

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



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12/22/2015

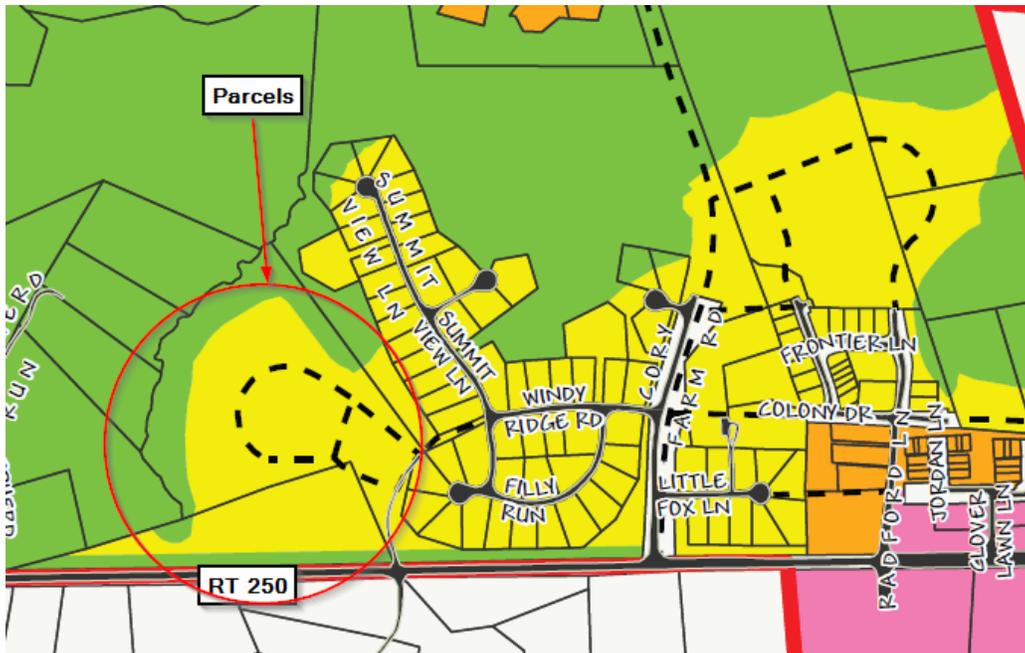
Dear Ms. Yaniglos,

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:

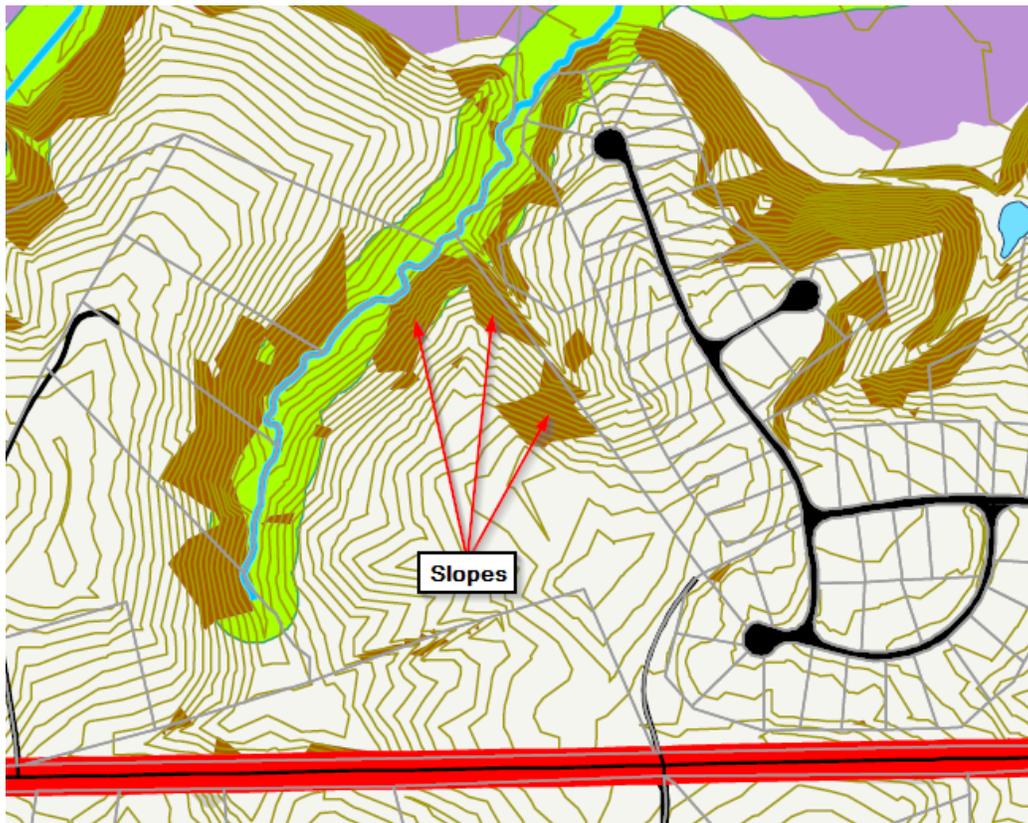
- The tax map numbers are 56-108A and 56-26A2 and the GPIN numbers are 428077907211 and 427774906566.
- The current zoning is R-1
- The requested zoning is R-6
- The developer's intention is to construct 100% townhouse and duplex style structures totaling 93 units.

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

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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,

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