



**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,

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