

Diggs, Victoria

From: wiebke302@gmail.com
Sent: Thursday, February 20, 2025 5:58 AM
To: Shepperd, Thomas
Cc: Web Mailbox for BOS
Subject: [EXTERNAL] Proposed Development Victory Blvd & Rt 17

Mr. Shepperd,

I was quite concerned after reading your update about the proposed development on Victory Blvd and Rt. 17. While I am not opposed to growth and recognize the need for housing, I strongly believe the Board of Supervisors (BOS) must carefully consider the potential impacts on current residents. Based on the limited details provided, it appears the proposal includes a mixed-use development with stores, restaurants, and housing.

Before any further steps are taken, I urge the BOS to address the following issues:

1. Traffic

I live in Wythe Creek Farms and use Victory Blvd daily. Traffic has always been an issue, but since the development of the Legacy of Poquoson housing area, it has become unbearable. The current infrastructure is simply inadequate to handle a significant increase in traffic. I know there are efforts to expand Victory Blvd further, but honestly that is another concern of mine as it is undoubtedly changing the character and feel of the community (see my point 3 below.)

2. Impact on Schools

I am a mother of three children who attend Tabb schools. Our district is one of the best in Virginia, which is why we chose to settle here. However, my Tabb Middle Schoolers are currently attending some classes in temporary trailers, as the school is already overcrowded. When the school year started, the teachers noted that they had the highest student enrollment ever. In my conversation with parents in the shortage of teachers comes up again and again. If the BOS is considering a development that could add hundreds of new homes or rental units, how will you ensure that the schools can accommodate any additional students? More trailers cannot be the solution.

3. Character of Our Community

My family chose to live on Victory Blvd because of the surrounding nature, green spaces, and distance from high-traffic areas. These qualities are now at risk. Do we really need more chain restaurants, dollar stores, and drugstores? As the BOS, you should carefully consider the long-term vision for Yorktown and what kind of community and residents you want to attract and retain.

These are my immediate concerns. While I am not opposed to development, I believe that residents deserve more information about the proposal and a thoughtful consideration of the issues I have raised.

Sincerely,
Wiebke Heinrich

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Diggs, Victoria

From: Steven Kozlowski <kozelectrical@gmail.com>
Sent: Thursday, February 20, 2025 1:21 PM
To: Web Mailbox for BOS
Subject: [EXTERNAL] Proposed development victory and 17

Why is the board constantly pushing to over develop Yorktown? Leave it as is. I moved here because of what it is. If I wanted horrid over development I would have moved to Newport News or Hampton. With that said, when asked on Next Door by Mr. Sheppard what my vote would be it will be a vehement NO to rental units and large retail minutes from my house, built on a toxic waste site. Tenants have no pride in ownership and drive down surrounding values quickly. I don't believe Tabb would benefit from a rental demographic. Do you really think the soil under a salvage yard is safe for housing? It's a toxic cancer pit.

Lastly I don't know why you are seeking public opinion when it is apparent by precedence that the board will act as they see fit regardless of public opinion. Just please don't use public funds again to fund private entities like at Riverwalk and the failed brewery. It's not right and fair to taxpayers.

Sent from an iPhone by
Steven Kozlowski
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Diggs, Victoria

From: Vanna Upchurch <vanna.kay@gmail.com>
Sent: Thursday, February 20, 2025 1:35 PM
To: Web Mailbox for BOS
Subject: [EXTERNAL] Feedback on Proposed Development at 171 and 17

Chair Noll, Vice Chair Holroyd, Supervisor Shepperd, Supervisor Roane, and Supervisor Drewry,

As a resident and homeowner in District 5, I am writing to voice my concern and opposition for the proposed development of the salvage yards fronting Rte 17 and Rte 171, in particular the residential component consisting of "several hundred homes" on a 20 acre property.

While I am in support of the placement of a business on this property, I am not in favor of that many residential dwellings being placed on that property for two main reasons:

1. **Traffic Concerns:** It is no secret that portion of 17 north is an absolute mess every day of the week, particularly during the standard rush hours. Backups regularly occur all the way to and past MidAtlantic Place. It can take 10-15 minutes to just get through the series of traffic lights starting at Production Drive and ending at Darby Road (a one mile distance). When there are backups on I-64 W, this traffic dramatically increases on both 17 North and 134 North, with commuters utilizing the neighborhoods of Coventry, Tabb Lakes, and the Greenlands as cut throughs. This development would add another light to that mile that would further slow traffic and another avenue for commuters to cut through a residential area. Without any real increases in lane capacity, placing "several hundred homes" in that corner will significantly increase traffic and impact every homeowner who lives in the lower to middle county.
2. **School Capacity:** Most people purchasing or renting residential property are doing so primarily for the excellent reputation of the YCSD. York County is known throughout the local and military community for being the best place to live on the peninsula if you have children of school age. As a result, we have very full schools in the county, but especially in lower county. In the 2023-2024 school year, county elementary schools underwent a rezoning to address some of the overcrowding issues. Coventry Elementary, which is where this plot is zoned for, is still considered over capacity even after this rezoning. The addition of "several hundred homes" would mean the addition of hundreds, perhaps even a thousand more students in a single school. For context, most elementary schools in the division house between 500-650 students. It would be wholly irresponsible for the BOS to approve a residential development of this magnitude without a plan to work with YCSD to add another elementary school in this area to support this anticipated influx of students.

While I understand that traffic, school and public safety studies would be completed prior to the approval of this project, I would encourage the BOS to recognize that this project is untenable without having to use county resources to complete these studies. Please, go yourself to observe the traffic travelling northbound on route 17 during the evening rush hours at several different locations, from GI Joe's all the way back to Royal Farms. Observe eastbound Victory Boulevard from Kroger all the way to the Poquoson line to see just how much traffic those roads already have. Victory Boulevard eastbound is already experiencing significant traffic impacts from the Legacy at Poquoson development right across the line in Poquoson. Most days at evening rush hour, the traffic heading eastbound on Victory Boulevard blocks the intersection with North 134 - this is a new development in the last 18 months. The increased traffic impact of "several hundred homes" on one of the busiest corners in lower county will only add further delays.

I would also encourage the BOS to have conversations with the YCSD Superintendent and staff at the school board to inquire whether or not our school division can adequately serve a rapid influx of students with division facilities as they are planned upon a projected time of completion. YCSD has not had funding to build a new school in nearly 30 years, while residential development has continued on. Without a doubt, I know division staff tell you that the schools will not be able to adequately support those students.

Perhaps instead of considering the installation of more residential properties at this time, the BOS could instead focus its work on supporting our school division adding an elementary school in the lower county along with a fire station along route 17 south in the lower portion of the county, so that when more proposals like this come, the county's public services will be able to handle the demand that comes with an increased number of residents, not play catch up, and York County can better serve its current and future residents.

Thank you for your time and consideration on this matter.

Vanna Upchurch
District 5 Resident

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