

### **05-22-19 VORCAC SPECIAL MEETING: SP201900006 BOYD TAVERN**

- Special Meeting outside normal CAC meeting on May 22, 2019, to serve as the community meeting for SP2019-6 Boyd Tavern (lead reviewer = Tori Kanellopoulos)
  - East Rivanna Fire Station, 7 PM
- County Staff in attendance: Tori Kanellopoulos
- Applicant: Justin Shimp, Kelsey Schlein, Tiger Fuel representatives
- PC/Board: Pam Riley and Rick Randolph

### **SUMMARY OF APPLICANT'S PRESENTATION**

- Convenience store not served by public water (SP Application)
- Tiger Fuel market; like Bellair or Mill Creek
- No desire to be 24 hour/7 days a week
- No service to large trucks
- Pay employees well and have good benefits
- Tiger Fuel has become central meeting spot in other locations
  - Get milk and bread and get a coffee and meet up
- Worked with AHIP in Keswick area (good neighbors)
- If you have an issue with something at Tiger Fuel – like people hanging out you find undesirable or a light you don't like – you get to talk to Tiger Fuel owner
- If no Tiger Fuel, you lose a local business and leave yourself open to an outside developer or a large development

### **MEETING NOTES (comments are from community members unless otherwise noted)**

- CAC member concerned about being open 24 hours/day and how that affects water/sewer (applicant says won't be open 24/7)
- What will the hours be?
  - Tiger Fuel rep: Open to discussion. Most others are 6 AM – 10 PM.
  - Community: This is a rural area and enjoy rural viewshed. Concerned about lighting issues and hours.
  - Tiger Fuel rep: There have been advancements done for lighting and technology is better. Willing to work with community on it.
  - Justin: County has lighting ordinance.
- More info on what will look like?
  - Tiger Fuel rep: Provide contact info and will send pics and architectural drawings. There will be a deli, coolers with drinks, coffee bar, beer and wine
- Are any other Tiger Fuel locations not served by public water? There have been issues in this area with water.
  - Tiger Fuel: Locust Grove (Fredericksburg) not served by public water. Has had a professional study water: fault line down Black Cat Road; aquifer is plentiful and separate from the Mechunk side of the road. All water used goes back into that aquifer (unlike a brewery).
- Who owns?
  - Tiger Fuel: We have a ground lease.
- How does water go back into aquifer? Would like more info on geology and replenishing aquifer.
  - Tiger Fuel: Goes back in through drainfields.
  - Justin: Stormwater catchment as well. Drainfield has full recharge. Also recharge from rain. The use of Tiger Fuel is about two houses. Not a significant volume. Brewery would use far more water and would be by-right on the RA portion.

- What about droughts? Two years ago were in middle of severe drought. Then don't have rain replenishment. Many in community have had problems with wells. Not an adequate supply of water. This has a history of being a dry area.
- Even on other side of Black Cat Road, drainage not going to aquifer.
- How did you come up with gallons per day use?
  - Tiger Fuel: Based on other locations.
- Tiger Fuel: Business model is around serving local community, not on getting a bunch of interstate traffic. People will pull off at Zions Crossroads instead.
  - Community: People will pull off wherever they see a gas station. And the roads can't handle the traffic.
- Village of Rivanna and Boyd Market use city water.
  - Tiger Fuel: We can't get city water out there.
- Traffic is a huge issue. It's already very noisy and busy. The traffic has gotten much worse over time. It's an attractive area bringing people in. Like the market but not in this location. Developer has no control over traffic.
- People throw trash out the window on the local roads.
  - Tiger Fuel: We care more than other developers and we could help clean up. Other developers would not care as much.
- Concern people will bring drinks down the local roads and sit in their cars and drink and throw more trash out the windows.
- 12 fuel pumps is twice the size of the Bellair gas station. Big enough that expecting significant traffic – this doesn't seem like a little country store.
  - Tiger Fuel: Would consider scaling down number of pumps.
- Concerned about sightline. VDOT said would need to remove a lot of vegetation in order to have adequate sightline. Means would be a significant impact and attract many people.
  - Tiger Fuel: Would have screening per ARB requirements.
- Have Zion and Pantops – don't need this in this area.
- Many people like the company, but are concerned about it being located here specifically.
- What made you pick this particular location?
  - Tiger Fuel: Someone else had this site and wanted a much bigger gas station. Appealing to use because existing traffic on Black Cat Road. Only commercially – zoned parcel in the area which insulates from competition.
- What happens when you run out of water at that site? Also existing houses nearby have 2-3 wells.
  - Tiger Fuel: Existing well and aquifer and gallon/minute rate – don't use that much water and not concerned about running out. Willing to install restrictive device to limit how much water can pull out per day.
- What is the household equivalent?
  - Tiger Fuel: 2 homes. Been doing this for 30 years and know how much use. Willing use restrictive device to ensure. Newer stores have better technology.
  - Community: Households depend on household size. People in rural areas know they need to worry about their wells. Some slow like half a gallon a minute. People want more data on how this will work.
  - Justin: Better for the community to get the data after the County vets it and does an analysis.
- Seems like this is an ongoing process – data and applications keep being changed and going back to the County. This has already gone through the County multiple times and then being shot down and then coming back.
  - Justin: The ordinance got changed. Also, County Engineers would look into if this would deplete water supply and would tell Board if so, and Board would vote against it.

- Trying to change the character of the rural area. Will adversely affect property values out here. Not every exit was intended to be a development site. This isn't in the development areas, and isn't needed. County has no intention of bringing public water/sewer out here.
- Many of us were involved in Comp Plan years ago – designed to preserve the Rural Areas. This is a violation of what was promised us by the County. Changing rural nature of the area all the way from here to Zions Crossroads.
- Would prefer your store over something else coming in. Building is going to happen anyway.
- Who would enforce a water restricter? The County wouldn't enforce that.
  - Tiger Fuel: Already being used in Crozet. Can be deed-restricted.
- People go way too fast on Black Cat Road – 35 MPH would be safer than 45 MPH – has had a kid hit; dogs and horses killed. Businesses want these people and traffic. Can't stop large trucks from coming in.
  - Tiger Fuel: Large trucks wouldn't fit under canopy.