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888 Summit View Lane  
Charlottesville, VA 22903  
434-242-8839

Amelia McCulley  
Director of Zoning Albemarle County  
401 McIntire Rd.  
North Wing  
Charlottesville, VA 22902

12/7/2015

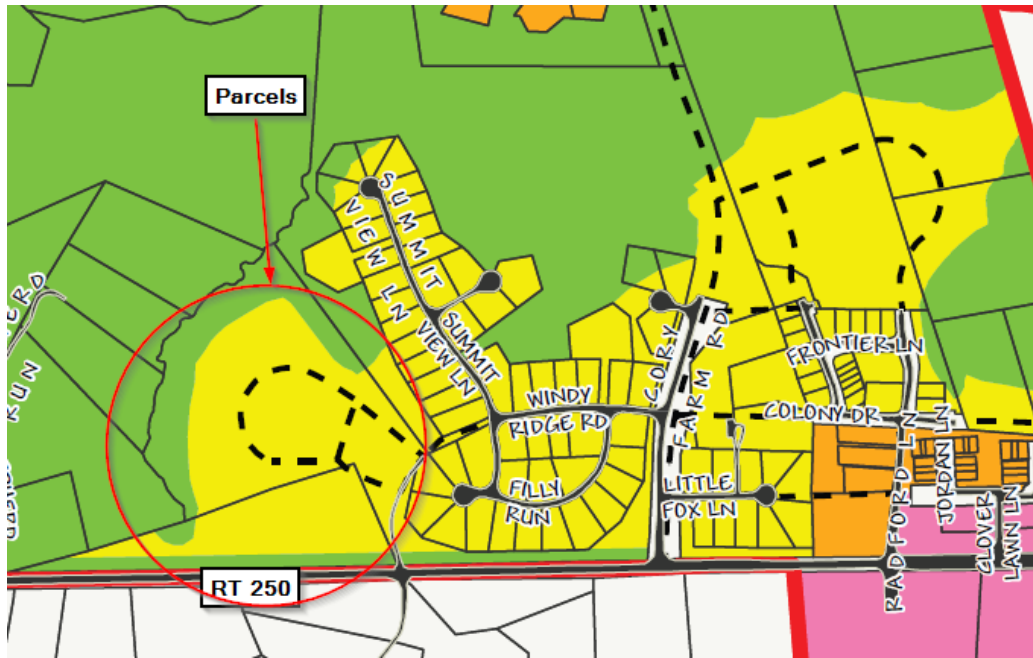
**Dear Ms. McCulley,**

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 will be submitted to your office today 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:

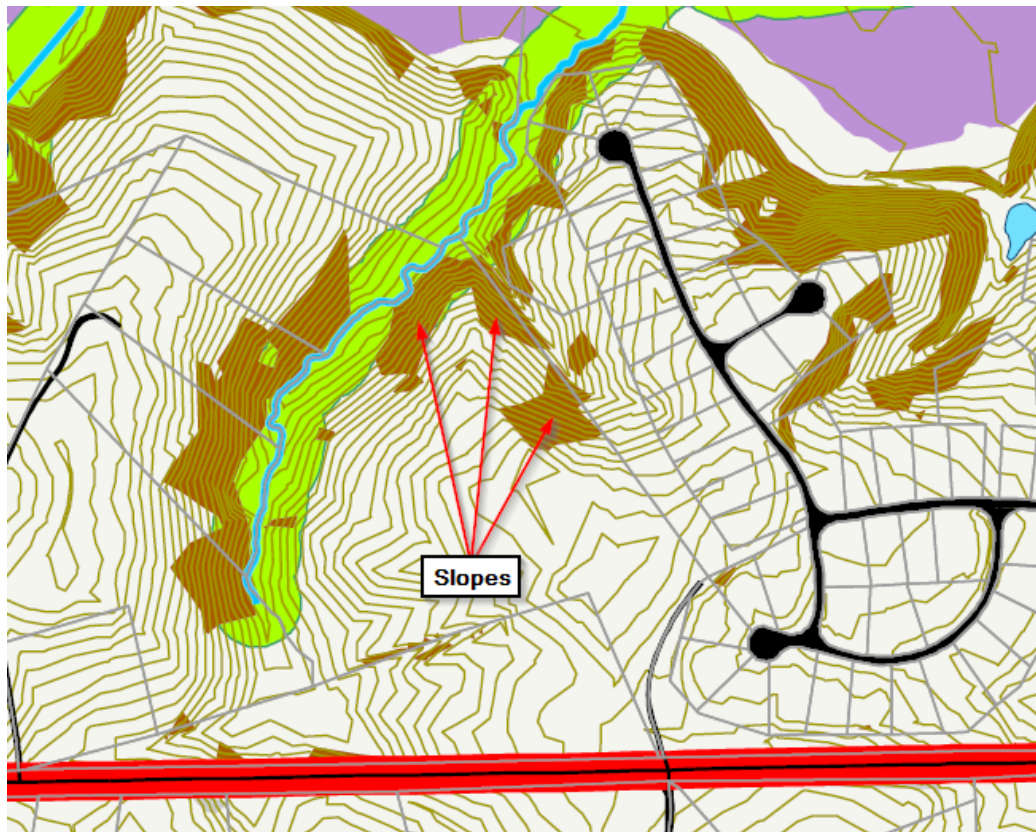
- The tax map numbers are 56-108A and 56-26A2 and the GPIN numbers are 428077907211 and 427774906566.
- The current zoning is R-1
- The requested zoning is R-6
- The developer's intention is to construct 100% townhouse and duplex style structures totaling 93 units.

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 O'Loughlin  
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