

Recipient: John Savage (Crozet Community Advisory Committee) (Crozet Community Advisory Committee), Anne Mallek (Crozet Community Advisory Committee, Board of Supervisors Liaison), George Barlow, Beth Bassett, Philip Best, Leslie Burns, Mary Gallo, guentherkim@gmail.com, Alice Lucan, Alice Marshall, John McKeon, Jennifer More, Susan Munson, Brenda Plantz, David Stoner, Kim Connolly, and Megan Yaniglos, AICP

Letter: Greetings,

Petition Against Rezoning for Adelaide Development from R1 to R6

The proposed rezoning of the land to the west of Cory Farms on 250 from R1 (rural) to R6 (residential) is to support a 93 unit development creating what the developer calls "a more urban profile" consisting of 100% townhouse and duplex style houses. This is against the neighborhood plan for this designation which calls for primarily single-family detached housing. Compared to Cory Farm, this will be a high population density neighborhood with 50% more residences on approximately 1/3 the acreage.

We would like to echo the concerns presented in letters and at multiple recent Crozet Community Advisory Committee Meetings (CCAC) by Timothy O'Loughlin (see link to letter below), The Cory Farm HOA (see link to letter below), and expressed by Dr. Salerno and Tim Loach regarding the proposed rezoning. As Tim Loach, the former planning commissioner stated to Mr. Redinger "I think you've made a serious misreading of the Crozet Master Plan...The edges of the Growth Area are supposed to be less dense. As a community we have been proponents of minimal development along Rt. 250."

Over 60 accidents have occurred in this stretch of Route 250 over last four years, including multiple fatalities, and it is already difficult to pull onto Route 250 here. There are environmental concerns regarding the increased density. This proposed development goes against the spirit of the Crozet Master Plan regarding dense development or commercial development on Route 250. As elegantly stated in Tim O'Loughlin's letter to the CCAC "there are there are many areas of the Crozet Master Plan which are designated for such a townhouse development which are as yet untouched. Increasing the use of the parcels in the Adelaide project above the approved plan density is not necessary to achieve county and community goals."

This proposed development will have a substantial impact on the main features that brought many of us to this part of Crozet; to live in a rural area surrounded by low density housing. Many of us bought houses in this area because the

surrounding area was zoned rural.

While we understand that some growth is inevitable, we are strongly against a high density development with non-detached housing units at this proposed location on the already busy 250 corridor.

<http://crozetcommunity.org/wp-content/uploads/2015/12/CFHOA-BOD-Rezoning-2015-12-14.pdf>

<http://crozetcommunity.org/wp-content/uploads/2016/01/Adelaide-Objections-Letter-2015Dec.pdf>

Comments

Name	Location	Date	Comment
Christian Dupont	Newton, MA	2016-01-20	I own a home in Cory Farm that I'm currently leasing. I'm concerned about the possibly negative impact that high-density housing could have on surrounding property values, but especially about the congestion and safety issues noted here. The accidents on Rte. 250 killed neighbors in two separate incidents.
Michael Hughes	Charlottesville, VA	2016-01-20	I feel the high density nature of this proposed development runs counter to the Crozet Master Plan and will only add to accidents on Rt 250 and congestion in the schools.
Sarah Davies	Charlottesville, VA	2016-01-20	I am very concerned with traffic congestion and safety and potential environmental impacts.
Timothy Kunkel	Charlottesville, VA	2016-01-20	My family and I are residents in Cory Farm. The Crozet Master Plan is clear and the Adelaide Development request is in violation of the plan. The concerns laid out in the petition and the developer's increased profit motive at the expense of the community clearly indicate that this proposal should be denied.
Debra Beverly	Charlottesville, VA	2016-01-20	I live in Cory Farm and believe this development will have a negative effect on our neighborhood.
UehFen Kuo	Charlottesville, VA	2016-01-20	My concerns of Traffic safety impact on highway 250 and Environmental impact and costs in Crozet, Virginia
Edwin Jackson	Kill Devil Hills, NC	2016-01-21	Rezoning should not be granted. We have a number of concerns but top on our list are: traffic congestion, safety on the roads (two pedestrians have been killed and there have been too many car accidents), and the increase to already overcrowded schools.
Kishor Chavda	Charlottesville, VA	2016-01-21	Severe environment impact Traffic safety impact on Hwy 250
Kevin Snead	Charlottesville, VA	2016-01-21	The developer has seriously misread the needs of the community and spirit, if not the word, of the Crozet Master Plan.
Mark Vagnetti	Charlottesville, VA	2016-01-21	Just because you can pack more houses into a smaller area doesn't mean you should. Tell the developer to observe the congested mess in front of Harris Teeter from 4-8 PM every day.
Kevin Rumsey	Charlottesville, VA	2016-01-21	The developer has misread (and misrepresented) the Crozet Master Plan. I do not support dense development or further commercial development on Route 250.
Michael Jones	Charlottesville, VA	2016-01-27	The proposed rezoning clearly goes against the Crozet master plan and the developer is only thinking of profit. He has been involved in numerous start-up ventures that do not appear to have been successful; he has no experience in development; and he will likely pocket his profit and walk away.
Michael Salerno	Charlottesville, VA	2016-02-11	I strongly oppose this high-density housing development. It stands to ruin the rural feel of the area and Cory Farm. I don't think it is in the community's interest!!
Joe Zanghi	Aurora, CO	2016-02-12	As a recent resident of Crozet, I feel that rezoning this land would not be in the best interest of the community. The request to rezone for high density housing is pure greed on the part of the developer. He has no interest in the well-being of the community. He is just interested in how many houses he can possibly squeeze into that area. In other words, how much money he can squeeze out of that parcel of land. He has a right to develop that land per the existing codes and zoning, but he should not be permitted to develop at a greater density that current zoning permits.