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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>

# Signatures

Name	Location	Date
Cherie Salerno	, United States	2016-01-20
Roger Abounader	Charlottesville, VA, United States	2016-01-20
Christian Dupont	Newton, MA, United States	2016-01-20
Binyong Liang	Charlottesville, VA, United States	2016-01-20
Olga Manrique	Charlottesville, VA, United States	2016-01-20
Michael Hughes	Charlottesville, VA, United States	2016-01-20
Sarah Davies	Charlottesville, VA, United States	2016-01-20
Christine Koenig	Charlottesville, VA, United States	2016-01-20
Carol Pantuck	Charlottesville, VA, United States	2016-01-20
Kathleen Grant	Charlottesville, VA, United States	2016-01-20
Timothy Kunkel	Charlottesville, VA, United States	2016-01-20
Stuart Evans	Charlottesville, VA, United States	2016-01-20
Lillian Huffman	Charlottesville, VA, United States	2016-01-20
Debra Beverly	Charlottesville, VA, United States	2016-01-20
Joanne Showalter	charlottesville, VA, United States	2016-01-20
Heather Flynn	Charlottesville, VA, United States	2016-01-20
Ronald Pantuck	Charlottesville, VA, United States	2016-01-20
Jeffrey Hill	Charlottesville, VA, United States	2016-01-20
Terri Walsworth	Charlottesville, VA, United States	2016-01-20
UehFen Kuo	Charlottesville, VA, United States	2016-01-20
Becky Hughes	Charlottesville, VA, United States	2016-01-20
David Gellner	Charlottesville, VA, United States	2016-01-20
Rachel Simon	Charlottesville, VA, United States	2016-01-21
Jen Jackson	Charlottesville, VA, United States	2016-01-21
Kishor Chavda	Charlottesville, VA, United States	2016-01-21
Tricia Evans	Charlottesville, VA, United States	2016-01-21
Kevin Snead	Charlottesville, VA, United States	2016-01-21
Patty Murray	Charlottesville, VA, United States	2016-01-21
Mark Vagnetti	Charlottesville, VA, United States	2016-01-21
Kevin Rumsey	Charlottesville, VA, United States	2016-01-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
Rachael Wenger	Charlottesville, VA, United States	2016-01-26
adam wenger	charlottesville, VA, United States	2016-01-26
whitney wenger	Minneapolis, MN, United States	2016-01-26
Michael Jones	Charlottesville, VA, United States	2016-01-27
Michael Salerno	Charlottesville, VA, United States	2016-02-11
Rebecca Hill	Charlottesville, VA, United States	2016-02-12
Juli-Anne Wade	Charlottesville, VA, United States	2016-02-12
Constance Wenger	Charlottesville, VA, United States	2016-02-12
Kirsi Ide	Charlottesville, VA, United States	2016-02-12
Virginia Punsalan	Charlottesville, VA, United States	2016-02-12
Nick Punsalan	Charlottesville, VA, United States	2016-02-12
Joe Zanghi	Aurora, CO, United States	2016-02-12
Elizabeth Andrews	Charlottesville, VA, United States	2016-02-12
Jessica Wilson	Charlottesville, VA, United States	2016-02-12
Lauren and Jake Kramer	Charlottesville, VA, United States	2016-02-12