

Syd Shoaf

From: Finley, Robert J <finley@illinois.edu>
Sent: Friday, January 30, 2026 12:27 PM
To: Syd Shoaf
Subject: Parham Circle Self-Storage Rezoning Request
Attachments: Storage Proposal Letter.docx

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Syd:

Reference: ZMA-2025-00012

Please place the attached letter into the official county file for ZMA-2025-00012.

I read that the Planning Commission meeting has been scheduled. When would the Architectural Review Board meet on this application?

Thank you, Rob

Robert J. Finley
President, Board of Directors
Mill Creek Homeowners Association

January 16, 2026

To: Mike Pruitt, Albemarle County Supervisor, Scottsville District
Luis Carrazana Chair, Planning Commission
Karen Firehock, Vice Chair, Planning Commission
Christian Henningsen, Chair, and Members, Architectural Review Board

From: Robert J. Finley
President, Board of Directors
Mill Creek Homeowners Association

Reference: Parham Circle Storage Facility Rezoning Amendment
ZMA-2025-00012

In December 2025 the Board of Directors of the Mill Creek Homeowners Association received a presentation on the proposed self-storage facility on Parham Circle. The presentation was made by Mr. Steve Tedder of Live Oak Capital Partners of Atlanta, Georgia and colleagues. Live Oak is seeking a zoning amendment (ZMA-2025-00012) to allow a self-storage facility in the Mill Creek shopping center adjacent to our neighborhood and is also seeking an exemption for the setback requirement on a four-story building on the site. The presentation and questions centered on the appearance of the structure, operating hours, lighting, signage, traffic generation, and related issues.

The Mill Creek HOA Board determined that we are not opposed to the zoning amendment which would allow the proposed facility on the site. We acknowledge that the land has remained vacant for quite some time and that other by-right development may have greater impact, particularly in terms of traffic generated. We did, however, develop some preferences that we would like the applicant to adhere to.

We prefer that a setback requirement for the fourth story of the building that faces Mill Creek Drive be adhered to. This requirement was developed by the County, in part, to mitigate the mass and scale of buildings of this height. We feel that this is important given that the surrounding commercial buildings are one story and that the proposed building is in a somewhat elevated position. The applicant showed us a simulated view from the intersection of Avon Street Extended and Mill Creek Drive that, while not obscuring the highest elevation of the ridge top of Carter Mountain, does show the considerable mass of the structure.

Mr. Tedder indicated that the projects his group develops take into account a project's surroundings and their designs "draw from local architecture" (a direct quote). To that extent, we have a strong preference that the side facing Mill Creek Drive be red brick (possibly with tan trim) similar to the surrounding buildings and many other brick structures in Albemarle County. We also have a preference that the signage on the building facing Mill Creek Drive be similar

(white, internally illuminated, as at the Food Lion) to the adjacent shopping center and not overwhelming either in scale or color (not bright red). We have a strong preference that the non-brick sides of the building would be attractive panels (no rusty Corten sheet steel).

Otherwise, we were satisfied with the proposed operating hours, the assurance that lighting would be limited and downward-pointing, and that county staff comments would be fully addressed.

We trust that review board members, commissioners, and supervisors will take these comments into consideration in reviewing the applicant's proposals. Thank you.

cc: Albemarle County Supervisors
Albemarle County Planning Commissioners
Albemarle County Architectural Review Board Members
Steve Tedder, Live Oak Capital Partners

Syd Shoaf

From: Margaret Maliszewski
Sent: Friday, January 16, 2026 1:03 PM
To: Syd Shoaf
Subject: FW: Parham Circle Storage Facility Rezoning Amendment
Attachments: Storage Proposal Letter.docx

fyi

From: Finley, Robert J <finley@illinois.edu>
Sent: Friday, January 16, 2026 12:24 PM
To: Margaret Maliszewski <MMaliszewski@albemarle.org>
Subject: Parham Circle Storage Facility Rezoning Amendment

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Ms. Maliszewski:

Kindly distribute a copy of the attached letter to the chair and members of the Architectural Review Board.

Thank you, Rob

Robert J. Finley
President, Board of Directors
Mill Creek Homeowners Association

January 16, 2026

To: Mike Pruitt, Albemarle County Supervisor, Scottsville District
Luis Carrazana Chair, Planning Commission
Karen Firehock, Vice Chair, Planning Commission
Christian Henningsen, Chair, and Members, Architectural Review Board

From: Robert J. Finley
President, Board of Directors
Mill Creek Homeowners Association

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cc: Albemarle County Supervisors
Albemarle County Planning Commissioners
Albemarle County Architectural Review Board Members
Steve Tedder, Live Oak Capital Partners

Syd Shoaf

From: K Bos <karriekbos1@gmail.com>
Sent: Wednesday, November 19, 2025 1:16 PM
To: Syd Shoaf
Cc: K Bos
Subject: Parham Circle Storage Proposal

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Greetings Syd,

I received your letter about the proposed storage unit at Parham Circle. Thank you for letting us know about it and offering us a chance to share our thoughts and concerns. I very much appreciate it.

I certainly can understand the desire to use all available space for a new structure. Charlottesville is getting more and more built up and there's less land to utilize.

That said, I know a unit similar to the current, proposed one was on the table in years past and was vetoed. The reasons for that veto are even more pronounced at this time.

I have lived in Creekside since 2000, several houses from the intersection, and I have found that the traffic has increased exponentially. The trucks speeding down Avon Street cause the furniture in my upstairs rooms to shake. It feels very unsettling. The traffic would only increase if a storage unit was put in place.

Because of this, I do not support any type of structure, or any additional building at all, happening in the Mill Creek area. The well-being of thousands of residents, both short-term and long-term, should be our top priority.

The only logical solution that I can see is to rezone the land and put in something of beauty. A garden of plants or flowers instead, and lots of trees and greenery to absorb some of the car exhaust.

One more car driving by is one car too many! I hope you'll reconsider the location for the storage structure and honor those of us who live in the neighborhood.

Thank you!

Kind regards,
Karrie Bos

Syd Shoaf

From: Ruth <drumqueen.ruth@gmail.com>
Sent: Monday, November 3, 2025 10:05 PM
To: Syd Shoaf
Subject: Parham Circle Storage Rezoning Amendment

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Mr. Shoaf,

I am writing in response to the letter I received about the proposal above. I won't be able to attend the meeting unfortunately, but hope my comments will be shared by you to the appropriate people.

As a Mill Creek resident, I feel pretty strongly **against** this rezoning for the following reasons:

- 1) It will increase traffic in the area which has already increased with the new apartments that were built on South Avon Xtd.
- 2) There's already another storage unit less than a mile away on Avon.
- 3) So far we've been able to preserve much of the natural beauty of this end of town, which can't be said for any other end of town. An ugly storage unit sprawl will ruin the hill that is so far not too bad.
- 4) There's quite a bit of wild life around here that is running out of room to run. Bears and foxes are running through people's yards - even those of us who back up to Avon.

In summary, it feels unnecessary to me and I feel the cons outweigh any pros offered.

Thank you for the consideration of my point of view.

Sincerely,

Ruth Richards

2 Ridgeview Circle

Cville 22902

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"When we accept small wonders, we qualify ourselves to imagine great wonders." - Tom Robbins