

**Crozet Community Advisory Committee (“CCAC”)
Resolution on Proposed Adelaide Project Rezoning ZMA201500008
May 5, 2016**

WHEREAS, Adelaide-C-Ville has submitted an application for rezoning associated with the Adelaide Project on December 7, 2015;

WHEREAS, the CCAC on February 17, 2016 met and passed a resolution containing comments on the original application, as input to the February 23, 2016 Planning Commission work session on the project;

WHEREAS, the developer has amended their application and refiled on March 7, 2016, and now seeks to bring it before the Planning Commission for review;

WHEREAS, the Crozet Community Advisory Council (“CCAC”) has reviewed this revised application and related documents, heard presentations from Adelaide representatives, reviewed county staff report, and received input from Crozet and County residents, and wishes to provide input to the Albemarle County Planning Commission (“PC”) and the Board of Supervisors (“BOS”);

BE IT RESOLVED, that the Crozet Community Advisory Committee opposes the current rezoning due to nonconformity to the Crozet Master Plan and 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:

1. Traffic/Safety – The CCAC remains concerned about traffic and pedestrian safety on this stretch of Rte 250. Since the entrances/exits for Adelaide are on Rte 250, it will add a significant amount of vehicular traffic on a portion of Rte 250 already congested particularly during school opening and closing times. The CCAC is concerned about improving pedestrian safety in this area.
2. Density - The Master Plan calls for reduced density in areas away from town centers (pg 21), new development to be in keeping with existing neighborhoods (pg 7), and less development along route 250 because it is a Scenic Byway (pg 12, 30, 32-33) and because it is a fringe area (32-33). The CCAC feels that even the revised density is too high and should be lower, given its location.

IN SUMMARY, the two above issues indicate that the proposed rezoning for the present version of the development does not adhere sufficiently to the Crozet Master Plan, therefore we oppose the rezoning as currently proposed.

I, David Stoner, do hereby certify that the foregoing is a true correct copy of the resolution adopted unanimously by the Crozet Community Advisory Committee at a special meeting held May 5, 2016 by a motion made by Martin Violette and seconded by John Savage. CCAC Members present: David Stoner, Chair; Leslie Burns, Acting Secretary; Alice Lucan, Mary Gallo, Dean Eliason, John Savage, James King, Kostat Alibertis, Jon McKeon. Members absent: Alice Marshall, Mike Kunkel, Beth Bassett, Kim Guenther, Phil Best.



David A. Stoner
CCAC Chair