

Bill Fritz

From: David Stoner <davidastoner1@gmail.com>
Sent: Tuesday, June 07, 2016 11:14 AM
To: Planning Commission
Cc: Notification about CCAC; Crozet Community Advisory Council CCAC; Bill Fritz
Subject: FW: Crozet CAC Comments on Restor-n-Station Phase II
Attachments: CCACRestornStationComments.pdf

Dear Planning Commission members:

In preparation for your deliberations this evening, I wanted to highlight and reiterate the Crozet Community Advisory Council's prior opposition to SP201500032 ReStore N Station (amendment of SP 200900034). The attached resolution was included in the Staff Report that had been distributed to you previously.

In summary, this proposed amendment will allow a significant increase in the size and scale of the existing development, which at this location is not in keeping with the Crozet Master Plan, as further detailed in the attached resolution. Allowing this project to proceed as proposed only serves to frustrate the goals of the Crozet Master Plan, which are to clearly limit development on the 250 West entrance corridor and this fringe area of the Crozet Development Area. And certain amendments such as removing the previous limits on operating hours and prohibition of overnite parking, result only in expanded congestion of the area and further nuisance factors such as traffic, noise, and light pollution in this Rural Area. As such, the CCAC had previously recommended denial of this requested amendment of SP 200900034.

Respectfully submitted,

Dave

+++++

David A. Stoner

Chair,

Crozet Community Advisory Council

434-227-2105

davidastoner1@gmail.com

From: David Stoner <davidastoner1@gmail.com>
Date: Wednesday, March 23, 2016 10:57 AM
To: Ann Mallek <amallek@albemarle.org>, Jennie More <jmore@albemarle.org>, Bill Fritz <BFRITZ@albemarle.org>
Cc: Notification about CCAC <CCAC-Notify@googlegroups.com>, Crozet Community Advisory Council CCAC

<CrozetCAC@googlegroups.com>, Emily Kilroy <ekilroy@albemarle.org>

Subject: Crozet CAC Comments on Restor-n-Station Phase II

Bill, Ann, & Jennie:

I wanted to pass along the resolution and comments passed by the Crozet Citizens Advisory Committee (CCAC) at our February 2016 CCAC meeting regarding the Restor-n-Station Phase II project and SUP applications. Bill, you may have already seen these in our meeting minutes but I wanted to ensure you had them, especially as you evaluate additional information that has been submitted earlier this month by the applicant. Jennie, I would ask that you forward these on to the other Planning Commission (PC) members as you see fit. If the CCAC chooses to submit any additional comments based on the additional information submitted by the applicant, or otherwise, I will forward those to you and the PC prior to any PC meeting on the project.

Cheers,

Dave

+++++

434-227-2105

davidastoner1@gmail.com

**Crozet Community Advisory Committee ("CCAC")
Summary Comments on Proposed Restore-n-Station Phase II Proposal
February 17, 2016**

The CCAC offers the following comments to the Planning Commission ("PC") and the Board of Supervisors ("BOS") regarding the currently proposed special use permit ("SUP") amendment and new SUP associated with the proposed Restore-n-Station Phase II Proposal in the Crozet Growth Area of western Albemarle County:

CCAC Comments:

1. The original approval for the initial Restore-n-Station project was a drawn-out and contentious process and opposed by many in the Crozet community. Conditions in the previous SUP, which the applicant now seeks to amend, were crafted specifically to mitigate the impact of this project. The requested changes, including expansion of the project's size, doing away with operating hour restrictions, and others directly contradict what was previously agreed and implemented by the applicant. **As such, the County should reject this proposal, for all of the reasons that the conditions in the original SUP were put in place, and as further elaborated below.**
2. Water use considerations and limitations, key to several of the original SUP conditions, should be closely evaluated, and prior limits strictly enforced. We are especially concerned about self-reporting and data collection and have concerns about the water usage calculations made as a result, which require outside verification by a third party.
3. **One of the key tenets of the Crozet Master Plan ("CMP") is that further development on the Route 250 West corridor should be limited and discouraged, based on 250's designation as a Virginia Byway and as an entrance corridor to Albemarle County. *CMP pg 12: "Rte 250 West functions as a scenic resource and has been designated a Virginia Byway. A Virginia Byway is an existing road with significant aesthetic and cultural values..." pg33 "Fringe Areas and the 250 West Corridor...in addition to transportation and potential environmental impacts, preservation of the rural scenic character of Route 250 West is important to retain its status as a Virginia Byway. Preservation of the rural scenic character of this area is important because it contributes to the quality and physical character of the Crozet community...Specific Recommendations for Route 250 West: - Do not approve any rezoning for new development along the Route 250 West Corridor. Preserve the rural scenic character of Route 250 West."* While this is not a rezoning, this SUP amendment and new SUP would allow additional development specifically contrary to the CMP and thus should be rejected.**
4. **The size and the scale of the proposed development are not in keeping with trying to preserve the Route 250 West corridor.** The prior approval and subsequent court decision specifically limited the building size to 3000sf first and 1000sf second story. The proposal to almost quadruple the size of the development by adding an additional 12,000sf and expanding the site plan will specifically cause additional congestion, water use, visual impact, noise, and light pollution in this area the CMP is specifically trying to protect. As such, the proposal should be rejected, or at a minimum, significantly more frontal vegetative buffering should be provided along Scenic Route 250 West. Similarly the requested SUP for the drive-thru-window will just add to traffic and congestion in the area, and should be rejected, or at a minimum required to strictly adhere to County guidelines.
5. Operating hours restrictions were specifically included in the original SUP to limit water usage and mitigate impacts, especially on neighboring properties, and should remain.

6. Concerns about light pollution and noise from the existing facility were raised by neighboring residents – the existing rear 20' buffer strip and fence/trees are not sufficient to mitigate current impacts, let alone impacts from the proposed expansion. Applicant should consider higher fencing, wider or more highly vegetated buffers, and lower or directional lighting or lighting farther from perimeter.

Additional Public Comments

1. Concerns about light pollution from the existing facility were raised by neighboring residents
2. Concerns were raised about noise from trucks idling at night, in apparent violation of the existing prohibitions on parking between 1230-430 am and/or the 16 hr/day operating limits
3. Concerns about traffic and related safety concerns were voiced, regarding the difficulty of entering and exiting Freetown Road and Whiting Lane
4. Concerns about impact to adjacent springs (less water flow) and pollution (oil sheen) of adjacent springs were raised by nearby residents

I, David A. Stoner, do hereby certify that the foregoing was adopted by the Crozet Community Advisory Committee at its regular monthly meeting held February 17, 2016 by a motion made by Phil Best, seconded by Kim Guenther. CCAC members present: David A. Stoner, Acting Chair; Mary Gallo, Acting Vice Chair; George W. Barlow, III, Secretary; Beth Bassett; Leslie Burns; Kim Connolly; Mary Gallo; Kim Guenther; Lisa Marshall; John McKeon; John Savage; and Brenda Plantz.

Signed: _____

David A. Stoner, Acting Chair
Crozet Community Advisory Committee

Bill Fritz

From: Musxit@aol.com
Sent: Monday, June 06, 2016 5:59 PM
To: Bill Fritz
Subject: Support from Traveler on I-64 - Re-Store'N Station & Over 300 Supporters
Attachments: PC06.07.16Signatures.pdf; RS.Support.TravelwerI-64.pdf

Bill -

An article of support from a traveler that visited Albemarle County - Crozet.
Please pass on to PC and BOS.

I have also attached 16 pages of the petition of support for the expansion.
Approx. 20 signatures per page on 15 pages and 11 on the 16th page this equates to approximately over 300 signatures. Of course some have not put their address on the line provided but if Albemarle County resident - that is good but if a non-resident that is also good because it means that people that live elsewhere spend money at an Albemarle County store. ALL customers that spend money create tax revenue to the County which benefits the citizens of Albemarle - If there was more business tax revenue to augment the real estate taxes - it benefits the property owners in Albemarle County.

The volume of Crozet residents that shop and spend money in Waynesboro is growing all the time. Since I live in Augusta County, I see people that I recognize (with Crozet stickers) shopping at Walmart & Lowes & Target. Tax dollars are going to the City of Waynesboro.

Please confirm you received both attachments.

Thanks! Jo

From: Steven Brodie Tucker [mailto:stevenbrodietucker@gmail.com]
Sent: Monday, June 06, 2016 1:08 PM
To: msprouse67@gmail.com
Subject: Local Albemarle Business Seeks Expansion, Community Support

<http://www.pendletonpenn.com/local-albemarle-business-seeks-expansion-community-support/>

Steven Brodie Tucker

Support our Proposed Expansion

By signing below you are indicating that you support our convenience store and would like to see additional services available at this location. We believe more services are needed for the growing Crozet population and this location is convenient and with a safe entrance. We pay a significant amount of taxes and should be able to use our 4 acres of land for highway commercial uses; we are also a by-right designation.

Signature

Print Name and Address

1	James Carroll	James H. Carroll, VA
2	John D. ...	John D. ...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
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14	...	...
15	...	...
16	...	...
17	...	...
18	Carol ...	Carol ...
19	...	...
20	...	...

We are working to construct approximately 20,000 square feet of additional commercial space and amend fuel dispensing conditions. Proposed uses include Convenience/Retail, Food retail, Retail Auto Parts, Auto Repair Shop, Office and a drive-through window.

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Signature

Print Name and Address

1		Peter Taylor 24 Grass Dale Ln Crozet
2		Nick Marlar 5566 Three Notched Rd.
3		Kris Dixon 153 Quislander St Staunton Va 22401
4	Denise Ewin	178 Hideaway Hill Rd Denise
5	A CISTIN CROZET	165 Jordan Lake Charlotte NC 28211
6	Susan Bridgman	Susan Bridgman 4100 Tam O Shanter Dayton, OH 45429
7		
8		5680 Wayland Dr Crozet, VA 22932
9		1044 Autumn Hill Court Crozet, VA 22932
10		1044 Autumn Hill Ct. Crozet, VA 22932
11		9108 Tanglewilde Gap Rd. Crozet VA 22932
12		Arden Venton 113 Ruffin Ln 24477
13		1699 Batesville Rd Afton 22920
14		Sue Jones 6565 Woodbine Ln Crozet 22932
15		T. England 2100 Nantux Dr Crozet 22932
16		Freda Hill 824 Way Drive 22932 crozet
17	Ray Holman	
18	Michael L Harris	
19		
20	Deborah Wright	MOERISTOWN, TN 37814

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Signature

Print Name and Address

1	[Signature]	7681 Rockwood Hill Rd Crozet
2	[Signature]	Rockwood Hill Rd Crozet
3	[Signature]	1754 Old Trail Dr. Crozet 22932
4	[Signature]	5412 Rockwood Hill Rd Crozet
5	[Signature]	1621 S. Lee Rd Crozet 22931
6	[Signature]	6019 Chiswick Way Rd. Stone Mountain
7	[Signature]	1715 Greenfield Dr. Crozet 22932
8	[Signature]	5654 Weyland Dr. Crozet 22932
9	[Signature]	5875 Highway Rd. Crozet 22931
10	[Signature]	4701 Mary Ditch Rd. Crozet 22931
11	[Signature]	5412 Rockwood Hill Rd Crozet
12	[Signature]	5412 Rockwood Hill Rd Crozet
13	[Signature]	6019 Chiswick Way Rd. Stone Mountain
14	[Signature]	1540 Highway Rd. Crozet 22931
15	[Signature]	6019 Chiswick Way Rd. Stone Mountain
16	[Signature]	6019 Chiswick Way Rd. Stone Mountain
17	[Signature]	6019 Chiswick Way Rd. Stone Mountain
18	[Signature]	6019 Chiswick Way Rd. Stone Mountain
19	[Signature]	6019 Chiswick Way Rd. Stone Mountain
20	[Signature]	6019 Chiswick Way Rd. Stone Mountain

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Signature	Print Name and Address
1. <i>[Signature]</i>	T. P. H. 145 Lehigh Ave. Alb. Va.
2. <i>[Signature]</i>	Ronald R. Brown 222 Main St. CT.
3. <i>[Signature]</i>	Douglas E. Brown 210 Main St. CT.
4. <i>[Signature]</i>	K. M. 222 Main St. CT.
5. <i>[Signature]</i>	Matthew J. Brown — N/A
6. <i>[Signature]</i>	Ronald M. Brown — N/A
7. <i>[Signature]</i>	Ron M. Brown — N/A
8. <i>[Signature]</i>	Charles E. Brown — N/A
9. <i>[Signature]</i>	Charles E. Brown — N/A
10. <i>[Signature]</i>	Charles E. Brown — N/A
11. <i>[Signature]</i>	Charles E. Brown — N/A
12. <i>[Signature]</i>	Charles E. Brown — N/A
13. <i>[Signature]</i>	Charles E. Brown — N/A
14. <i>[Signature]</i>	Charles E. Brown — N/A
15. <i>[Signature]</i>	Charles E. Brown — N/A
16. <i>[Signature]</i>	Charles E. Brown — N/A
17. <i>[Signature]</i>	Charles E. Brown — N/A
18. <i>[Signature]</i>	Charles E. Brown — N/A
19. <i>[Signature]</i>	Charles E. Brown — N/A
20. <i>[Signature]</i>	Charles E. Brown — N/A

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Signature	Print Name and Address
1 [Signature]	11111 [Address]
2 [Signature]	13613 [Address]
3 [Signature]	2797 [Address]
4 [Signature]	
5 [Signature]	Hill [Address]
6 [Signature]	[Address]
7 [Signature]	
8 [Signature]	424 [Address]
9 [Signature]	
10 [Signature]	[Address]
11 [Signature]	5899 [Address]
12 [Signature]	1123 [Address]
13 [Signature]	[Address]
14 [Signature]	148 [Address]
15 [Signature]	[Address]
16 [Signature]	[Address]
17 [Signature]	41 [Address]
18 [Signature]	[Address]
19 [Signature]	5944 [Address]
20 [Signature]	7281 [Address]

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Signature	Print Name and Address
1	Joseph Maltby 7002 Birkhead Pl. Alexandria, VA
2	Kenneth Neal 900 Boreman Ave Charlottesville VA 22902
3	Bethina Macarola
4	Roy Martinez
5	Thomas Kessinger
6	Kristina Davis 1517 Rockfish Rd Charlottesville VA 22938
7	Susan Rice 2114 Tuckton Dr. Charlottesville VA 22901
8	Scott Smith 1093 HAYDEN TER Crozet 22932
9	CHARLES PARKINS 1470 Stillman Ridge Ln Charlottesville 22903
10	Robert Maopin 200 Heather Crest Charlottesville VA
11	CANDY AMATO 415 Ophelia Rd. Greenwell VA
12	LYNN THORNE 1012 S. HART RD AFTON 22920
13	KURT O'DELL 1007 HOLLY ST KDH NC 27948
14	Alexa Williams 1196 Pinehurst Rd Staunton VA
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Signature	Print Name and Address
1. [Signature]	[Signature]
2. [Signature]	[Signature]
3. [Signature]	[Signature]
4. [Signature]	[Signature]
5. [Signature]	[Signature]
6. [Signature]	[Signature]
7. [Signature]	[Signature]
8. [Signature]	[Signature]
9. [Signature]	[Signature]
10. [Signature]	[Signature]
11. [Signature]	JAMES KENNEDY CROZET
12. [Signature]	TIM WRIGHT Afton
13. [Signature]	SHANE RANCE
14. [Signature]	Madeline Southern 1096 Anchor Ridge Rd Charlottesville 22901
15. [Signature]	Neal Pringle
16. [Signature]	Ricky Keyton
17. [Signature]	CAROLYN AFTON MT RD
18. [Signature]	Jesse Plogg
19. [Signature]	ELLEN WILSON
20. [Signature]	Tiffany Tamborra

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Signature

Print Name and Address

1	<i>[Signature]</i>	914-10 Turtle Creek Rd CHARLESTON VA
2	<i>[Signature]</i>	4025 Buckhorn Rd 22902
3	<i>[Signature]</i>	4397 Woodcroft dr 22911
4	<i>[Signature]</i>	1347 Ortman Rd 22920
5	<i>[Signature]</i>	1326 East Market Street 22902
6	<i>[Signature]</i>	1769 Old Trail 22982
7	<i>[Signature]</i>	5600 FITZGERALD RD 22903
8	<i>[Signature]</i>	Mouth of Wilson, VA 24363
9	<i>[Signature]</i>	2885 Gun Springs Rd 71245
10	<i>[Signature]</i>	90 Stockton Ridge Pl Greenwood
11	<i>[Signature]</i>	631 King Ave. Wboro 22980
12	<i>[Signature]</i>	2406 Sprague Run Rd 22942 En-land
13	<i>[Signature]</i>	1820 Clayh Creek Rd 22932
14	<i>[Signature]</i>	1129 Old Providence Rd 24476
15	<i>[Signature]</i>	1129 Old Providence Rd 24476
16	<i>[Signature]</i>	6417 Hillbarn Rd 22932
17	<i>[Signature]</i>	465 Riverside Ave Cville 22907
18	<i>[Signature]</i>	415 Fairway Ave Cville 22907
19	<i>[Signature]</i>	C'VILLE, VA 22911
20	<i>[Signature]</i>	5761 HIGH TIP STREET CROZET VA

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Signature	Print Name and Address
	1610 5TH ST EXT
	DEVIN BIBB 45 CROZET
	MICHAEL KLESCHOT RICHMOND
	Tom Northrup Michigan
	Jared Thrasher Richmond
	Chris Brown 609 Crozet Ave
	John S. Stepp
	C. Wilmer
	Tom JAMES 3240 LAWRENCE DR Charlottesville, VA 22902
	Matt Wornock Crozet
	Reid White 1790 Thurston Dr
Wayne Wood Jr.	5945 REAS Ford Road
	1224 Old Trail Dr Crozet, Va
	607 Billy Ln
	1980 Lakeside Dr
	McKinty Larkin 922 Haddon Lane
	Brian Willcutts 1059 Old Fox Trail Ln
	1720 Clay Dr Crozet, VA 22932
	502 Robinhood Rd Stanton VA 22461
	5412 Cardinal Crest Ct Crozet VA 22931

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Print Name and Address

1		2595 Andrew Ln, Cville 22901
2		1792 THURSTON DR, Crozet VA 22932
3		4972 Applebury Ln, Schuyler VA 22969
4		Aston, VA
5		Charlottesville, VA
6		Melanie Forby 305 Purdue St. Waplesboro 22986
7		5709 MYRTLE CROZET
8		4815 Mechanics River Rd Cville 22901
9		5821 Meadow Ct Crozet.
10		7123 HAYSTEAD DR CROZET
11		6 DEERWOOD LN PALMYRA VA
12		518 Winding Way VA
13	Matthew Henry	626 Sunflower LN Crozet VA 22932
14		402 FRODOCK LA Crozet 22903
15		7942 New Hope Rd Greenwood Va
16		1005 Heathercroft CIR, CROZET VA 22932
17		5000 ANDREWS RD WAPLESBORO VA 22980
18		John Austin Robertson 5053 Brown Gap Pike Crozet 22932
19		Kinchelore 2055 Emile M. Ford Ave 22920
20		1100 5th Street East, Cville VA 22903

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Signature

Print Name and Address

1	Mike Beaxte	Dee Braxton 548 1/2 half mile
2		Branch Rd Cicer VA
3	Walter Lee	700 Jackson Ave N. Manassas
4	T. L. Lee	700 N. Lee Rd. Manassas
5	Katherine Lee	700 N. Lee Rd. Manassas
6	Donna Lee	700 N. Lee Rd. Manassas
7	Mike Lee	700 N. Lee Rd. Manassas
8	Richmond Jones	439 Halse Branch
9	Donna Jones	206 Heather Court Cicer
10	Pat Jones	206 Heather Court Cicer
11	Pat Jones	206 Heather Court Cicer
12	W. Jones	5711 2nd Dr. Cicer
13	W. Jones	5711 2nd Dr. Cicer
14	W. Jones	5711 2nd Dr. Cicer
15	Carol McCarty	805 Grayson Ave, Waynesboro, Va. 22980
16		
17	Adam Pastors	5055 Tuckerway Spring Ln, Cicer
18	Tarah Miller	2600 Castle Rock Road Appleton VA 22920
19	Melissa Miller	478 Labrador Lane Cicer, VA 22903
20	Grady Miller	Thurston St Cicer VA

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Signature	Print Name and Address
1 	James H. Morris P.O. Box 150 Fugate
2 	S. A. Hill
3 	
4 	Br. Harry Cribb P.O. Box 21 Batesville Va 22924
5 	Zachary Lowell 110 Turtle Creek Rd Crozet VA 229
6 	Matt Rugh 9667 Little York Heights Greenwood VA 22047
7 	Lisa Johnson 5532 Greenbrook Dr Portersville Va 22924
8 	Chris Crowley 2100 N. Portersville Charlottesville VA 22901
9 	STEVEN LEWIS 2920 DAWG AVE SUITE 2000 22902
10 	Dale Bell 5474 #71 Crozet VA 22924
11 	James W. Gentry 5474 #71 Crozet VA 22924
12 	Christian Marquez
13 	Clark Belanger 1580 Campbell Rd. Crozet VA 22924
14 	TAMIE BINDER 1327 Turner Rd. Crozet VA 22924
15 	JAMES VIAR 6218 VIAR Rd. Crozet VA 22924
16 	Alicia Dwyer
17 	
18 	
19 	
20 	

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Signature	Print Name and Address
1	Jeremy Hancock 3423 Columbia Pl 2012
2	Alan Bessum 416 Con bang la Court
3	Carl Schmitt 10514 JPA CMVILLE
4	Anthony D. Ruffolo 660 G L Rd Firthville
5	Brent Baugh 6201 ELLIS AVE
6	623 Bethem Ave CHARLESVILLE
7	2111 Winters Rd, Arlington, VA 22201
8	430 GRAYROCK DR
9	PO Box 458 Crozet, VA 22932
10	7724 Midstream St 22113
11	5164 Thra. Wooded Rd. 22932
12	590 BROAD AVE 22903
13	N. Trimmer Sold
14	John Moring 1023 Rly Cv. 16
15	William Scott 206 TURKEY RIDGE Rd. 22903
16	Tim O'Brien 1514 Wickham Pond Dr 22901
17	John Healy 328 GRAYROCK DRIVE 22932
18	776 Sans Pice Rd 22903
19	483 RATTEN SAW MILL, VA CROZET
20	839 Filly Rd Cville, VA 22903

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Signature

Print Name and Address

1	<i>Christa Craig</i>	Christa Craig 1255 AMBER RIDGE RD 22901
2	<i>[Signature]</i>	1685 Tilson Rd 22901 Pleni - Oak, J
3	<i>Tim Reish</i>	11063 Cowpasture River Hwy Millboro VA
4	<i>Timothy H. Reish</i>	2446
5	<i>[Signature]</i>	Scott Pamb - 518 Area of Cville 22901
6	<i>Pamela Jackson</i>	
7	<i>Laura Stuart</i>	209-6826
8	<i>Angelique Rhodes</i>	2774 Craig Store Road Affin VA
9	<i>[Signature]</i>	895 Woodley Hall Rd 22901 -
10	<i>Carolyn Syman</i>	5 E Peabody st. 24401
11	<i>[Signature]</i>	Michael McWulgh 32 Brearwood AV
12	<i>[Signature]</i>	Corey Fanning 3557 Glenwood Rd
13	<i>[Signature]</i>	Marco Peditto 3557 Glenwood Rd
14	<i>[Signature]</i>	M. Winkler 6720 W. Moore W
15	<i>Valerie Beilman</i>	
16	<i>[Signature]</i>	Jeff Cash
17	<i>Brenda Nalley</i>	Brenda Nalley 1015 Heathercroft 22932
18	<i>[Signature]</i>	SPM Williams Charlottesville 22902
19	<i>[Signature]</i>	Danielle Williams Charlottesville 22906
20	<i>[Signature]</i>	Sheri Cox 1065 Heathercroft Circle #204

We are working to construct approximately 20,000 square feet of additional commercial space and amend fuel dispensing conditions. Proposed uses include Convenience/Retail, Food retail, Retail Auto Parts, Auto Repair Shop, Office and a drive-through window.

6 0 0 0
1001

Support our Proposed Expansion

By signing below you are indicating that you support our convenience store and would like to see additional services available at this location. We believe more services are needed for the growing Crozet population and this location is convenient and with a safe entrance. We pay a significant amount of taxes and should be able to use our 4 acres of land for highway commercial uses; we are also a by-right designation.

Signature

Print Name and Address

1	Joseph L. Reedy	Joseph L. Reedy 1754 02070000 DR
2	1800	1800 1800 1800 1800
3	1800	1800 1800 1800 1800
4	1800	1800 1800 1800 1800
5	1800	1800 1800 1800 1800
6	1800	1800 1800 1800 1800
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18	1800	1800 1800 1800 1800
19	1800	1800 1800 1800 1800
20	1800	1800 1800 1800 1800

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Signature

Print Name and Address

1	[Signature]	[Address]
2	[Signature]	[Address]
3	[Signature]	[Address]
4	[Signature]	[Address]
5	[Signature]	[Address]
6	[Signature]	[Address]
7	[Signature]	[Address]
8	[Signature]	[Address]
9	[Signature]	[Address]
10	[Signature]	[Address]
11	[Signature]	[Address]
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4. 6. 12
12:42

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Local Albemarle Business Seeks Expansion, Community Support

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Driving home from Roanoke yesterday, my family and I stopped for restrooms and refreshments at a BP Station off Exit 107, Interstate 64, toward downtown Crozet. This beautiful BP Station had well-supplied and clean restrooms, friendly customer service, and a wide selection of both fresh and dry foods. When I approached the register I saw a petition addressed to the Albemarle County Board of Supervisors, letting them know that local residents supported the expansion of the property to include a possible donut shop, with a drive through, and an auto repair and auto parts store.

Now, the western end of Albemarle County is beautiful, as is the drive from Exit 107 into the town of Crozet; however, local residents eating at the station informed me that the folks on the Albemarle County Board of Supervisors don't want to establish any more business outside of Crozet, fearful of drawing business away from the town. As any interstate traveler well knows, folks getting off the interstate won't drive more than a mile away from the exit. Most of the time they are just looking for restrooms, refreshments, and a bite to eat. They aren't looking to drive 3 miles to the nearest town to spend their money at local businesses.

Local Albemarle Business
 Seeks Expansion,
 Community Support

We The People, Not Our
 Politicians, Are Destroying
 our Freedoms

Sheriff Wade Heats Up in the
 4th: By Anita Hile

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 Drift, and the Donald
 Trump Apocalypse

As the population grows around the town of Crozet, folks there understand that they'll need more jobs and more economic opportunity. So why is the Albemarle County Board of Supervisors so opposed to expanding a well run business right off of Interstate 64?

I don't live in Albemarle and it isn't my place to tell local folks how to run their county or their town. That said, if you do live in Albemarle County, give the BP Station at 6115 Rockfish Gap Turnpike, Crozet Virginia a try. You won't be disappointed. After visiting, if you think this station is the sort of establishment you'd like to see expand, take a few seconds to sign their petition.

If you feel strongly about the need for more business, more jobs, and more tax revenue in your area, you can even attend one of your Albemarle County Board of Supervisors meetings on the first Wednesday of each month beginning at 1pm. Public comments are held at both 1pm and 6pm. There are also public comments on the second Wednesday of the month at 6pm. You can email the Board of Supervisors at bos@albemarle.org or tmorris2@albemarle.org. The Board of Supervisors is located at 401 McIntire Road 4th Floor, Charlottesville, Virginia 22902.

If you don't live Albemarle, just remember there is a beautiful BP Station off exit 107 with fresh food and clean restrooms.

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About Steven Brodie Tucker > 137 Articles

Graduated From Virginia
Tech with a Bachelors in
Philosophy and a minor in

Psychology. Studied Economics and History at
George Mason University. Caroline County
Resident and Activist.

CONTACT:



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From: Bruce Kirtley [mailto:bkirtley@embarqmail.com]

Sent: Tuesday, May 31, 2016 3:26 PM

To: Bill Fritz <BFRITZ@albemarle.org>

Cc: Ann Mallek <ann.mallek@gmail.com>

Subject: Re: SP 2015-32 Restoren Station

Bill:

Thanks to what you have been providing me, I understand where you are on staff recommendations. I do not agree with striking items # 4,5, 6 and 8 on page 7. These concessions were made in an effort to secure some sort of compromise between community and applicant. They are related to water use but there also were entrance corridor issues addressed herein as well. Would you be kind enough to note this sentiment in any subsequent reports, etc.

Many thanks,

Bruce Kirtley

From: "Bill Fritz" <BFRITZ@albemarle.org>

To: "Stephanie Mallory" <smallory@albemarle.org>, "Mark Graham"

<mgraham@albemarle.org>

Cc: "Planning Commission" <PlanningCommission@albemarle.org>, "Ann Mallek"

<amallek@albemarle.org>, "Bruce Kirtley" <bkirtley@embarqmail.com>, "David Stoner"

<davidastoner1@gmail.com>, "Erica Haskins" <ericacroz@aol.com>, gwbarlow3@earthlink.net,

"Jason K. Crutchfield" <crutchfieldjk@gmail.com>, "Jeanne" <mailto:jeanne@yahoo.com>,

"Jennifer Lafferty More" <moreandmore@embarqmail.com>, "Jo Higgins" <musxit@aol.com>.

"Jonathan & Stacey Hunt" <jonathanhunt530@gmail.com>, "Russell Lafferty"

<rlafferty@gmail.com>, "Marcia Joseph" <marcia.joseph@gmail.com>, "Marilyn Whiting"

<ssstyle2626@yahoo.com>, "Mary Rice" <mary@ricebooks.com>, "Mike Marshall"

<editor@crozetgazette.com>, "Richard Brown" <rbrfreetown@yahoo.com>, "Sandra Mears"

<sandram460@yahoo.com>, "Tim Tolson" <tftolson@gmail.com>, "Thomas Loach"

<tloach@albemarle.org>

Sent: Tuesday, May 31, 2016 10:41:58 AM

Subject: SP 2015-32 Restoren Station

Attached is the staff report for the June 7 Planning Commission meeting.

I am sending this out separately from the packet that Stephanie will prepare so that everyone could have it as soon as it was completed.

This staff report and attachments should be available on the website tomorrow. That site is:
<http://www.albemarle.org/agenda.asp?department=pc&year=2016>

If you have any questions please feel free to contact me.

William D. Fritz, AICP

434-296-5823 extension 3242

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Cc: Ann Mallek <ann.mallek@gmail.com>

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Many thanks,

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To: "Stephanie Mallory" <smallory@albemarle.org>, "Mark Graham" <mgraham@albemarle.org>

Cc: "Planning Commission" <PlanningCommission@albemarle.org>, "Ann Mallek" <amallek@albemarle.org>, "Bruce Kirtley" <bkirtley@embarqmail.com>, "David Stoner" <davidastoner1@gmail.com>, "Erica Haskins" <ericacroz@aol.com>, gwbarlow3@earthlink.net, "Jason K. Crutchfield" <crutchfieldjk@gmail.com>, "Jeanne" <mailto:jeanne@yahoo.com>, "Jennifer Lafferty More" <moreandmore@embarqmail.com>, "Jo Higgins" <musxit@aol.com>, "Jonathan & Stacey Hunt" <jonathanhunt530@gmail.com>, "Russell Lafferty" <rlafferty@gmail.com>, "Marcia Joseph" <marcia.joseph@gmail.com>, "Marilyn Whiting" <ssstyle2626@yahoo.com>, "Mary Rice" <mary@ricebooks.com>, "Mike Marshall" <editor@crozetgazette.com>, "Richard Brown" <rbfreetown@yahoo.com>, "Sandra Mears" <sandram460@yahoo.com>, "Tim Tolson" <ttjtolson@gmail.com>, "Thomas Loach" <tloach@albemarle.org>

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If you have any questions please feel free to contact me.

William D. Fritz, AICP
434-296-5823 extension 3242

PROJECT DEVELOPMENT LLC
2564 Mt Torrey Rd, Lyndhurst, Va 22952
434 – 326- 0334 musxit@aol.com

May 31, 2016

To: Bill Fritz, AICP, Chief of Special Projects,
Albemarle County Community Development
From: Jo Higgins, Project Development LLC

RE: SP 201500032 (amendment of SP 200900034)
WATER USAGE METER READINGS ADDED TO PREVIOUS SUBMITTAL

The application to amend the Special Use Permit was submitted in December 2015 and included the water usage meter readings from September 9, 2014 to Dec 1, 2015 which was a period of 14 months on 3 sheets.

The purpose of providing this additional information is to provide water usage meter readings up to the present time.

The total period of water usage meter readings starts September 9, 2014 to May 24, 2016 which is One (1) year and Nine (9) months.

FOUR SHEETS OF METER READINGS ARE ATTACHED.

THIS INCLUDES THE PREVIOUS 3 SHEETS AND 1 ADDITIONAL SHEET.

THE 3RD SHEET METER READINGS HAS BEEN COMPLETED SO IT GOES TO MARCH 15, 2016 AND THE 4TH SHEET COVERS PERIOD MARCH 22, 2016 TO MAY 24, 2016.

THE AVERAGE GALLONS PER DAY FOR EACH SHEET IS STATED AT THE BOTTOM.

SHEET 1 IS 250 GPD, SHEET 2 IS 408 GPD, SHEET 3 IS 169 GPD, AND SHEET 4 IS 166 GPD.

*THE RECENT COMPLETE PAST YEAR OF WATER USAGE
(LEAVING OUT THE FIRST MONTHS OF START UP)*

*THE AVERAGE WATER USAGE FOR PERIOD MAY 19, 2015 TO MAY 24, 2016
IS 52 WEEKS OF METER READINGS
AVERAGE WATER USAGE IS 251 GALLONS PER DAY*

*THE BY-RIGHT AMOUNT OF WATER FOR THIS SITE IS 1,624 GALLONS PER DAY.
251 GALLONS PER DAY IS ONLY 16% OF THAT AMOUNT.*

1/3

Water Meter Log

TM 55 B-1

8099 Rockfish Gap Turnpike Crozet, VA 22932

Date	Time	Water Meter Reading (gallons)	Name
9/9/14	9:00 am	2, 5 2 0 0	L. Spaw
9/16/14	"	4, 1 4 0 0	" 1620/23
9/23/14	"	5, 8 4 0 0	" 1700/243
9/30/14	"	7, 4 6 0 0	" 11620/234
10/7/14	"	8, 2 6 0 0	" 800/114
10/14/14	"	9, 8 1 0 0	" 1550/221
10/21/14	"	1, 1 5 0 0	" 11690/241
10/28/14	"	1, 2 3 2 0 0	" 820/117
11/4/14	"	1, 3 9 3 0 0	" 11010/230
11/11/14	"	1, 4 7 5 0 0	" 820/117
11/18/14	"	1, 6 3 5 0 0	" 11600/229
11/25/14	"	1, 7 4 4 0 0	" 1090/156
12/2/14	"	1, 8 5 4 0 0	" 1100/157
12/9/14	"	2, 0 2 5 0 0	" 1710/244
12/16/14	"	2, 1 1 6 0 0	" 910/130
12/23/14	"	2, 3 4 4 0 0	" 2280/326
12/30/14	"	2, 6 0 3 0 0	" 2590/370
1/6/15	"	2, 8 0 7 0 0	" 2040/291
1/13/15	"	3, 0 1 8 0 0	" 2110/301
1/20/15	"	3, 2 6 4 0 0	" 2460/351
1/27/15	"	3, 5 1 1 0 0	" 2470/353
2/3/15	"	3, 6 7 7 0 0	" 11660/237
2/10/15	"	3, 9 7 8 0 0	* 3010/430
2/17/15	"	4, 2 5 8 0 0	" 2800/400
2/24/15	"	4, 4 9 3 0 0	" 2350/336
3/2/15	"	4, 6 3 9 0 0	" 1460/209
3/10/15	"	4, 7 9 5 0 0	" 1560/222

26 week period Average = 250 gpd
 * [1 week peak 430 gpd]

2/3

Water Meter Log

TM 55 B-1

6099 Rockfish Gap Turnpike Crozet, VA-22932

Date	Time	Water Meter Reading (gallons)	Name	gals per wk	gals per mo
3/17/15	9:00	52,180.0	J. Sprau		
3/24/15	"	54,520.0	"	2412	345
3/31/15	"	56,850.0	"	2380	333
4/7/15	"	59,250.0	"	2400	343
4/14/15	"	61,850.0	"	2600	371
4/21/15	"	64,370.0	"	2520	360
4/28/15	"	67,010.0	"	2640	377
5/5/15	"	69,760.0	"	2750	393
5/12/15	"	72,670.0	"	2910	416
5/19/15	"	75,620.0	"	2950	421
5/26/15	"	78,140.0	"	2520	360
6/2/15	"	80,780.0	"	2640	377
6/9/15	"	83,990.0	"	3210	459
6/16/15	"	87,620.0	"	3630	519
6/23/15	"	90,750.0	"	3130	447
6/30/15	"	94,380.0	"	3630	519
7/7/15	"	97,910.0	"	3530	584
7/14/15	"	101,650.0	★	3740	534
7/21/15	"	104,990.0	"	3840	477
7/28/15	"	107,806.0	"	2816	402
8/4/15	"	110,522.0	"	2716	388
8/11/15	"	113,272.0	"	2755	394
8/18/15	"	116,047.0	"	2775	396
8/25/15	"	118,847.0	"	2800	400
9/1/15	"	121,448.0	"	2601	372
9/8/15	"	123,970.0	"	2522	360
9/15/15	"	126,393.0	"	2423	346

26 week period Average = 408 gpd

MOST RECENT YEAR OF METER READINGS STARTS HERE

3/3

Water Meter Log

TM 55 B-1

6099 Rockfish Gap Turnpike Crozet, VA 22932

Date	Time	Water Meter Reading (gallons)	Name
9/22/15	9:00	1 28 0 6 3 . 0	J. Spru
9/29/15	"	1 28 0 6 3 . 0	"
9/30/15	"	0 0 0 0 0 0 . 0	"
10/6/15	"	1 5 4 7 . 0	"
10/13/15	"	3 1 7 8 . 0	"
10/20/15	"	4 6 9 7 . 0	"
10/27/15	"	6 3 0 0 . 0	"
11/3/15	"	7 9 7 3 . 0	"
11/10/15	"	9 5 8 3 . 0	"
11/17/15	"	1 1 1 2 3 . 0	"
11/24/15	"	1 2 6 2 1 . 0	"
12/1/15	"	1 4 4 8 0 . 0	"
			1068/153
			1090/156
			1109/158
			995/142
			1033/148
			1115/159
1/19/16		2 1 7 1 6 . 0	"
1/26/16		2 2 1 8 4 . 0	"
2/2/16		2 2 3 5 1 . 0	"
2/9/16		2 3 4 8 0 . 0	"
			1057/151
			1033/148
			1090/156
			1044/149
			1042/149

Readings Added since
Feb 2016 Submitted

3 week period Average gpd = 169
[1 week peak = 265 gpd]

TW 15-B-1

0052 Rockfish-Eelp Tunicate Grazing, MA, 22952

Readings Added Sing
Feb 2016 Submitted

10 week period Average = 1166 gpd
[1 week peak 178 gpd]

Ref: SP20150032 Re Store N' Station
250 West from 240 West to Yancey Mills Rd.

Subj: (1) Highway Safety Concerns
(2) Business Use of Highway Right-A-Way Property
(3) Need for a clean updated auto maintenance facility

As a born & raised "Crozetian" and member of the first CCAC (thanks to David Wyant), I feel compelled to address the following:

Highway safety of our children, their parents and our educators at our Western Albemarle School District.

Use of highway right-away for customer parking.

Need for a clean, updated auto shop.

For the safety of our current population, expected growth and tourist, I am asking our governing bodies to review the road frontage property lines along 250 East and West in Western Albemarle School District. Not many folks are aware that the highway's right-away follows the power lines parallel on both sides of this stretch of highway— to Brownsville Market's gas tanks on the East 250 side and the Kirtley's gas tanks on the West 250 side. Both businesses use this area for client parking. Other businesses in this area are doing likewise, except the modern, state-of-the-art, Re-Store Station.

I suggest we, Albemarle County and the Virginia highway department, find a means of utilizing this public property for the safety of our school children, educators, school personnel, current population, expected growth and tourist.

Third, since Crozet is growing in Senior population, a nice clean, updated auto maintenance facility would be helpful to them, keep our revenue in Albemarle and be curb appeal enhancement compared to what Crozet has now. A facility of this nature placed at Re-Store N' Station, is needed.

Finally, please note: Re-Store Station does not use Virginia highway right-away for its clients' parking and it offers the most curb appeal, state of the art facility, in this section of the highway entrance to Crozet. Let's utilize our tax payers' money for safety and curb appeal; stop wasting time on harassment issues and get on with revenue producing issues to give relief to tax payers.

Thank you for taking time to let me voice my concern and a suggestion to aid in your thought process.

Beverly Ergenbright, POB 192, Crozet, Va. 22932
434-823-5816

Support our Proposed Expansion

By signing below you are indicating that you support our convenience store and would like to see additional services available at this location. We believe more services are needed for the growing Crozet population and this location is convenient and with a safe entrance. We pay a significant amount of taxes and should be able to use our 4 acres of land for highway commercial uses; we are also a by-right designation.

Signature

Print Name and Address

1	<i>[Signature]</i>	Charles Martin 14545 Hill Street Hill
2	<i>[Signature]</i>	Charles Martin 14545 Hill Street Hill
3	<i>[Signature]</i>	1305 Hill Street Hill
4	<i>[Signature]</i>	1305 Hill Street Hill
5	<i>[Signature]</i>	JACOB FITCHER 454 RIVERVIEW ROAD 22942
6	<i>[Signature]</i>	Scott Taylor 454 RIVERVIEW ROAD 22942
7	Jake	PO Box 10000000000000000000
8	Bill	20000000000000000000
9	Shelly	Shelly Pierce Indian Hill VA
10	Matt Dutton	1023 9th Street Crozet VA 22932
11	Troy Dutton	335 Deer Dr Crozet VA 22932
12	Conrad Dutton	10000000000000000000
13	Richard (Ray) Nelson	6341 Northbrook Lane Crozet VA 22932
14	Robert Dutton	10000000000000000000
15	James Dutton	5147 Sunset Ridge Rd
16	Troy Dutton	755 Williams Church VA
17	<i>[Signature]</i>	10719 Fortune Lane Kaeon VA
18	Gerold S. Strubberg	1100 Ant Hill Dr Crozet VA 22932
19	<i>[Signature]</i>	1090 Hunters Lodge Rd Hill VA
20	Dennis M. Boye	DENNIS BOYE 1661 BUCK RD CROZET VA 22932

We are working to construct approximately 20,000 square feet of additional commercial space and amend fuel dispensing conditions. Proposed uses include Convenience/Retail, Food retail, Retail Auto Parts, Auto Repair Shop, Office and a drive-through window.

6-30-16

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PCMTG
6-7-14
TMM?

Signature

Print Name and Address

Crozet + ZIP

1	Kimberly Langston	Lynbrook Rd 22980
2	[Signature]	[Address]
3	Scott [Signature]	Scott [Address] Do Dayton, VA
4	Brooke Izen	Brooke Izen 119 [Address] STE A, Denton
5	[Signature]	113 [Address] 22974
6	[Signature]	22936
7	[Signature]	22974
8	Dylan Colman	2883 Berkeley Rd Staunton VA
9	[Signature]	[Address]
10	William Hall	110207, VA
11	Mike Marshall	Crozet, VA
12	[Signature]	[Address]
13	[Signature]	Waynesboro VA
14	[Signature]	[Address]
15	Michael Hall	[Address]
16	[Signature]	Claude Watson Crozet, VA
17	BR [Signature]	22981
18	Jesse [Signature]	230 Tides Pl Charlottesville VA
19	[Signature]	4801 [Address] 22911
20	Michelle Stutfield	Andover Dr Earlysville VA 22936

We are working to construct approximately 20,000 square feet of additional commercial space and amend fuel dispensing conditions. Proposed uses include Convenience/Retail, Food retail, Retail Auto Parts, Auto Repair Shop, Office and a drive-through window.

6-30-14

2

Support our Proposed Expansion

10-11-16
6-7-16

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Signature

Print Name and Address

City & Zip (Print)

1	Dorced + Shubling	TROY, VA 22974
2	Robert F. Stribley	Troy, Va 22974
3	Philly + Spence	Crozet VA 22901
4	let	
5	Amelia MO	IVY, VA 22901
6	Myra McDonald	Warrenton 22481
7	Reyn	Charlottesville 22903
8	KYLE	KYLE ENFIELD CROZET VA 22932
9	G. R.	ERIC BREEDEN greenwood 22943
10	Jan	Amanda M. M. 22932
11	Ernie Stappati	Warrenton 22481
12	Ryan Boring	Ryan Boring 22932
13	Victoria Malins	Victoria Malins 22932
14	E. Thacker	B. THACKER CROZET 22932
15	De	Charlottesville 22903
16	Regina Sybil	Charlottesville 22903
17	Christopher Ward	Crozet Va 22932
18	Spence	Sina Fugini
19	Sylvia Penney	250 Yancy Mountain
20	Lisa Waters	47 Stanley St Staunton

We are working to construct approximately 20,000 square feet of additional commercial space and amend fuel dispensing conditions. Proposed uses include Convenience/Retail, Food retail, Retail Auto Parts, Auto Repair Shop, Office and a drive-through window.

6-30-16

Support our Proposed Expansion

By signing below you are indicating that you support our convenience store and would like to see additional services available at this location. We believe more services are needed for the growing Crozet population and this location is convenient and with a safe entrance. We pay a significant amount of taxes and should be able to use our 4 acres of land for highway commercial uses; we are also a by-right designation.

Signature

Print Name and Address

1	<i>Liam Atticus</i>	Liam Atticus 5353 Golf Dr	
2	<i>Sharon Brown</i>	Sharon Brown 5414 N. Fire Street	
3	<i>Candace Spitzer</i>	Candace Spitzer 81 Keely Ct Louisa	
4	<i>Amanda Gibson</i>	Amanda Gibson	
5	<i>Elizabeth Bixton</i>	Elizabeth Bixton Blaine Rd	
6	<i>Donna</i>	2488 Haddock Rd Athens	
7	<i>Charlie Davies</i>	Charlie Davies 3048 Sikesville Rd Athens	
8	<i>Sherry Belle</i>	6975 Blackwells H Rd Crozet	
9	<i>Ron Robinson</i>	Ron Robinson 5812 Meadows Ct	22932
10	<i>Mike Hedges</i>	Mike Hedges 8830 Dunette Rd Athens	22920
11	<i>Lynn Snyder</i>	Lynn Snyder North Garden	22959
12	<i>Rosa Thomlinson</i>	Crozet VA	
13	<i>Maddie Holt</i>	Maddie Holt 244 Malvern Farm Dr	22903
14	<i>Paul Frazier</i>	618 Taylor rd Louisa VA	23093
15	<i>Ron</i>	357 Sikes Pump Rd Weyers Cove VA	22481
16	<i>Sharon</i>	Sharon R 24481	
17	<i>78 Madison Dr</i>	78 Madison Dr Grundyville	2448
18	<i>Tom James</i>	3240 LANGFORD DR CHVILLE, VA	22903
19	<i>4100 Colade Rd</i>	4100 Colade Rd Smyer VA	229109
20	<i>Erica Rose</i>	Greenwood	

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4-30-16

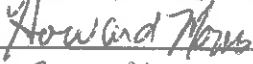
20

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Signature

Print Name and Address

1		
2		D. Barber 5077 Indigo VA
3		Steve Kehrler 3023 White Mountain Rd Afton VA
4		Wm A. Dalekese 455 Phillipa Newfong
5		Dick Woods RD Ch'ville, VA
6		Charlottesville 22903
7		Andrew Welch 3286 Wdsh Run, Richersville
8		Jason Owens 188 Green Ln Powell, TN
9		Jacqueline Humpal Palmyra VA
10	LEE SHWALTER	MEADOWS DR CROZET
11	Rehee Pace	Ch-ville, VA 22911
12		C L L L 22911
13		PERRY GIUNTA - 22911
14	PRESION GENTRY	1753 WHITE HALL RD CROZET, VA
15	Aaron Howell	5820 Westhill Dr. Crozet VA 22932
16		Jennifer Layne 1191 Layne Pl. Crozet, VA
17		G. DALE BELL 5474 Adele St Crozet, VA
18		Matthew Sweeney
19		P. L. B. x P. B. 22913
20		5358 Ravenstone Rd. Crozet, VA 22933

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LD-30-16

21

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Signature	Print Name and Address
1 <i>[Signature]</i>	10041 Port Republic Rd. Crozet VA
2 <i>Monica Stephens</i>	Monica Stephens 10041 Port Republic Rd. Port Rep. VA
3 <i>Denise Hylant</i>	150 hwy Farmville Cville
4 <i>May Rany</i>	225 Weather Crest Cville
5 <i>Rosa Thompson</i>	Crozet, Va
6 <i>[Signature]</i>	Swoope, VA.
7 <i>Charles Brown</i>	Nelson, VA
8 <i>Ra Simmons</i>	Midlothian VA
9 <i>Thomas Marsh</i>	Thomas Marsh (Crozet), VA
10 <i>David Pratt</i>	563 Shady Lane Cville VA
11 <i>Tony Marbury</i>	Crozet VA
12 <i>K. Gellner</i>	Scottsville, VA
13 <i>Brooke Johnson</i>	Waynesboro, VA
14 <i>Diane Morse</i>	Crozet, VA
15 <i>[Signature]</i>	Waynesboro, VA
16 <i>[Signature]</i>	Crozet, VA
17 <i>[Signature]</i>	Crozet, VA
18 <i>[Signature]</i>	Crozet VA.
19 <i>[Signature]</i>	Afton VA
20 <i>[Signature]</i>	Crozet Virginia

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4-30-16

28

Bill Fritz

From: Musxit@aol.com
Sent: Wednesday, August 24, 2016 10:28 AM
To: Bill Fritz
Subject: Re-Store N Station - SP AMEND TO BOS 9-14-16
Attachments: PC06.07.16Signatures.pdf; Signatures06.30.16.tiff;
RS.PC.6.7.16.REVISE.COND.EXPLANATION.docx.pdf;
RS.SP.letter.Nov2010.withChanges.noted.pdf

Bill -

In the initial submission, the existing special use permit letter with conditions was submitted with a request to delete the conditions but if that was not feasible - there was suggested changes to the conditions shown on the second page. It seems the PC did not take the additional step that is typically done where the vote for denial is followed by the 'but if' the BOS should consider the application for approval that conditions should be with a discussion of those conditions.

I have attached the initial submission (which is in the package) which includes the second page with proposed rewording of the conditions. I have also attached a much improved version of changes to the conditions with an explanation for each included.

The attached proposed changes to the conditions is dated 8 - 1 - 2016.

The last "proposed" condition to be added is to satisfy the concerns that the water usage will be exceeded with the full development of the site. Although this is impossible due to restricted flow device, this will hopefully provide a measure of assurance for the BOS. If this condition is not met within 6 months after occupancy of the rear bldg, the applicant would need to go back through the process again if any other development were proposed.

Lastly, I have also attached additional pages with signatures of support - pages 17 - 22 which were gathered after the PC meeting to add to the previous submittal of pages 1 - 16 (also attached)

Please confirm you received the 4 attached pdf files.

Your assistance is appreciated.

Thanks Jo

NO SPECIFIC RECOMMENDATION FROM THE PC WAS MADE TO RECOMMEND CONDITIONS SHOULD THE BOS CONSIDER APPROVAL OF THIS SPECIAL PERMIT AMENDMENT REQUEST.

THE FOLLOWING ARE THE EXISTING CONDITIONS REVISED TO BE CONSISTENT WITH THE APPLICATION, PROVIDE CLARITY TO A FEW CONDITIONS, AND ADD SOME RESTRICTIONS THAT ARE REASONABLY RELATED TO WATER USAGE.

8-1-2016

1. NO CHANGE TO CONDITION– REQUIRES THE EXISTING WATER METER TO REMAIN.

This condition is to insure that the water usage is measured with a sealed tamper proof meter that is the same model used by Albemarle County Service Authority public system.

THIS CONDITION RELATES DIRECTLY TO WATER USAGE.

2. NO CHANGE – REQUIRES THE WATER USAGE TO REMAIN LIMITED TO 1,624 GPD BY RIGHT AMOUNT WITH 1 GPD ADDED BY THIS PERMIT FOR TOTAL OF 1,625 GPD.

This condition states the limit of water which is only 1 gallon person (or ¼ gallon per acre per day) more than the amount of water, 1,624, that can be used “by-right” according to Zoning Ordinance – HC uses.

THIS CONDITION RELATES DIRECTLY TO WATER USAGE.

3. NO CHANGE – REQUIRES THE EXISTING FLOW VALVE TO REMAIN.

The existing flow valve installed at the well has been calibrated by a Professional Engineer and certified to restrict the flow of water that is withdrawn from the well to 1.1 gallon per minute which guarantees that the allowed water CANNOT be exceed because it is not physically possible to withdraw a greater amount of water.

THIS CONDITION RELATES DIRECTLY TO WATER USAGE.

4. THE GROSS FIRST FLOOR BUILDING SQUARE FOOTAGE SHALL NOT EXCEED 13,600 SQUARE FEET AND THE GROSS SECOND FLOOR BUILDING SQUARE FOOTAGE SHALL NOT EXCEED 11,000 SQUARE FEET. THIS DOES NOT INCLUDE PORCH ROOFS.

The wording has been changed to be clear that the first & second floor is limited to the square footage as shown on the concept plan. The term “footprint” has been deleted because this term is not defined in the zoning ordinance and is misleading because it was not intended that porch roof area at each door be included. Porches roof areas are not included in the building permit as square footage. This wording will correct that issue.

THIS CONDITION RELATES INDIRECTLY TO WATER USAGE.

5. THE CONVENIENCE STORE SHALL NOT OPERATE BETWEEN 12:30 AM AND 4:30 AM EXCEPT THE FUEL PUMPS MAY REMAIN OPERATIONAL WITHOUT RESTRICTION.

This condition requires that the convenience store not operate 24 hours per day. It is to limit the convenience store hours to be consistent with the wording of the previous condition #8 (below) related to overnight parking. It has wording added to clarify that the pumps may operate after hours because the fuel pump operation does not relate to water usage in any way.

THIS CONDITION REASONABLY RELATES TO WATER USAGE AS REVISED.

6. THERE SHALL BE NO MORE THAN NINE (9) FUEL PUMP STATIONS OF WHICH SEVEN (7) ARE LIMITED TO SERVE ONLY 2 VEHICLES AT ANY TIME, ONE (1) IS OFF ROAD FUEL THAT SERVES ONLY ONE CUSTOMER AT ANY TIME, AND ONE (1) IS FOR KEROSENE FUEL PUMP THAT SERVES ONLY ONE CUSTOMER AT ANY TIME.

This condition has been reworded to simply state that nine fuel pump stations are allowed which is an addition of only two and the wording will now allow pumps that dispense alternative fuel which require separate hose/nozzles for each type to be installed but does not increase the number of vehicles served per fuel pump station.

THIS CONDITION CAN ONLY RELATE TO WATER USAGE IF THE CONVENIENCE STORE IS OPERATING. THE NUMBER OF FUEL PUMP STATIONS IMPOSES A LIMIT ON THE NUMBER OF VEHICLES THAT CAN BE SERVED CONCURRENTLY WHICH INDIRECTLY MAY RELATE TO THE NUMBER OF CONVENIENCE STORE CUSTOMERS. THIS CONDITION ONLY RELATES TO WATER USAGE INDIRECTLY.

7. NO CHANGE – ALLOWS FOR RAINWATER COLLECTION TO BE RE-USED.

This condition is not changed. It allows for rainwater to be harvested from the roof areas then stored to use for outside uses only. This is part of the storm water management system for runoff control and water used this way goes directly towards groundwater recharge.

THIS CONDITION DOES NOT RELATE TO (WELL) WATER USAGE AT ALL BUT IT IS TO PROVIDE CLARITY TO ALLOW RAINWATER COLLECTION.

8. EXCEPT VEHICLES OF THE AUTO REPAIR CUSTOMERS, OVERNIGHT CUSTOMER PARKING ON SITE SHALL NOT BE PERMITTED BETWEEN 12:30AM AND 4:30 AM. THE APPLICANT SHALL POST SIGNS INDICATING NO SUCH OVERNIGHT PARKING IN SUCH PLACES DESIGNATED BY THE SITE PLAN AS A CONDITION OF FINAL SITE PLAN APPROVAL, AND

This condition has been reworded slightly to allow for auto repair customer vehicles to remain but makes no change to the restriction of overnight parking generally.

THIS CONDITION DOES NOT RELATE TO WATER USAGE SINCE CONDITION NUMBER 5 LIMITS THE STORE OPERATION SO NO WATER IS USED AFTER STORE CLOSURE.

9. THE AUTO REPAIR BUSINESS SHALL NOT OPERATE BETWEEN 10PM AND 4:30AM.

This is a new condition to restrict the hours of operation for the auto repair business.

THIS CONDITION REASONABLY RELATES TO WATER USAGE.

10. (RENUMBERED TO 10) CHANGE THE DATE TO CONCEPT PLAN LAST REVISED DATE OF

This condition has only been revised to substitute the dates of the revised concept plan as necessary.

THIS CONDITION IS A PROCEDURAL REQUIREMENT TO TIE THE SPECIAL USE PERMIT TO THE CONCEPT PLAN.

SUGGESTED CONDITION TO ALLOW THE DEVELOPMENT TO BE PHASED AS THE WATER USAGE AFTER THE REAR BLDG HAS BEEN OCCUPIED FOR 6 MONTHS IS PROVEN:

ADD CONDITION: NO BUILDING PERMIT FOR THE EXPANSION OF THE EXISTING (FRONT BLDG) SHALL BE ISSUED UNTIL THE WATER USAGE OF LESS THAN 80 % OF 1,625 GPD OR 1300 GPD HAS BEEN CONFIRMED BY SUBMISSION TO THE ZONING ADMINISTRATOR OF METER READING DATA OVER A 6 MONTH PERIOD.

THIS CONDITION RELATES TO PROVING THE WATER USAGE IS WITHIN THE ALLOWED AMOUNT BEFORE THE EXPANSION OF THE FRONT EXISTING BUILDING CAN OCCUR. THIS PREVENTS THE PROPERTY OWNER FROM OBTAINING A BUILDING PERMIT IF THE WATER USAGE IS OVER 80%.