saying no to cars and yes to trucks.

I would also like to clarify Echelon's affordable housing offer. They will not be offering low income housing, but affordable housing. The difference is that low income housing is usually subsidized and poorer construction

quality. Echelon is offering to provide apartments that rent below the county average, but are of the same construction quality, and offer the same amenities as other apartments in the building.

Before retiring I worked in UVA Human Resources helping our employees find affordable housing. While it's possible to secure a lease for \$800 monthly or less in Albemarle county, these residences tend to be studio apartments or a single room within a home. Like most things, lower cost usually means lower quality. Furthermore, I extensively researched ways to require affordable housing in the Bird Street rezoning Special Use Permit, and could not find a way to effectively do it. Consequently, Echelon's offer is the only way I can see that we will get any new affordable housing in Scottsville in the near future.

Thanks so much for taking the time to read my comments! Obviously I think this is a rare opportunity for Scottsville that we will not see again soon.

Stuart Munson
434 960 8727

Sent from [Mail](#) for Windows

Matt Lawless

From: Aaron Revere <arevere@newbayllc.com>
Sent: Monday, November 7, 2022 8:39 AM
To: Matt Lawless
Subject: Scottsville Lofts - Support Letter

Good morning Matt –

I'm writing to you this morning in support of the proposed Scottsville Lofts. My understanding is that there is a Public hearing tonight, and while I cannot attend in person tonight I wanted to offer my support.

The envisioned rehabilitation of the Historic tire factory is thoughtful and provides a housing alternative to the Scottsville community. This project will put new life into the site, while bringing residents to Town that will undoubtedly support the local businesses and enjoy the amenities of the Scottsville. It is poised to enhance the diversity of local residents looking to live, and likely work, in Scottsville. This is a great thing and falls within the future plans for the Town as I understand them. This location allows for walkable living at the Historic Town core. Further, as proposed, these apartment units provide an alternative housing option for people that are not looking to buy a SF residence, and also those who may find buying a SF home out of reach. Further, the Proffers they offered in the September 6th presentation are very meaningful and generous (*especially the affordability component*), and will directly contribute to the project vision and the Town and overall community.

Please approve the project Rezoning and SUP requests

Thank you considering this letter of support. As always, I'm happy to discuss and very happy to be a small part of Scottsville's future.

Kindly,
Aaron

Aaron Revere
Mobile 804.687.6316

Matt Lawless

From: Kelly Kroese <kellykroese@gmail.com>
Sent: Saturday, November 26, 2022 2:14 PM
To: Town Council
Subject: Why the Factory won't stay empty

Hello Town Council,

Some members of our community believe that the factory site will stay empty if the Council rejects the most recent special use permit. Be assured, that *won't* happen.

[U.S. may need another 1 billion square feet of warehouse space by 2025, as E-commerce Booms](#)

Some quotes of note:

"...**demand for industrial real estate** could reach an additional 1 billion square feet by 2025, according to a *new report from JLL [a professional services company specializing in real estate and investment management]*."

"...a retail-related company requested a lease on a 1.2 million-square-foot warehouse space in Delaware **about 30 days ago, and moved in almost immediately** to begin fulfilling orders..."

"**Industrial real estate is the "darling"** of the commercial real estate industry today..."

Why?

Even though malls & big box stores are closing, leaving huge buildings empty, they are **zoned commercial, and would need to be rezoned to industrial**: "...there are hurdles in taking a former retail space and turning it into something else," Meyer cautioned. 'There are things like zoning laws...'"

Industrial zoning is also more permissive around light, pollution, and noise regulations, which is why many communities are looking to *get rid of their industrial zoning*, or at least not add to it.

Leaving the property light-industry is a mistake you will not be able to unmake. The new owners are attempting to do something that can *contribute to the community and maintain the historic character of the building*, but ultimately if you don't help them help us, they will follow the path of least resistance. Just a reminder, warehouses are permitted by-right in the zoning ordinance, among other things...

p. Temporary nonresidential mobile homes.

q. Warehouse facilities and wholesale businesses not involving storage of gasoline, kerosene or other volatile materials; dynamite blasting caps and other explosives; pesticides and poisons; and other such materials which could be hazardous to life in the event of accident.

13.2.2 BY SPECIAL USE PERMIT

Vote for people, not cardboard and trucks!!

Kelly Kroese
510 E. Main St

Other, more recent information:

[Big-box warehouse lease activity sets record in 2021](#) - FreightWaves, provides news focused on economic and innovative technology drivers for the freight transportation ecosystem

[2022 will be another banner year for industrial real estate](#) - Coldwell Banker Richard Ellis (CBRE), the world's largest commercial real estate services and investment firm