

ADELAIDE CVILLE LLC

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November 20th, 2015

RE: Community Meeting, Adelaide Development

Dear Neighbor,

My name is Kyle Redinger, a developer who grew up in Albemarle County, attended Western Albemarle High School and have been an entrepreneur in the community for over a decade. I have lived in our community for over 30 years.

I want to invite you to attend a Community Meeting on **December 16th, 2015 at the Crozet Library, 2020 Library Ave, Crozet, VA 22932 at 7:00 PM** to discuss the Adelaide Development. I am asking Albemarle County to rezone a property within the Crozet Master Plan. This meeting time coincides with the Crozet Community Advisory Community meeting. Please come to the meeting, share your thoughts and ask questions about the project.

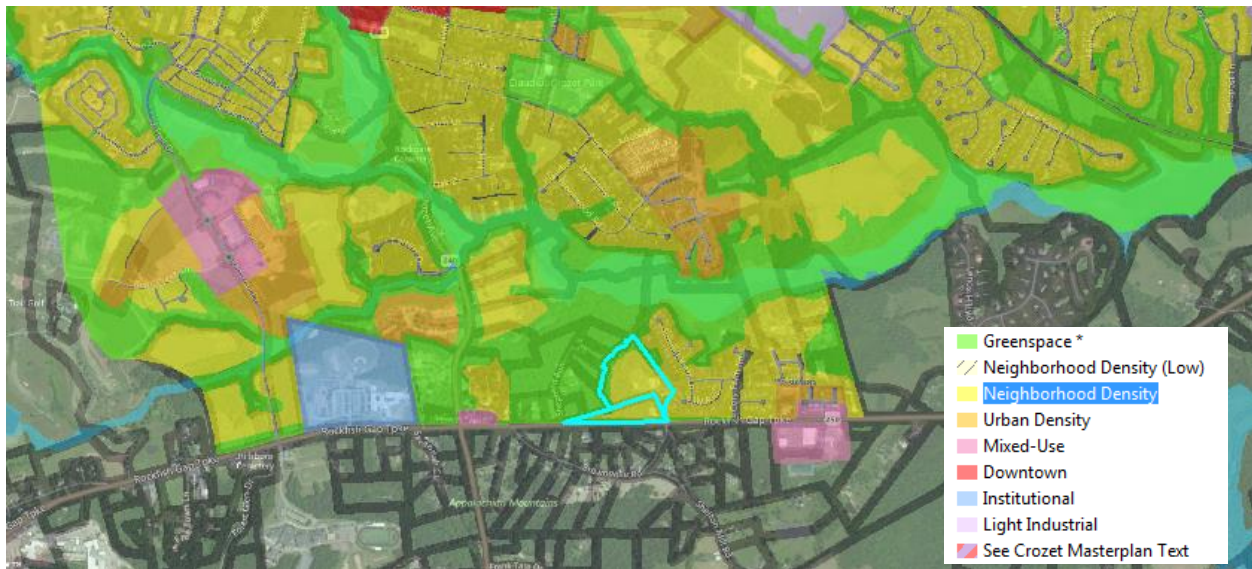
About the Adelaide Location

Adelaide will be composed of two beautiful pieces of property immediately off of Route 250 and to the west of Cory Farm at 5444 Brownsville Road. Together these properties are approximately 20.4 acres. The tax map numbers are 56-108A and 56-26A2 and the GPIN numbers are 428077907211 and 427774906566. Below is a map of the location (a colored version is available online at <http://bit.ly/1PPGJM1>):



Currently, both of these properties are zoned R1, but they fall under the Crozet Master Plan which designates the majority of the properties as Neighborhood Density zoning. Neighborhood Density, according to the Crozet Master Plan, calls for a density of R6, or six units per acre. Additionally, certain areas of the properties are meant to be preserved greenways for critical slopes, stream buffers, public trails, walking paths, and other amenities.

Based on the Crozet Master Plan and our in-depth study of the property we will submit a rezoning application on December 7th to increase the zoning from R1 to R6 within the developable area while maintaining key features required by the Crozet Master Plan. Below you will find a map of the Crozet Master Plan and the property (a colored version is available online at <http://bit.ly/1PPGJM1>):



Additional Benefits to the Crozet Community

As part of a successful rezoning, we have met with various community leaders, County Staff and elected officials. We see the following as benefits to the Crozet Community:

- **Walking/Biking Trails:** We will build a walking/biking trail along the front of the property which can connect to other properties in the future.
- **Land Dedication:** We are discussing dedicating the Western most part of the site to the County for incorporation into the Albemarle County Parks and Recreation trail system.
- **Affordable Housing Stock:** In addition to our requirement to build approximately 13 affordable units, we are targeting a price point of \$250,000 to \$400,000 for final units. This is much more affordable than the majority of new construction that is currently in process in the Crozet community.
- **Maintained Tree-Line Along 250:** We have decided not to develop a large part of the property frontage along 250 to preserve the wooded/natural feel of the trees there currently.

Adelaide Project Vision

While we intend to finalize the exact unit count, the R6 zoning will allow us to create a maximum of 93-unit single family community that complies with the Crozet Master Plan and neighborhood development model. We will build a mix of units that include affordable townhomes, regular townhomes and villas (40' to 44' wide duplexes). We don't have any plans to incorporate commercial or more density at this time as that would be outside of the Crozet Master Plan requirements.

Our community will have beautiful mountain views, eventually connect to the Crozet Trail system (depending on our neighbors' desire to connect to those trails), be walkable and have a small, manageable feel. It will be surrounded by critical slopes, stream buffers, and other protected areas, giving it a feeling of being its own neighborhood, instead of a vast sprawling development.

We want to appeal to the residents of Crozet who want something more manageable and affordable than some of the larger developments in town and believe we can accomplish that with this density.

About the Meeting

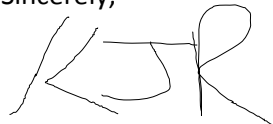
The meeting will include a more detailed presentation which will detail project plans and its benefits to the Crozet Community. Additionally, copies of the presentation will be made available after the meeting. The meeting will include approximately 30 minutes of presentation and 30 minutes of time for questions and answers.

The meeting will be held on December 16th at 7:00PM at the Crozet Library which is located at 2020 Library Ave, Crozet, VA 22932. The library is located immediately off of Crozet Ave in downtown Crozet.

We look forward to seeing you there. Please email me at kyle.redinger@gmail.com with any questions.

Please note a digital folder will be kept at <http://bit.ly/1PPGJM1> with additional information, colored images, and responses to questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'KJR', with a stylized flourish at the end.

Kyle Redinger, Developer & Manager
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