Syd Shoaf

From: Taryn Price <taryn.price@gmail.com>
Sent: Tuesday, November 11, 2025 4:09 PM
To: Syd Shoaf
Cc: Julianne Price; Rebecca Ragsdale
Subject: Re: ZMA-2025-00007 Windy Knoll - Project Update
Attachments: 20251111_ Price objections to ZMA 2025-00007.pdf

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Hi Syd,

I've attached our response to the newest version of the applicant's proposal.

Thanks for including our feedback!

-Taryn

On Mon, Nov 10, 2025 at 10:23 AM Syd Shoaf <sshoaf@albemarle.org> wrote:

> Good morning, Julianne,
>
> My initial email indicated that review comments would be available by Friday, November 14. Reviews were complete last Friday, so comments were sent out then. I am sorry for the confusion.
>
> It is not too late to send comments at all. Anything you send to me will be forwarded to the applicant, uploaded to the application's documents, and then will be an attachment in my staff report should this application proceed to a Planning Commission and/or Board of Supervisors public hearing.
>
> The applicant may re-submit again – they will need to provide me a decision on how they would like to proceed by this Friday. Regardless, I recommend providing comments as soon as you can for this version of the application in the event they revise it.
>
> Thank you,

Syd Shoaf

Senior Planner II

Community Development Department

Albemarle County

sshoaf@albemarle.org

434-296-5832 ext. 3902

401 McIntire Road, Charlottesville, VA 22902

From: Julianne Price <julianne.k.price@gmail.com>
Sent: Monday, November 10, 2025 9:58 AM
To: Syd Shoaf <sshoaf@albemarle.org>
Cc: Taryn Price <Tarynprice@gmail.com>; Rebecca Ragsdale <rragsdale@albemarle.org>
Subject: Re: ZMA-2025-00007 Windy Knoll - Project Update

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Hi Syd and Rebecca,

Based on this email from 10/7, we had expected that the latest review comments would come out 11/14, and we were planning to send you some additional written comments for inclusion today based on the revised proposal. I saw this morning, however, that a County review was uploaded 11/7. While I understand that you have heard our concerns, my understanding is that written comments from community members would be included in the application should it move forward to the CPC and Board of Supervisors.

If that is the case, is there still an opportunity for us to submit written public comments for this amended proposal, given that it appears likely the applicant will resubmit again? If so, we would very much appreciate knowing the date by which you need such comments.

Thanks,
Julianne

On Tue, Oct 7, 2025 at 2:46 PM Syd Shoaf <sshoaf@albemarle.org> wrote:

> Good afternoon,
>
> You are receiving this email because you have attended a community meeting, have provided public input, or signed up for the interest parties list for ZMA-2025-00007 Windy Knoll.
>
> The applicant for this project has submitted revised materials to the County for review. The revised materials can be accessed through this link and are dated with 2025-10-06.
>
> Review is ongoing by staff and review comments will be available by Friday, November 14, 2025.
>
> I will email the interested parties list once there is another update. If you have any questions, please reach out to me directly.
>
> Thank you,
>
> **Syd Shoaf**
>
> Senior Planner II
>
> Community Development Department
>
> Albemarle County
>
> sshoaf@albemarle.org
>
> 434-296-5832 ext. 3902
>
> 401 McIntire Road, Charlottesville, VA 22902

November 10, 2025

We, the property owners of 330 Windy Knoll Lane, object to the rezoning and development proposed in ZMA 2025-00007. While the amended application's proposed density of four single family homes on the south side adjacent to Windy Knoll Lane is reasonable and consistent with the surrounding area, the proposal of up to 14 townhomes on the north side is not.

The 2021 Crozet Master Plan's Land Use Guiding Principles include "Goal 2: Support existing neighborhoods and the historic context of Crozet through ensuring that new and infill development is compatible in design and scale with existing neighborhood fabric… ii… to allow appropriate infill and redevelopment within Downtown neighborhoods while supporting residents' desires for neighborhood preservation" (p. 26). The applicant's proposal is not compatible in design or scale with the property at 330 Windy Knoll Lane, the Cory Farm neighborhood, or the single family homes in Liberty Hall adjacent to the proposed townhomes. It directly and dramatically contradicts residents' desires for neighborhood preservation.

Although questions regarding our easement (access to Little Fox Lane) in the first proposal no longer apply, many of our original comments dated 6/26/25 expressing concerns related to the initial application remain. They are publicly available at the end of the County's reviews to date. We hope reviewers will consider them and the photographs that provide additional context. Our objections to the revised application include:

<u>Following the Spirit of the Rezoning vs. Letter of the Rezoning</u>

The applicant proposes to take 3 acres, currently zoned R1, that form a C shape around our R1 acre property and rezone it to R6. They claim an R6 rezoning is appropriate as a "cluster subdivision," despite the fact that one acre will potentially have up to 14 townhomes. We understand this is *mathematically* R6 = (4 single family homes + 14 townhomes) / 3 acres. **However, is 14 townhomes on < 1 acre directly abutting single family homes truly what the Master Plan meant when it recommended Neighborhood Residential Development for this property?**

These three acres are not proposed as a contiguous neighborhood. There is no connecting path between the single family homes and the townhomes and no other unifying element – and our property stands between them. To claim that this property can be R6 because of a mathematical average, but effectively build 14 units on a stand-alone acre, seems very inconsistent with the spirit behind the zoning designation.

Even the Master Plan's Goal 3, section B regarding infill developments with "higher than recommended density" provides that such developments should be "walkable to centers or schools" and be "appropriately scaled to the surrounding neighborhood" (p. 27). These proposed townhomes are neither.

330 Windy Knoll Lane Property Considerations

- Our property and privacy are very important to us, and we will not permit the access of any construction equipment or crew to our property if required to complete the proposed development plan. Given that the building envelope on the concept plan goes up to our property line, we are concerned about damage to our property from construction.

- The dense townhomes on the north part of the property have extraordinarily tiny yards. There is extremely limited usable green space for those residents; the larger green space marked on the concept plan is sloped and culminates in a storm water management area. This results in virtually no natural place for residents' children to play outside – except for our private, large, unfenced yard, just a few feet away from the townhomes.

- We purchased 330 Windy Knoll Lane in 2018 because of its uninterrupted mountain views and the limited development of the surrounding 3 acres. We believe we did our due diligence prior to purchasing the property and verified that, at the time of purchase, the surrounding properties were zoned R1 and we had no information suggesting future development around us of this density.

- When we bought our home, Mike and Martha Herring lived at 325 Windy Knoll Lane; the home at 320 was abandoned. Their 3 acres and our 1 acre were previously all family land owned by these long-time Crozet residents and landowners. **How is it permissible for us to buy a R1 home, surrounded by R1 property with 2 neighbors and an abundance of wildlife, and end up being surrounded on 3 sides by an estimated 47+ new neighbors?** The additional noise, traffic, and lights with so many units will cause substantial changes to quality of life for us and the neighbors bordering this property.
    - We ask that county officials consider what message it sends to property owners in Crozet if any small acreage of R1 land surrounding an R1 property can be rezoned to a density of R6 with 14 units on one acre directly abutting our home and garden. For us, it certainly undermines our confidence that we can safely buy property in Albemarle County without the threat of such a drastic change in the surrounding population density and landscape.

- The applicant's proposal places a townhome in front of our house. Although the revised proposal impacts our view somewhat less than the original, **implementation of the**

concept map building area will still dramatically impact our mountain view. While it is impossible to put a value on the emotional impact of this loss, we ask you to consider the expected decrease in our property value, as the gorgeous mountain views and private feeling are key features of this property and the reason why we purchased it. Photos are attached in our 06/25/25 comments.

Environmental Concerns

- We detailed multiple environmental concerns in our original written public comments dated 6/25/2025 and included with the County's review. They largely remain and thus will not be repeated in full here, and focus principally on **problems with stormwater management and impact to the native vegetation and wildlife** that have made their homes on this property for generations.

Community Considerations

- Maps included in the proposal show various zoning densities surrounding the property. The reality is that fencing, greenscaping, and the layout of the actual property really create the feeling that the 4 acres on Windy Knoll are a part of the Cory Farm neighborhood – they are all on a hill facing Cory Farm and are currently accessed through the neighborhood. Of the proposed 18 units, only 2 homes will not be accessed through Cory Farm.
    - Cory Farm is technically zoned R4 but was built to an actual density of R1. The proposed 12-14 townhomes on one acre is *extremely inconsistent* with the surrounding neighborhood.

- Additional community concerns were detailed in our original comments, but it bears repeating: the new proposal estimates 47 residents, including 2 elementary aged children, 1 middle schooler, and 3 high schoolers for a total of 6 additional public school students from 18 units. This seems like an extremely low estimate for new students given the way Crozet and its school system attracts families. We recognize the applicant relies on the county's own calculations for this, but we believe it is divorced from reality.
    - There is no safe walkable path to the local schools. Given overcrowding at WAHS, a community already struggling with traffic, lack of sidewalks, and ACPS bus limitations, *it seems irresponsible to add more higher density housing without the necessary infrastructure to support additional residents, students, and traffic.*

- We recognize that townhomes in nearby Liberty Hall and Clover Lawn have similarly small yards. However, they have communal neighborhood playspaces and playgrounds. This proposed development does not. *There is also no publicly available park or*

playground that is walkable or bikeable from the development. **Does the county support housing of this density without providing appropriate access to outdoor playspace for the health and safety of its residents' children?**

- Without meaningful yards or communal greenspace, townhome residents would also likely use the playground in Liberty Hall and the common area in Cory Farm, increasing the usage burden on surrounding neighborhoods without offering any amenities in return.

- How will the 14 townhomes accommodate parking for visitors? There appears to be insufficient parking should residents have guests. While some vehicles could physically fit at the end of Cory Farm Road, that certainly impacts the traffic in the neighborhood, and once the Eastern Avenue Connector road is built, parking alongside that road will not be an option. It will only take one birthday party for there to be a parking problem.

- We are aware of significant concerns from our Cory Farm and Liberty Hall neighbors regarding: already overburdened storm water management systems; easement issues related to the potential construction of a private road serving so many units across Cory Farm HOA property; and a discrepancy in the placement of the Eastern Ave Connector VDOT easement on the applicant's concept map compared to the easement records and concept map, which impacts the SWM pond and placement of at least one townhome. We hope reviewers will give due diligence to the problems they raise.

We invite County reviewers, Crozet Planning Commission, and Board of Supervisors officials to visit our property as the proposal moves forward to better understand the layout of the surrounding property and its implications for our family, our neighbors, and our community.

Thank you for your thoughtful consideration.

Sincerely,

Julianne and Taryn Price
330 Windy Knoll Lane
Charlottesville, VA 22903

Syd Shoaf

From: Phillip Wade <pwade22@gmail.com>
Sent: Thursday, October 9, 2025 1:18 AM
To: Syd Shoaf
Subject: Re: ZMA-2025-00007 Windy Knoll - Project Update

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hi Syd -

It is sad we have to do this...AGAIN. A 4th rezoning attempt connected to my R1 neighborhood. I am against this rezoning or any rezoning, until the infrastructure (i.e. Eastern Ave connector bridge) is completed.

Until then, the roads are already bad here, we have sinkholes to deal with first and let's be truthful... 14 units on an acre is not really even R6. They combined 3 lots, but then put most of the development in one of the parcels that is about an acre. This is not OK.

If rezoning is approved. My family will certainly move and Crozet will never get another cent of taxes from me. Furthermore, I may also take legal action against Crozet and the County for negatively impacting the value of my property with their updated "Master Plan" (updated after I bought under a Master Plan showing this area was not for future development), as well as damages caused by the stress of continued rezoning attempts, that were not ceased after the first, when it was clearly determined that Eastern Ave was needed before any further rezoning here should even be considered.

The updated "Master Plan" is far from masterful, if outside developers can torment a neighborhood until actual residents of Crozet feel it necessary to move. Four rezoning attempts (3 directly across the street from my house) in under 7 years is wild. Stop doing this. Stop allowing this. Decline the request. Change the language in the Master Plan, so that we can all stop wasting time and money. It is negligent on the part of the Crozet and Albemarle County to continue to allow this onslaught.

Phil Wade

On Tue, Oct 7, 2025, 2:46 PM Syd Shoaf <sshoaf@albemarle.org> wrote:

> Good afternoon,
>
> You are receiving this email because you have attended a community meeting, have provided public input, or signed up for the interest parties list for ZMA-2025-00007 Windy Knoll.

The applicant for this project has submitted revised materials to the County for review. The revised materials can be accessed through this link and are dated with 2025-10-06.

Review is ongoing by staff and review comments will be available by Friday, November 14, 2025.

I will email the interested parties list once there is another update. If you have any questions, please reach out to me directly.

Thank you,

Syd Shoaf

Senior Planner II

Community Development Department

Albemarle County

sshoaf@albemarle.org

434-296-5832 ext. 3902

401 McIntire Road, Charlottesville, VA 22902

Syd Shoaf

From: Julianne Price <julianne.k.price@gmail.com>
Sent: Wednesday, July 2, 2025 12:25 PM
To: Syd Shoaf
Subject: correction to our public comments ZMA2025-0007

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Price Objections to ZMA 2025-00007.pdf

Hi Syd,

I realized today that I wrote "diameter" instead of "circumference" in reference to one of the trees I noted in our public comment doc. If it has not been officially added to anything yet and can be updated, I have attached the corrected version below with that one small change.

Thanks
Julianne Price

June 26, 2025

We, the property owners of 330 Windy Knoll Lane, object to the rezoning and development proposed in ZMA 2025-00007.

The resulting C-shaped property that the applicant proposes to rezone from R1 to R10 surrounds our existing R1 property on 3 sides and significantly impacts our easement, view, and privacy. The property in question contains steep slopes, stormwater run-off problems, a diverse variety of mature trees and native plants and animals, and other constraints that make the clear-cutting and building of 22 townhomes and two roads problematic both logistically and environmentally. The current proposal increases the burden to surrounding neighborhoods and schools without offering any amenities. We believe it is ill-suited for any higher density development, and we emphatically object to the current proposal. Our concerns are detailed below, with photos attached at the end to provide additional visual context for the property.

330 Windy Knoll Lane Property Integrity

Easement: We have an easement granting "right of way for ingress and egress and for the installation and maintenance of utilities of any nature over the property now or formerly of Marie B. Herring and others".

- We have multiple utilities that serve our home (water, electricity, internet) and that run through the easement property. We are concerned about potential disruptions or damage to our utility lines given the scale of proposed construction.

- Per VDOT's letter dated June 4, 2025 to Syd Shoaf and the Department of Community Development, VDOT requests removal of vehicle access to Windy Knoll Lane should the applicant's proposal be accepted (or upgrading the drive to commercial entrance dimensions, which is likely impossible). We object to the removal of Windy Knoll Lane.
    - We have lived at 330 Windy Knoll Lane for 7 years and have a personal attachment to the address and road, including time and monetary investment in paving and maintaining part of the easement drive.
    - There is a significant inconvenience and time burden involved for us should we be required to change our address as a result of the removal of Windy Knoll Lane.
    - Removal of Windy Knoll Lane would substantially change our access to the Cory Farm neighborhood, which has welcomed our family as a de facto member. We have close relationships with many of our neighbors and object to changes in our current access to the neighborhood of any kind.

- On multiple occasions, past construction work (including the recent demolition of 320 Windy Knoll Lane) has blocked our access in and out of our one lane private drive. We are concerned about heavy construction equipment utilizing, damaging, and/or blocking this single-lane drive, given both the expected inconvenience and the potential impediment in an emergency.

- Windy Knoll Lane cannot be widened to become two lanes or meet public road standards. The easement cannot support the width of a two lane road, and the terrain is not conducive to an expansion. The current drive is perfectly adequate to support three homes, as currently zoned, at 320, 325, and 330 Windy Knoll Lane.

- We are looking into additional considerations related to the easement and the proposal's impact.

Privacy and Property Integrity

- The plan as proposed does not seem to include any kind of pedestrian access connecting the two sections of the intended Windy Knoll neighborhood. The current property includes a steep hill, and the proposed central "green space" is effectively a runoff ditch with a culvert; it is marked "SWM facility" in other submitted documents, which were not displayed at the community meeting or provided to residents via mail. We anticipate that residents will want to connect to neighbors on the other side of the development. Because our property is in the middle of the proposed neighborhood, and given the absence of a clear property boundary and the absence of a connector path, we expect that residents will cut through our unfenced private property, intentionally or unintentionally.
    - Estimates for a privacy fence to form a boundary between our property, 330 Windy Knoll, and the proposed development from two reputable fencing companies range from $37,505 to $75,505 (estimates can be provided upon request). This is a significant and unrealistic financial burden for our family.

- Our property and privacy are really important to us, and we are not interested in supporting the access of any construction equipment or crew to our property if required to complete the proposed development plan.

Property Value

- We purchased 330 Windy Knoll Lane in 2018 because of its uninterrupted mountain views and the limited development of the surrounding 3 acres. We believe we did our due diligence prior to purchasing the property and verified that, at the time of purchase, the

Crozet Master Plan designated our property and the properties in question at 320 and 325 Windy Knoll Lane as R1 Residential.

- We ask that county officials consider what message it sends to property owners in Crozet if any small acreage of R1 land surrounding an R1 property can be rezoned to a density of R10. For us, it certainly undermines our confidence that we can safely buy property in Albemarle County without the threat of such a drastic change in the surrounding population density and landscape.

- The applicant's proposal places a townhome directly in front of our home. It will certainly block our mountain view. While it is impossible to put a value on the emotional impact of this loss, we ask you to consider the expected decrease in our property value, as the gorgeous mountain views and private feeling are a key feature of this property.

- As is, this proposal to R10 would allow for buildings up to 65 feet to surround our property on 3 sides. This is *vastly* different from R1-R6, which have a maximum height of 35 feet. No height restrictions are listed in the current proffer.

Environmental Concerns

Stormwater management:

- The proposal does not detail a plan for a stormwater management system. We strongly object to a potential retention pond due to concerns about increase in mosquitoes and safety of neighborhood children, including our own.

- In one of the concept maps, the central area in front of 330 Windy Knoll Lane and between two proposed townhomes is labeled an "open space" marked in green. In reality, this portion of the property is at the bottom of the hill, which is steep in places, with a low spot for stormwater drainage and includes a large culvert. This "green space" is a drainage area, not an amenity. This area floods during intense storms, such as the one on September 27, 2024. Although heavy rains are largely absorbed by current vegetation, in/around September of 2024 the property owner had recently cleared a significant amount of vegetation on the hill north of the house at 325 Windy Knoll Lane. Water poured down the muddy hill in a virtual river during a flash flood and pooled at the bottom of the hill.

- Multiple neighbors bordering 325 Windy Knoll Lane, on both Little Fox Lane and in the Liberty Hall neighborhood, have reported significant problems related to stormwater

runoff, including sinkholes, which would undoubtedly worsen during clear cutting, soil compaction, construction, and the substantial addition of impermeable pavement and buildings after the proposed construction.

Wildlife and Vegetation:

- Our property and the surrounding 3 acres owned by Mr. Carrington are frequented by a wide variety of native animals. At the CAC meeting on 6/11/25, the applicant stated that the current plan does not preserve *any* of the vegetation on the 3 acres in question. The complete destruction of this small but valuable ecosystem along with the addition of higher density housing, will impact a multitude of native animals, which we have personally witnessed living on or traveling through the property, including:
    - Black bear, white tailed deer, red fox, possums, racoon, coyote, mink, rabbits, groundhogs, squirrels, skunks, mice and voles, bats, tree frogs and other frogs, toads, box turtles, multiple types of snakes, skinks, owls, red shouldered hawks, hummingbirds, and a large and diverse variety of song birds.
    - There is a den of red foxes, who return yearly to raise their kits on the edge of 325 Windy Knoll Lane.
    - The field and woods have also provided a critical habitat for native plants and insects, including: monarchs, swallowtail butterflies, hummingbird moths, native bees such as the green sweat bee and the blue orchard bee (a native bee that may be in decline*), and a gorgeous population of fireflies. While there are certainly invasive plants and trees whose removal we welcome, there is also a tremendous variety of native plants and trees on the property which support local wildlife and insects. These natives include, but are not limited to: Milkweed, dogbane, wingstem, goldenrod, spiderwort, native iris, blackberry, viburnum, elderberry, ironweed, dogwood, hickory, redbud, maple, oak, black cherry, eastern red cedars, tulip poplars, black walnut, and hackberry trees.

- The applicant's stated intention of clear-cutting of the property is, to us, unconscionable. Many of the existing mature trees could be preserved with thoughtful construction of homes *as the property is currently zoned*.
    - There are two extraordinarily old, huge maple trees on 320 Windy Knoll. Multiple other very mature trees on the property include Tulip poplar, maple, eastern red cedars, and junipers.
    - There are multiple truly gorgeous, old cherry trees, including a grove of three stunning trees on 320 and at least three on 325.
    - Other well established flowering trees and mature bushes, including dogwood, lilac, rhododendron, and rose of sharon would be an unfortunate aesthetic loss under the current proposal.

- Many mature trees are partly on/over our property line, especially on the south side of 330 Windy Knoll, and should not be cut down without further discussion.

Community Considerations

- The applicant claims in their narrative that the proposed rezoning is consistent with the Liberty Hall and Clover Lawn neighborhoods. It is not, however, consistent with the Cory Farm Neighborhood or the Crozet Master Plan.
  - Maps included in the proposal show various densities surrounding the property. The reality is that fencing, greenscaping, and the layout of the actual property really create the feeling that the 4 acres are a part of the Cory Farm neighborhood – they are all on a hill facing Cory Farm and are currently accessed through Cory Farm and look out over the neighborhood.
  - Cory Farm is technically zoned R4 but was built to an actual density of R1. The proposed 7 units per acre and R10 zoning is *extremely inconsistent* with the surrounding neighborhood and our own property in the middle of the proposed development.

- Even if the County were to approve rezoning at a higher density than R1, the proposed rezoning to R10, with a proffered R7 density, is inconsistent with the Crozet Master Plan's recommendation for R3-6 Neighborhood Residential Density.

- The proposed development includes no community amenities or significant and usable green spaces, but it is surrounded by neighborhoods that do, including Cory Farm's extensive common area and trail system and Liberty Hall's playground. It is reasonable to assume that the many residents of the new 22 townhomes would also utilize these spaces, adding significant unintended traffic and usage burden to the surrounding neighborhoods.

- The narrative estimates a total of 8 additional children, including 2 elementary students, to the local public school system. This estimate, though it may be generated by a county estimating tool, is inconsistent with the reality that Crozet attracts many families, especially those with young children, because of its excellent public schools.
  - Recognizing that single family homes and townhouses are not the same, we nonetheless calculated the number of children attending Brownsville Elementary School from the Cory Farm neighborhood. By our calculation, and excluding our own children, the ratio of Brownsville students to homes within the Cory Farm neighborhood is greater than 1:3. We believe an estimate of approximately 8 additional children to the Brownsville student body alone (not 2) - and significantly more to Henley and Western - is a more reasonable estimate.

    - Due to an ongoing bus driver shortage for ACPS, and a complete absence of sidewalks connecting the neighborhoods to the local schools that would allow for a walkable school route, the proposed development would only increase the burden on an already taxed ACPS transportation department.
        - Before the beginning of the 2024-2025 school year, our neighborhood bus riders were informed that they would not have public transportation to school. Although that ultimately changed in time for the start of school, it was clearly communicated that this neighborhood, rightly, is not a priority for limited ACPS bus routes and may not be served in the event of additional bus driver shortages and increased rider demand. A lack of bus service would only worsen the already extremely heavy congestion on Rockfish Gap Turnpike during school drop off/pick up hours as parents drive their students to school.

- We, as well as other residents of Little Fox Lane and Cory Farm Road/Glenview Court, were attracted to our properties in part because they are on quiet, safe cul-de-sacs with minimal traffic. They are the type of streets that allow for us to let our young children safely ride bikes and scooters in the sidewalk-less street and walk alone to their neighboring friends' homes without the stress of frequent traffic. The current status of these neighborhood roads will be dramatically altered by the addition of 22 new units. We ask you to consider the impact on the existing neighborhood and families.

TL;DR We hope that the Albemarle County Community Development Office and any other county officials involved in the decision making process will give due consideration to our multitude of concerns about the value and integrity of our personal property, environmental destruction, storm water management problems, and increased neighborhood/community burdens that would result if this proposed rezoning and development is not rejected.

Thank you for your thoughtful consideration.

Sincerely,

Julianne and Taryn Price
330 Windy Knoll Lane
Charlottesville, VA 22903

*UVA Research Team Hunts Down Exotic Mason Bees and To Be or Not to Be: A Mason Bee Monitoring Project Observes Virginia's Native Bees



View from 330 Windy Knoll Lane that overlooks part of 325 Windy Knoll Ln and Cory Farm Road/Glenview Court.



View from 330 Windy Knoll Lane overlooking part of 325 Windy Knoll Lane. In the proposed development, there would be two townhomes in this space (one on the slope to the left, and one on the slope to the right). Note this photo does not provide a great reference of the true grade of the property.



We installed these large windows in 2020 to enjoy the beautiful mountain view. If the plan is approved, we would look out our dining room window directly at a townhome.



If approved, the view from this lower part of our property would be blocked by a townhome. The tall grass marks the approximate property line between 330 and 325 Windy Knoll Lane.



This image provides a visual of the grade from the top of Windy Knoll toward the drainage area and culvert next to Cory Farm Road.



Huge Silver Maple Trees, a native VA tree, on 320 Windy Knoll Lane. It is hard to convey the scale, but if I wrapped my arms around the trunk my hands would not even be close to meeting. I estimate a circumference of >10 feet.



Mature Juniper and Tulip Poplar trees on the proposed development site.



Windy Knoll Lane, a single-lane private drive connecting to Little Fox Lane and the Cory Farm Neighborhood.



Three mature cherry trees on 320 Windy Knoll Ln.. The proposal would cut these trees and put a road/parking here.



Mature cherry tree on 325 Windy Knoll Ln. The applicant’s stated plan is to cut down all trees, including this one.



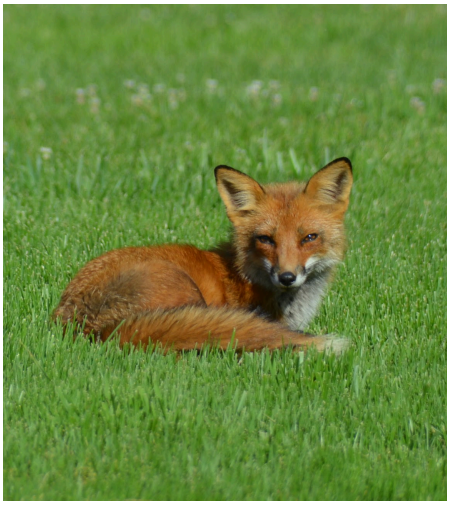
Black bear crossing from 320 Windy Knoll Lane, across 330 Windy Knoll Lane, and into the woods at 325 Windy Knoll Lane.



Black bear resting in the heat at 325 Windy Knoll Lane (and surprising Julianne on a walk down to our mailbox).



Black bear crossing from 330 Windy Knoll Lane into 325 Windy Knoll Lane. In past years we have seen up to two cubs at a time with their mother crossing the property. (photos taken from a safe distance or from security cameras)



Red Fox parents and kits from the den on 325 Windy Knoll Lane. We took these photos from 330 Windy Knoll Lane as they played and traveled between 325 and 330 Windy Knoll Lane. This year there were at least 5 kits.

Syd Shoaf

From: binyong liang <binyong@gmail.com>
Sent: Friday, June 27, 2025 12:39 PM
To: Syd Shoaf
Subject: my concerns about the new development at Windy Knoll

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Syd,

This is Binyong, I live in the Cory Farm community. I am writing today to voice my concerns about the new development that was proposed at Windy Knoll.

The proposed rezoning of the three lots to R-10 will create a number of problems for residents nearby, and will also have a massive impact on nearby wildlives and landscapes. First of all, traffic congestion at the exit of Cory Farm to route 250 is already pretty problematic, especially at the peak hour. I cannot imagine the impact of this additional 22 units will add to the current situation. There were a number of traffic tragedies that happened at this stretch of highway in recent years, the rezoning, and subsequent influx of additional residents can only exacerbate this problem.
Nearby communities already have a lot of pressure on the ground runoffs, erosion of nearby landscape is very visible right now. This relatively high density housing will only make things much worse. I have no idea what types of controls or remediation plans that developers of Windy Knoll will provide. Welfare and quality of lives of people who are already here should be considered and valued.

Thank you so much for your time. I hope that my concerns can be addressed by the County planning committee, and please keep me in the loop if there will be additional hearings about this matter.

Best,

Binyong Liang
Resident at 5319 Little Fox Ln.

Syd Shoaf

From: Julianne Price <julianne.k.price@gmail.com>
Sent: Thursday, June 26, 2025 11:14 PM
To: Syd Shoaf
Cc: Taryn Price; Rebecca Ragsdale
Subject: Comments from Price family on ZMA 2025-0007

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Hi Syd and Rebecca,

Attached is a document detailing our objections and concerns related to ZMA 2025-0007, the proposed rezoning and development of 320 and 325 Windy Knoll Lane, for consideration where relevant in the review process.

Thank you again for your thorough evaluation of this proposal.

Sincerely,

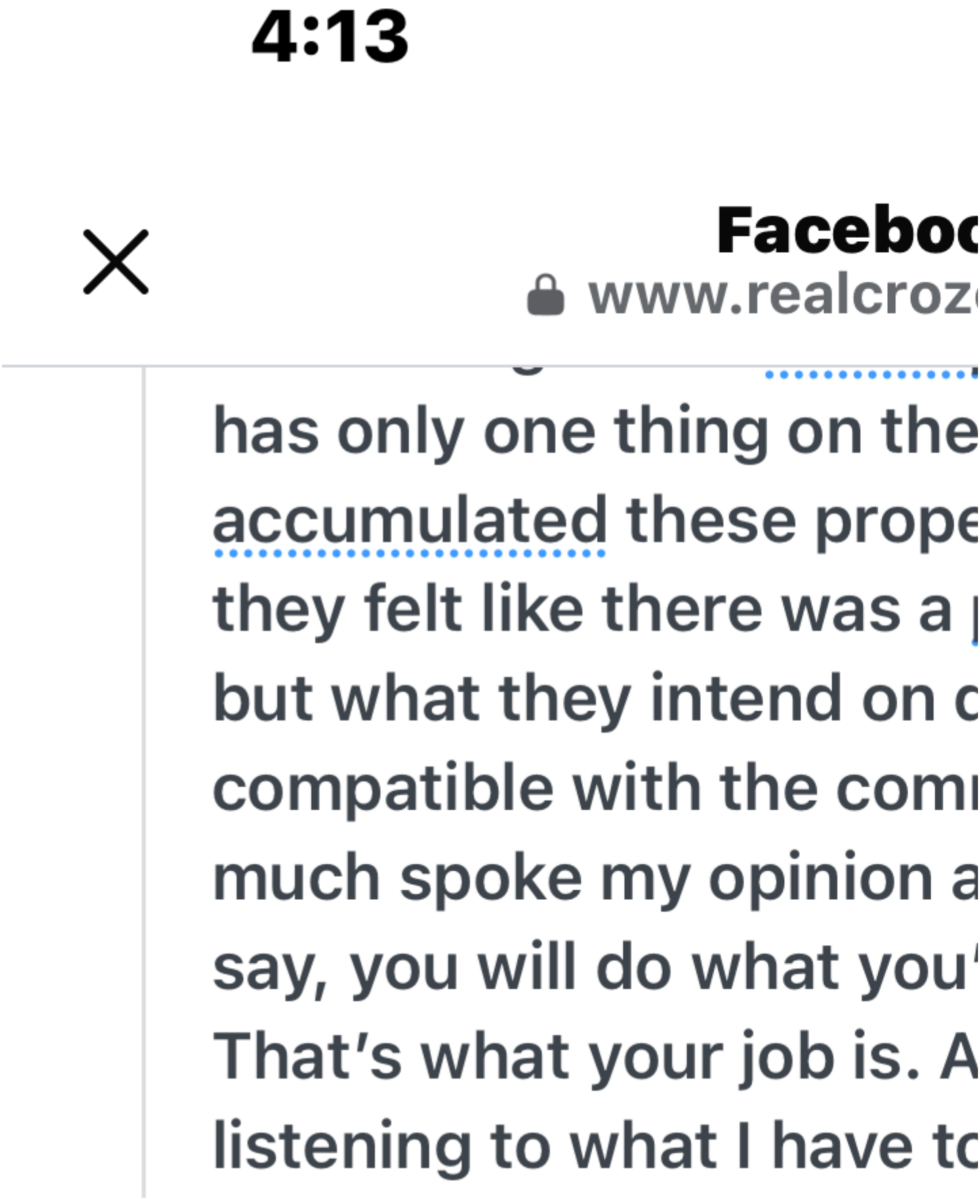
Julianne Price


Price Objections to ZMA 2025-00007.pdf

Syd Shoaf

From: Leonard Ozar <lakelenny@icloud.com>
Sent: Sunday, June 15, 2025 4:29 PM
To: Syd Shoaf
Subject: Re: Windy Knoll Proposed Change in Zoning




4:13
Faceboo
www.realcroz
has only one thing on the
accumulated these prope
they felt like there was a
but what they intend on d
compatible with the comm
much spoke my opinion a
say, you will do what you
That's what your job is. A
listening to what I have to

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Sent from my iPhone

> On Jun 9, 2025, at 10:00 AM, Syd Shoaf <sshoaf@albemarle.org> wrote:
>
> Thank you for confirmation, Leonard. See you on Wednesday at 1 pm.
>
> Syd Shoaf
> Senior Planner II
> Community Development Department
> Albemarle County
>
> sshoaf@albemarle.org
> 434-296-5832 ext. 3902
> 401 McIntire Road, Charlottesville, VA 22902
>
> -----Original Message-----
> From: Leonard Ozar <lakelenny@icloud.com>
> Sent: Monday, June 9, 2025 9:12 AM
> To: Syd Shoaf <sshoaf@albemarle.org>
> Subject: Re: Windy Knoll Proposed Change in Zoning
>
> CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.
>
> Sid,
> That works great for me! Look forward to seeing you on Wednesday, June 11 at around 1 o'clock. I appreciate your time. See you Wednesday. Thank you, Leonard Ozar Sent from my iPhone
>
>> On Jun 6, 2025, at 3:07 PM, Syd Shoaf <sshoaf@albemarle.org> wrote:
>>
>> Good afternoon,
>>
>> If you would like to meet in person, we have availability on Wednesday, June 11 either from 1-2 pm. We're located in downtown Charlottesville at 401 McIntire Road, Charlottesville, VA 22902.
>>
>> Please let me know if this works for you.
>>
>> Thank you,
>>
>> Syd Shoaf
>> Senior Planner II
>> Community Development Department
>> Albemarle County
>>
>> sshoaf@albemarle.org
>> 434-296-5832 ext. 3902
>> 401 McIntire Road, Charlottesville, VA 22902
>>
>> -----Original Message-----

>> From: Leonard Ozar <lakelenny@icloud.com>
>> Sent: Monday, June 2, 2025 6:29 PM
>> To: Syd Shoaf <sshoaf@albemarle.org>
>> Subject: Re: Windy Knoll Proposed Change in Zoning
>>
>> CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.
>>
>> Thank you for your response Syd. Look forward to having a
>> conversation. I'm available from now through next week as I'm in town.
>> As I said, I have developed millions and millions of square feet of
>> office and multi family. This is absolutely the wrong project for this
>> area. How the city can even consider this is beyond me. Not to mention
>> the infrastructure that is required the amount of traffic that will be
>> bringing into the neighborhood and the number of children that will be
>> at risk because of the changes. I reached out to several attorneys
>> waiting to find one that wants to take this case, but I can tell you
>> right now I am completely and totally against it and I look forward to
>> having this conversation. Thanks again, let me know what is good for
>> you. My phone number is 760-271-6927. I'm not really good with this
>> Microsoft program, but I do use zoom on occasion. I'm happy to come
>> and meet you in person if you would like that as well. Have a good
>> evening. Leonard Ozar
>>
>> Sent from my iPhone
>>
>>>> On Jun 2, 2025, at 4:01 PM, Syd Shoaf <sshoaf@albemarle.org> wrote:
>>>
>>> Good afternoon, Lenny,
>>>
>>> Thank you for reaching out. I've included my manager, Rebecca Ragsdale on the email chain. We would be happy to set up a call with you prior to the community meeting next week. We're happy to set up a Microsoft Teams meeting which would allow us to share our screen/look over the material together or we can set up a phone call.
>>>
>>> Please let us know some dates and times that work for you.
>>>
>>> Thank you,
>>>
>>> Syd Shoaf
>>> Senior Planner II
>>> Community Development Department
>>> Albemarle County
>>>
>>> sshoaf@albemarle.org
>>> 434-296-5832 ext. 3902
>>> 401 McIntire Road, Charlottesville, VA 22902
>>>
>>> -----Original Message-----
>>> From: Leonard Ozar <lakelenny@icloud.com>
>>> Sent: Thursday, May 29, 2025 9:17 AM
>>> To: Syd Shoaf <sshoaf@albemarle.org>
>>> Subject: Windy Knoll Proposed Change in Zoning

>>>
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>>>
>>> Syd, my name is Lenny Ozar. I would try to discuss the proposed changes to the zoning over and the Windy Knolls project. Changing it from R-1 to R-10 is totally unacceptable. We are totally against this as a group over at Cory Farms. I've met with several folks that live here and I know we're having an Emergency meeting with the Home association as soon as can be arranged. I am a developer of several hundred million square feet. I came into this area about a year ago and improving the home I bought and that's the one I'll be living in at the moment. I have several properties throughout the country and this is something I feel is out of order for this particular area putting in high density next to our properties in our project here at Cory Farms is an absolute problem. I would like to talk to you about this because we will be coming to the June 11 meeting, and I will be hiring as much legal counsel necessary not to mention any other avenues that I can use to stop this from happening. Apparently the owner of the property has made comments to some of the other neighbors that he wasn't going to do anything like this. As far as I'm concerned, he has a very adamant owner in this neighborhood that that will stop at nothing to keep this from happening. I'm not going to look out my front door and look at these buildings they are proposing to put up not to mention the safety factors to the number of children in this development, the amount of traffic. will be increased , the infrastructure issues. i'd like you to please give me a call at your convenience at 760-271-6927 to discuss this further because I feel like this needs to be hashed out before this goes full-blown legal. I have no problems spending whatever it takes to defend our lifestyle here in Cory Farms. I think once you get to know who I am I feel like you're going to not want to fight this battle with me. Nevertheless, please call me at your convenience so I can give you a little bit more background on myself and why I oppose the project as it is being presented to us. Thank you again Lenny Ozar.

Syd Shoaf

From: Schweller, Lori <lschweller@williamsmullen.com>
Sent: Friday, June 13, 2025 7:02 AM
To: Syd Shoaf
Subject: Windy Knoll

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Good morning, Syd,

Thanks for your introduction of Windy Knoll at the CAC meeting this week.

Like many of my neighbors in Cory Farm, I am very concerned about this project. Because of the actual uses surrounding the site and the ground elevation in the area, both of which are not apparent on the initial plans, the density, height and massing will be out of character for this infill location. Though I know SW regs must be followed during site planning, E & S control during construction will be a challenge that should be paid special attention because the southern parcel in the "C" slopes down toward our homes on the north side of Little Fox Lane, for which the ground elevation was lowered when constructed 21+ years ago. My primary concerns, however, are the number of homes and the proposed three stories of height in relation to surrounding single-family homes.

I would very much appreciate a 30" virtual meeting with you sometime in the next couple of weeks to discuss and with you my concerns about density, massing and height, as well as tree preservation. If that is possible, please let me know your availability.

Thanks very much,
Lori

J. Lori H. Schweller
Attorney
T 434.951.5728
email | website

323 2nd Street SE | Suite 900 | Charlottesville, VA 22902-3200

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Syd Shoaf

From: Albemarle County <albemarleva@enotify.visioninternet.com>
Sent: Thursday, June 12, 2025 12:22 PM
To: Syd Shoaf
Subject: Proposed Windy Knoll rezoning

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Message submitted from the <Albemarle County, VA> website.

Site Visitor Name: Phillip Wade
Site Visitor Email: pwade22@gmail.com

My family and I are strongly opposed to rezoning for this project due to several major concerns, including the lack of infrastructure to support it—particularly the Eastern Avenue road extension. This was previously addressed when rezoning for the adjacent Oak Bluff Development was denied. Rezoning should not even be considered until this road is completed.
The prior owner's tree clearing on the property has already caused visible damage to Cory Farm Road due to heavy machinery. I have photographic evidence showing the worsening condition of the road at the "access point." The impact of development machinery would further exacerbate this issue.
Equally troubling is the proposal surrounding a single-family home on three sides, with Liberty Hall development occupying the fourth side. This approach is exploitative and distressing, particularly for the homeowners who have school-aged children. The developers reportedly assured them minimal development but are now requesting R10 zoning—an unfair reversal. Additionally, using their driveway as an exit onto Little Fox (Cory Farm HOA) raises serious safety and accessibility concerns.
There are also issues with runoff and sinkholes in the vicinity. The Cory Farm HOA recently dealt with a sinkhole near 5340 Glenview Court, and Liberty Hall experiences similar problems on the opposite side.
When I purchased my property 13 years ago, I chose Cory Farm for its privacy and single-family homes with spacious yards. The proposed R10 zoning contradicts the area's established character and the Master Plan in place at that time. Our neighborhood has been under constant pressure from developers attempting upzoning—from Sparrow Hill to Oak Bluff, and now Windy Knoll—and it's exhausting. We want to preserve the beauty of this neighborhood for single families. If this rezoning request is approved, I will reconsider where my tax dollars go. I urge decision-makers to reject this rezoning proposal

Syd Shoaf

From: Allison Wrabel
Sent: Wednesday, June 11, 2025 4:55 PM
To: Syd Shoaf
Subject: Fw: Crozet Community Advisory Committee June Meeting

Just sharing with you for your record for CAC member/community member comments!

From: Shawn Brydge <sbrydge@gmail.com>
Sent: Friday, June 6, 2025 1:24 PM
To: Allison Wrabel <awrabel2@albemarle.org>
Cc: Crozet Community Advisory Council (CCAC) <CrozetCommunityAdvisoryCouncil@albemarle.org>; Michael Monaco <michaelssmonaco@gmail.com>
Subject: Re: Crozet Community Advisory Committee June Meeting

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All,

I'll be unable to attend due to work travel next week, but I did want to provide a few questions/comments for you all to consider (or ignore). Use them in the meeting as you wish.

- The road width (20 ft with no parking and 29' with on-street parking) meets minimum requirements (I believe), but with pocket developments like this those minimum width roads are often tight which makes it difficult for emergency services to respond efficiently, in addition to more dangerous and difficult parking/driving. I'd encourage the applicant not to defer to the minimum required width and instead provide extra space for the reality of today's vehicle sizes, parking, and traffic flow. It's also unclear to me how many total parking spots (on and off street) are being provided for, but that number is often too low versus reality when originally proposed for a development of this type.
- The use of private roads also requires the neighborhood HOA to pay for the ever-increasing cost of maintenance of those roads. Those costs are borne by the residents through HOA maintenance fees. When a component of a neighborhood includes affordable housing, all invested parties need to consider today and tomorrow's cost of HOA maintenance fees on the "affordability" components and calculations of this neighborhood.
- As I've mentioned before, the current math that provides an estimate of only eight new school age children (2 elementary, 2 middle, 4 high) for 22 new units has been proven wrong time and time again throughout the county. I'd encourage the applicant, the CAC, the Planning Commission, and Board of Supervisors to learn from the multitude of past miscalculations and require the applicant to revise the estimate to a number that more accurately describes the reality of a development in a prime location with such proximity to local schools. Accordingly, the applicant's proffers and enhancements regarding the school impact should be adjusted up significantly.
- This small pocket neighborhood model is very popular in the 5th & Avon corridor and I'd encourage learning from some of those past mistakes. Small developments like this typically rely on community amenities (often school playgrounds that aren't accessible most of the year) instead of providing a material amenity for their residents. This appears to be the case for the applicant since there is only a listing of "open space" and no playground or community area. As

we saw on the southside, over the years many of these pocket neighborhoods get developed without amenities for their residents and without a comprehensive plan for sidewalks, bike lanes, and overall connectivity. This results in a death by a thousand cuts scenario over time. I'd encourage all invested parties to look at this application in conjunction with the surrounding area and planned future development, and ask if the applicant is properly providing a benefit for all current and future neighbors.

Thanks,
Shawn

On Thu, Jun 5, 2025 at 5:12 PM Allison Wrabel <awrabel2@albemarle.org> wrote:

Hi everyone,

The Crozet Community Advisory Committee will meet on Wednesday, June 11, from 7-8:30 pm at the Crozet Library.

The agenda is attached and is also available in the Crozet CAC June folder on the County website.

The main item for the meeting is a Community Meeting for ZMA-2025-00007 Windy Knoll, a request to rezone 3 parcels for a total of 3.15 acres from R-1 Residential to R-10 Residential. The most helpful documents at that link are the Narrative, Conceptual Plan, and Draft Proffer Statement, but you're more than welcome to review all of the documents.

Since a handful of CAC members have never been to a development Community Meeting, here's a quick overview of the purpose:

A Community Meeting is required for all Zoning Map Amendment (ZMA, also known as a rezoning), Special Use Permit (SP), and Compliance with the Comprehensive Plan (CCP) applications.

A Community Meeting is an in-person opportunity for:
-the applicant to provide information and answer questions about a proposed project,
-Albemarle County staff to provide an overview of relevant procedures and policies and,
-community members to ask questions of and provide feedback on a proposed project.

A Community Meeting is not:
-a public hearing
-a decision point in the development process

Please let Michael and me know if you have any questions.

See you next week!
Allison

Allison Wrabel
Community Connector
Albemarle County

Three easy ways to stay informed and engaged:
Listen to the Let's Talk Albemarle podcast
Sign up for email newsletters
Visit our Engagement Hub

she/her/hers
awrabel2@albemarle.org
(434) 296-5841 x3010
401 McIntire Road, Suite 228, Charlottesville, VA 22902

Syd Shoaf

From: Kate O'Neil <katecm9@gmail.com>
Sent: Wednesday, June 11, 2025 4:11 PM
To: Syd Shoaf; Ann Mallek
Subject: Concern Regarding Windy Knoll Zoning

CAUTION: This message originated outside the County of Albemarle email system. DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Hello,

I am a resident of Cory Farm in Crozet, VA. I am writing to express concern over the request made by shrimp engineering to rezone tax parcels 56-96A, 56-96B1 and 56-96B2 from R1 to R10. After research and discussion with the Cory farm and surrounding community, I request the zoning remain R1 for the following reasons:

1) Untenable traffic and congestion. The current infrastructure cannot support more than 4-5 additional cars coming and going on Cory farm road. This is a community road that is closed to through traffic, where children ride bikes and pedestrians enjoy peaceful walks from Cory farm road to 250. Zoning higher than R1 will create congested traffic and road safety issues that will drastically reduce quality of life and create insufficient and unsafe travel.

2) School crowding. There are not enough buses as it is to adequately transport every child in crozet to school and back. Any zoning beyond R1 cannot sustain the already limited transportation options for children to access public education. It would be irresponsible to approve higher zoning with this in mind.

3) Adequate resources. There is well-documented concern over the existing water supply lasting more than 75 years. The ecological and environmental strain additional development at the scale of this zoning would place on our community is of great concern. Further studies are required to determine this can go forward in a sustainable manner.

Lastly, it has come to my attention this change in zoning was not requested in good faith, as the initial communication to residents by shrimp engineering impacted was around R1. Neighbors were promised that this project would not include a zoning change, and not only has it been changed, it jumped to R10 — with clear disregard for the existing community and the aforementioned concerns.

As a former ACPS/WAHS student who now enjoys our evolving community as an adult, I can say in earnest these above concerns are not about opposition to growth. We are a welcoming community with an eye towards sustainable growth, congruent with the current master plan. Please keep zoning to R1, as was promised.

Thank you,

Kate and Sean O'Neil