

Megan Yaniglos

From: Thomas Loach <tcl4p@virginia.edu>
Sent: Monday, February 15, 2016 10:59 AM
To: Megan Yaniglos
Subject: Adelaide Proposal

Megan,

Just a couple of thoughts on this proposal. First, and perhaps most important is the fact that the Crozet community has consistently worked to protect Rt 250 from over development. During the past master plan review a whole section of development rights along Rt 250 were moved to be contiguous with the northern border of the growth area for the sole purpose of limiting development along Rt. 250. The community also supported the rezoning of the Watkins property, next to the Clover Lawn center, from residential to Light Industrial because it was felt the LI use would have less impact on Rt 250 and would generate less traffic. The protection of Rt. 250 is the very reason the commercial center for Old Trail is located in the center of development rather than along Rt 250. Finally, if you look at the pattern of the existing residential development along Rt 250, what you see is mostly large lot development including a new home being built on several acres directly adjacent to the proposed development. The only high density development, which is still lower in density than the proposed development is Cory Farm. While the community thought at the time that this density was too high, it did make some sense to allow the higher density since Cory Farm would be the southern terminus of the proposed Eastern Connector road between Rt. 240 and Rt 250 and was adjacent to the designated "center" at Clover Lawn. The Crozet Master plan calls for development to become less dense as it moves from a Center, which would mean that Adelaide should be less dense than Cory Farm. Finally, there is the issue of safety along the Rt. 250 corridor. I had the police department provide me accident data for the past 5 years and their data showed that between Harris Teeter and Western Albemarle HS there has been an average of one accident per month including the death of 2 pedestrians.

In conclusion here are my objections to the proposed Adelaide development:

1. The proposal does not conform to the Crozet Master plan, which calls for development to become less dense as you move away from a Center.
2. The proposal does not conform to the Crozet Master plan, which calls for the protection of Rt 250 from over development.
3. The proposal is inconsistent with the residential development pattern along Rt. 250.
4. There is a significant issue of safety along Rt. 250 as shown by the data provided by the Albemarle County Police Department.

Regards,
Tom

Timothy O'Loughlin
888 Summit View Lane
Charlottesville, VA 22903
434-242-8839

Megan Yaniglos
Principle Planner, Albemarle County
401 McIntire Rd.
North Wing
Charlottesville, VA 22902

12/22/2015

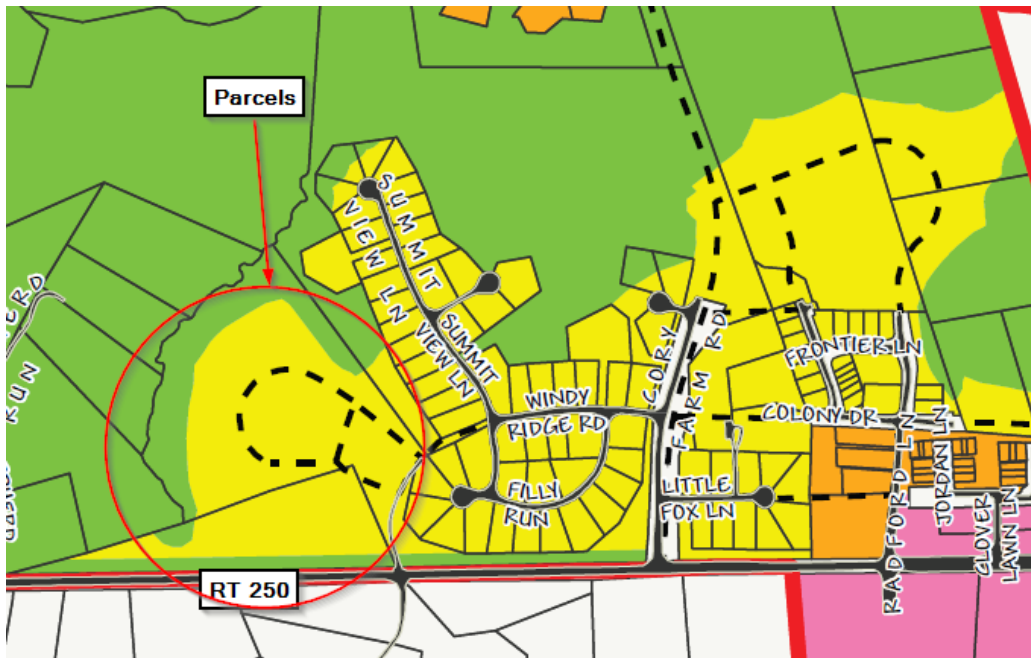
Dear Ms. Yaniglos,

My name is Tim O'Loughlin and I am a resident of the Cory Farm neighborhood in the Crozet area. I have become aware that an application for rezoning was submitted to your office on December 7, 2015 for parcels of which I am an abutter, and would like to take this opportunity to voice my opposition to the rezoning as currently structured. My current understanding of the request is as follows:

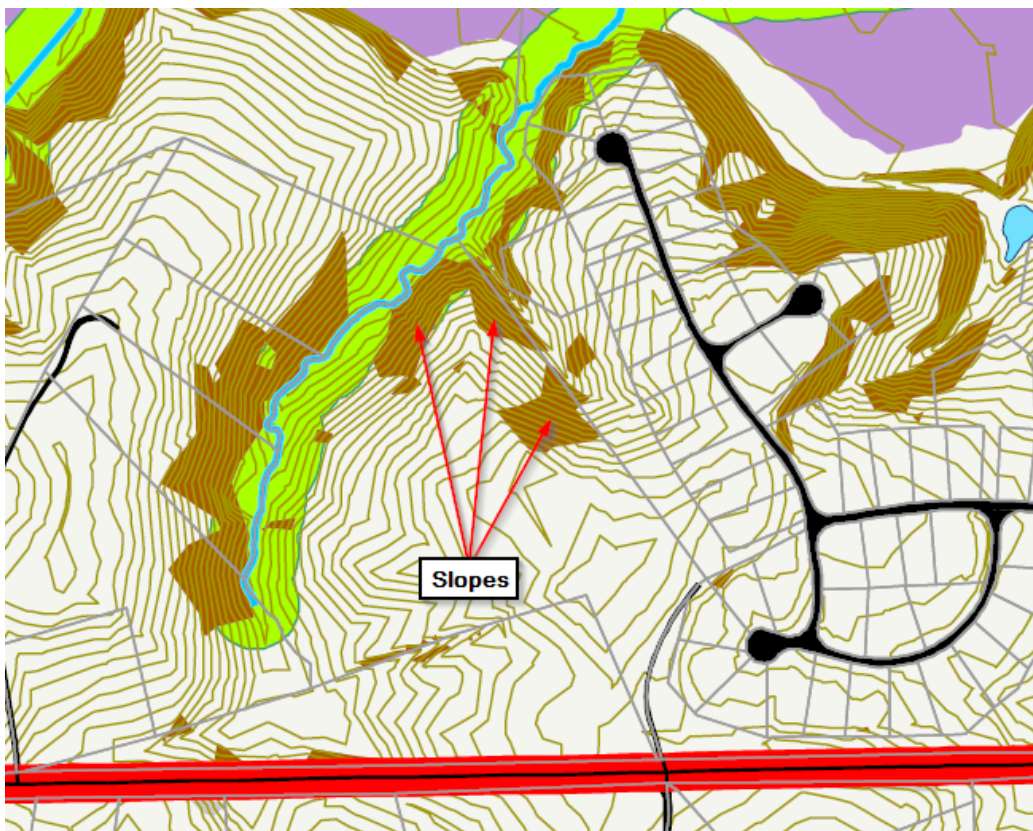
- The tax map numbers are 56-108A and 56-26A2 and the GPIN numbers are 428077907211 and 427774906566.
- The current zoning is R-1
- The requested zoning is R-6
- The developer's intention is to construct 100% townhouse and duplex style structures totaling 93 units.

As you are aware, these parcels are within the Crozet Master Plan and they are designated as "Neighborhood Density Residential". The definition of this classification as listed in the plan is; "This designation represents residential areas with a desired density of 3 – 6 residential units per acre. It also represents existing residential areas within or below this range. Housing in this area is primarily single-family detached with some single-family attached/townhouses."(Emphasis added). An objective examination of the proposal would show that a change to R-6 and 100% townhouses far exceed the planned density and desired neighborhood feel envisioned for the area.

As further evidence of the planner's original desire to keep this area as single family detached, I submit the excerpt from the master plan land use map below. As shown, the original intention was for these parcels to be part of the Cory Farm neighborhood and not have direct access to route 250. Further, it would be dangerous to add an intersection to route 250 in this area as there is limited visibility in both directions due to a rise in topography, the most recent example being a pedestrian fatality. (<http://www.newsplex.com/home/headlines/Person-Hit-By-Car-in-Crozet-200669761.html>)



In addition, a use of townhouses would increase the quantity of and concentrate impermeable surfaces and most likely increase burden on storm water management systems in the area which have recently had failures, and also direct flows along critical slopes between this property and Cory Farm, increasing erosion.



Lastly, in as far as how this development will affect me personally, when I moved to Cory Farm, it was after an exhaustive search to find a quiet lower density neighborhood. There were many alternatives to purchasing the home I did and I researched the surrounding zoning and available plans. At that time in 2012 it was plain to me that the parcels in question would be developed in the future and I believe the owner(s) should have the right to do so. However, I based my decision to buy on the fact that the County had taken the time and effort to designate what zoning changes would be allowed, and if those decisions and the principles used to determine them are not adhered to, I will certainly feel betrayed. In such a case, the planner's time, effort, and expense to the county would be wasted, and why have a plan at all? This proposed zoning change would certainly affect my property value and that of my neighbors negatively.

In closing, 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, would unfairly impact the property values of the abutters, and is not a good fit for the community or the overburdened school infrastructure. Although I look forward to welcoming new neighbors in the future, I ask you to please look unfavorably on the zoning change request as presently submitted.

Thank you for your time and best regards,

Timothy F O'Loughlin

Timothy O'Loughlin
888 Summit View Lane
Charlottesville, VA 22903
434-242-8839

Megan Yaniglos

From: George Guess <gguessmd@gmail.com>
Sent: Monday, December 28, 2015 11:27 AM
To: Megan Yaniglos; Ann Mallek
Subject: Adelaide project near Cory Farm

Hi,
I'm writing to express my concern about any consideration being given to rezoning the area around the proposed Adelaide project to allow for more concentrated housing development. Such dense zoning should be limited to town centers, Old Trail, etc. Adding so many homes with immediate access to the 250 by-way will both create excessive traffic congestion and spoil the aesthetics of the area.

As a Cory Farm resident, please limit this development to the density currently specified by statute.

thanks,
George Guess, MD
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Crozet, VA 22932
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**Crozet Community Advisory Committee ("CCAC")
Summary Comments on Proposed Adelaide Project Rezoning
February 17, 2016**

The CCAC offers the following comments to the Planning Commission ("PC") and the Board of Supervisors ("BOS") regarding the currently proposed rezoning associated with the proposed Adelaide development in the Crozet Growth Area of western Albemarle County:

1. The CCAC is concerned about traffic safety along this specific part of Route 250.
2. The proposed density is inconsistent with other development on this part of Route 250.
3. The Crozet Master Plan does not encourage this density of development at this location and the proposed density is not appropriate along Route 250.
4. We encourage development with single family detached homes at this location in accordance with the Crozet Master Plan.
5. Therefore we recommend denying this rezoning request.

A letter dated December 14, 2015 from the Cory Farm Homeowners Association and a petition circulated by the Association are attached.

I, David A. Stoner, do hereby certify that the foregoing was adopted by the Crozet Community Advisory Committee at its regular monthly meeting held February 17, 2016 by a motion made by Leslie Burns, seconded by John Savage. CCAC members present: David A. Stoner, Acting Chair; Mary Gallo, Acting Vice Chair; George W. Barlow, III, Secretary; Beth Bassett; Leslie Burns; Kim Connolly; Mary Gallo; Kim Guenther; Lisa Marshall; John McKeon; John Savage; and Brenda Plantz.

Signed:



David A. Stoner, Acting Chair
Crozet Community Advisory Committee



**CORY FARM
HOMEOWNERS
ASSOCIATION**

PO Box 526
Crozet, VA 22932-0526

Dec 14, 2015

Dear Crozet Community Advisory Committee (CCAC),

This letter is to inform you that the Cory Farm Homeowner Association (CFHOA) has authorized Tim O'Loughlin, a resident of Cory Farm, to represent the CFHOA Board of Directors at the CCAC Dec 16, 2015 meeting concerning Adelaide development rezoning.

Due to prior commitments, none of the CFHOA board members are able to attend the meeting. But, we want the CCAC to know that the Adelaide rezoning issue is very important to the CFHOA membership. Mr O'Loughlin will present our concerns and questions on the rezoning matter.

Some of the points and concerns of the board are:

- Traffic safety impact on Highway 250. With almost 100 new residences, the amount of traffic entering onto Highway 250 during critical times of the day may reach unsafe levels.
 - Dramatic increase of the already bad traffic congestion during critical school opening and closing times.
 - No safe view of westbound Highway 250 traffic.
 - Near impossible to safely cross Highway 250 to head eastbound.
 - Traffic signal may be needed at intersection for safety.
 - Traffic signal will more than likely cause more highway congestion.
- Environmental impact and costs from the almost 100 new residences from the concentrated R6 zoning:
 - Additional classrooms and associated personnel costs. Schools are at or near max capacity.
 - Additional burden on local sewer system and possible new lines needed.
 - Additional burden on water storm drain system and possible new lines needed.
 - Additional burden on water supply system and new lines needed.
 - Financial burden on county to bear infrastructure costs for 12-24 months before re-accessed property taxes are collected and can pay for the new costs.
- Impact to Cory Farm property values. Determined to be detrimental.
- Recommend that the newly appointed Natural Resources Manager, David Hannah, do an environmental impact study to determine the detrimental effects of having nearly 100 new residences on approximately 10 acres of build able land. As a note, when compared to Cory Farm there will be 50% more residences on approximately 1/3 the acreage. This dramatic increase in density will surely have an environmental impact.

If time constraints make it not possible to properly present our concerns and questions, we would like to have priority to do so at the next available CCAC meeting concerning this matter.

Best Regards,

Steve Walsworth
Cory Farm HOA Board President
walsworthsd@gmail.com
434-409-1118

Ron Pantuck
Cory Farm HOA Board Treasurer

Gary Koenig
Cory Farm HOA Board Secretary

Brad Grant
Cory Farm HOA Board Member at Large

Megan Yaniglos

From: Margaret Maliszewski
Sent: Friday, April 29, 2016 1:53 PM
To: Megan Yaniglos
Subject: FW: Concerns regarding Adelaide rezoning

From: guanyi lu [mailto:guanyilu@hotmail.com]
Sent: Friday, April 29, 2016 1:51 PM
To: Margaret Maliszewski <MMaliszewski@albemarle.org>
Cc: kprevete@yahoo.com
Subject: Concerns regarding Adelaide rezoning

Dear Albemarle County Architectural Review Board:

In Adelaide's revised plan, on page 5, the developer stated "Various meetings have been held with Crozet community leaders to identify potential issues for the development. No formal opposition has been identified." This is simple not true. The fact is that all the local residents were strongly against "Adelaide"s high density rezoing proposal at CCAC meetings, and the CCAC were having problem with it ,too.

Here are the major concerns regarding the *Entrance Corridor Issues only*:

1. Route 250 is the "major artery" in the area, but the traffic condition between the shopping center and Western Albemarle High School has become so dangerous that it gains a nickname " the suicidal lane". Traffic accidents happen almost every month. Several people already lost their life in the past few years. The proposed *entrance locates* right on the bottle neck of the current problematic section. Without extensive road improvement in advance, the result will be disastrous.

2. The proposed "Emergency Entrance" locates behind a blind spot of the slop road, the left turn vehicles can not see the on-coming westbound traffic. It would create hazardous situations, especially during an emergency. The proposed "Emergency Entrance" locates on the east side of Adelaide. Considering most of the traffic form Adelaide would be eastbound toward Charlottesville or the shopping center, how could the developer guarantee that the residents will not use it in non-emergency in the future.

We look forward to talk about other concerns regarding the Adelaide rezoing on public hearing.

Thank you very much for your time and efforts to build a better community!

Guanyi Lu
Cory Farm Resident

Megan Yaniglos

From: Margaret Maliszewski
Sent: Thursday, April 28, 2016 1:08 PM
To: Megan Yaniglos
Subject: FW: Adelaide project

From: Jay Reeves [mailto:reeves2271@gmail.com]
Sent: Thursday, April 28, 2016 12:31 PM
To: Margaret Maliszewski <MMaliszewski@albemarle.org>
Subject: Adelaide project

Ms. Maliszewski:

I am a resident in Cory Farm, near the proposed Adelaide project, and I am writing to express concerns about the proposed density and ask that they be shared at the ARB meeting on May 2nd.

I am very concerned about the increased vehicular traffic and related safety concerns that will result from R6 zoning for the proposed project. I would only support much lower density, and certainly nothing greater than R3 at this location. Especially during prime commuting hours, there is already significant congestion and a high rate of car accidents along Rt. 250 between the Blue Ridge Shopping Center and I-64. Two deaths from cars hitting pedestrians have occurred within a half mile of the shopping center.

I believe many in this area share the belief that any further development along this Entrance Corridor and Scenic Byway should be low density, preferably R1 or R2. I believe higher density developments are better placed along Rt. 240 and closer to downtown Crozet.

Thank you,
Jay Reeves