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To: Albemarle County School Board

From: Brian Wheeler

RE: Faulconer Construction Site Plan & Murray Elementary

The Albemarle County School Board has sent the following letters to Albemarle County Staff with questions about the Faulconer Construction project on Morgantown Road adjacent to Murray Elementary and the Millstone Preschool.

- January 27, 2003—Diantha McKeel to William Rieley, Planning Commission
- January 24, 2003—Michael Struiksma to Yadira Amarante, Planner
- July 20, 2001—Chuck Ward to Wayne Cilimberg, Director of Planning
- July 19, 2001—Frank Morgan to Yadira Amarante, Planner

In 2001, the letters were sent at a time Faulconer had pulled its plan from review. In early 2003, Faulconer's preliminary site plan had not yet been approved. Thus many of the questions raised by the school division, while very important to bring up at that time, could not be completely addressed until such time that a final site plan was received and a certified engineer's report was under review.

In late 2003, the preliminary site plan was approved by the Planning Commission and in March 2004 Faulconer submitted an updated site plan to Albemarle County. Thus I would like to encourage the School Board to send a follow up letter requesting that the questions raised in our previous correspondence now be addressed by County staff.

Further, I would like two additional questions raised as follows:

- With respect to vehicular access (Code Section 26.12.1), what is the County's determination as to whether Faulconer's activities would present "minimum hazards to vehicular and pedestrian traffic" on Morgantown and Tillman Roads and their intersections with Route 250 (heavily used by students, families and school busses heading to and from schools in Ivy and Crozet)? Will the County ensure that "pavement widths and strengths of both internal and external roads shall be adequate to accommodate projected traffic generated from the district." What are the projected needs for these roads and how much do they deviate from existing conditions?
- Has an assessment been made related to the industrial district zoning performance standards (Code Section 4.14)?

I have provided Jennifer with a copy of the updated site plan in case you wish to review it.