

## Bill Fritz

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**From:** Matt Lucas <mlucas@telestrategies.com>  
**Sent:** Tuesday, December 05, 2017 3:00 PM  
**To:** Bill Fritz  
**Cc:** Ann Mallek  
**Subject:** Restore-n-statiion comments  
**Attachments:** IMG\_6844.jpg

Hi Bill –

I wanted to comment on the restore-n-station, and can't be at the planning commission tonight because I'm in Asia on business travel.

I also can't find any information about the meeting online because I can't get to the AC planning website (for some reason ... maybe it is blocked from overseas networks?)

But, I recall from memory reading that there is a planning commission meeting on it tonight, and to send you comments if I can't be there. Here they are, if it is not too late to forward.

Thanks Bill.

Sincerely,  
Matthew Lucas

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Dear Planning Commission -

I own three historic buidings in Crozet. 416 Free Town is one of them. My understanding is that it dates to the mid 1800s, and was originally a store that served the community.

I restored the property a few years back because the neighborhood (and house) has a charm that is rarely found. It is a throw-back to what you would see a hundred years ago. Simple gravel road. Friendly people. Vintage houses. A real community.

These kind of places are getting wiped out. Free town is rare.

I wouldn't say that the restore-n-station has completely ruined the neighborhood. But, it's presence is overwhelmingly negative – and foreign.

The light polluion, noise pollution and visual hinderance can not masked by trees. I have tried. I have planted 8 trees along the fence, which is an absolute shame for the aesthetics. But I had to. And I have to plant more.

To understand, please see the attached picture of the view towards the creek from my house. Beautiful. If I pan to the right, all I see/hear is the hideous gas station. (Unfotunately, I don't have a picture).

It's horrid. Please don't make it any worse. Reject any expansion or additional service hours.

Otherwise, that neighborhood will be gone and historic investors (like me) will pull out, ... and just throw it to the development world.

That would be a loss to the County.

## Bill Fritz

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**From:** Jo Higgins <musxit@aol.com>  
**Sent:** Tuesday, December 05, 2017 11:09 AM  
**To:** Bill Fritz  
**Subject:** Re: FW: December 5, 2017 Tentative Planning Commission agenda and materials  
**Attachments:** 604282515nov17SiteMemowithPics.pdf

*Bill -*

*Since there is an email suggesting that RS may be a source for gasoline odor, I want to forward the DEQ inspection report that pertains to this compliant.*

*I spoke with the DEQ inspector and he indicated he didn't find any source for odor. He emailed his report to me.*

*As the latest fuel storage and equipment has been installed at RS, it is highly unlikely that any odor is possible with state of the art monitoring and double wall tanks etc.*

*As this may come up, the inspection report should be recognized.*

*Thanks Jo*

In a message dated 11/28/2017 1:41:36 PM Eastern Standard Time, BFRITZ@albemarle.org writes:

The staff report for SP 2017-20 ReStore'n Station is now available online. If you are not able to attend the meeting and want to provide comments to the Planning Commission please send your comments to me and I will print them out and distribute them to the Planning Commission at Tuesday's meeting. Any comments provided to the Planning Commission will automatically be added to the packet that is prepared for the Board of Supervisors. At this time this item is not scheduled for the Board of Supervisors. I will let you know as soon as a date has been set.

William D. Fritz, AICP

434-296-5823 extension 3242

**From:** Stephanie Banton  
**Sent:** Tuesday, November 28, 2017 11:33 AM  
**To:** Andrew Gast-Bray <agastbray@albemarle.org>; Bill Palmer <wcp2z@eservices.virginia.edu>; Bruce Dotson <abrucedotson@gmail.com>; Daphne Spain <dspain2@albemarle.org>; David Benish <DBENISH@albemarle.org>; Elaine Echols <EECHOLS@albemarle.org>; Jennie More <jmore@albemarle.org>; John Blair <jblair@albemarle.org>; Karen Firehock <kfirehock@albemarle.org>; Pam Riley <priley2@albemarle.org>; Russell Lafferty

## MEMORANDUM

DEPARTMENT OF ENVIRONMENTAL QUALITY  
VALLEY REGIONAL OFFICE

4411 Early Road -- P.O. Box 3000 Harrisonburg, Virginia 22801 (540) 574-7800

SUBJECT: Site Visit Memo

SITE NAME: Legacy Market, Fac ID 6042825, 6115 Rockfish Gap Hwy, Crozet, VA

TO: File

FROM: Kevin L. Kennedy

DATE: November 15, 2017

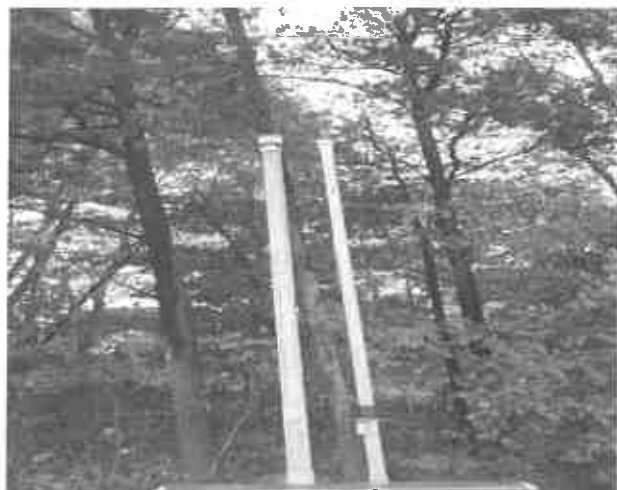
On 11/08/2017 I visited the above site as a follow up to a complaint about gasoline odors. I visited the site in the afternoon and found no odor of gasoline present except at the dispensers actively dispensing fuel to vehicles. All the equipment I observed appeared to be properly functioning. I took the following photographs on 2/8/17:



Looking west at the Diesel Tank basin



Looking North at the gasoline basin



Vent pipes for gasoline tanks



Looking SW across gasoline basin towards fence at back of property.