

## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 8:47 AM  
**To:** Andy Reitelbach  
**Subject:** FW: Crozet Park fitness center

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
Albemarle County

cshaffer2@albemarle.org  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

-----Original Message-----

From: Clover <clover55@comcast.net>  
Sent: Thursday, September 23, 2021 8:59 AM  
To: Planning Commission <PlanningCommission@albemarle.org>  
Cc: Board of Supervisors members <bos@albemarle.org>  
Subject: Crozet Park fitness center

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 Planning Commission,

I hope to attend Tuesday's public hearing, but wanted to give my comment now in support of the proposed Fitness Center at Claudius Crozet Park. I enjoy all aspects of the park, but most especially the swimming pool. I am claustrophobic and cannot tolerate the pool dome currently used in winter. Also, the current outdoor pool cannot accommodate the growing demand by many lap swimmers, aquafit classes, WAHS swim Team, Gators practices/meets, and recreational swimmers who compete for its use. I was so happy and excited to hear about the plans for full fledged fitness center, which is sorely needed to accommodate the recreational and fitness needs of the burgeoning population in this area. Then we would have a real indoor pool for use by all of the above in all seasons. Rooms for group fitness classes and after school care are a major bonus! Please support plans for this large, modern fitness center that the western Albemarle growth area sorely needs. Thank you, Clover Carroll

5670 St. George Ave.  
Crozet

## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 8:38 AM  
**To:** Andy Reitelbach  
**Subject:** FW: Crozet Park Proposal

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

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**From:** Brian Hockin <bhockin@gmail.com>  
**Sent:** Thursday, September 23, 2021 8:12 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** Crozet Park Proposal

**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 Planning Commission,

As a homeowner in Parkside Village, I strongly oppose issuing a Special Use Permit for the current proposal at Crozet Park. I have already seen the area around the park become overdeveloped in the last couple of years, and absolutely do not want to see the same happen to the actual park.

Thanks,  
Brian

Sent from my mobile device

## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 8:22 AM  
**To:** Andy Reitelbach  
**Subject:** FW: Public Comments Crozet Park Special Permit Hearing

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

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**From:** Jennifer Kirby <jenniferjkirby@gmail.com>  
**Sent:** Friday, September 24, 2021 11:40 AM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** Public Comments Crozet Park Special Permit Hearing

**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.

**Albemarle County Community Development**  
**Community Development**  
401 McIntire Road North Wing,  
Charlottesville, VA 22902  
[planningcommission@albemarle.org](mailto:planningcommission@albemarle.org)

**RE: Project SP202000016. Claudius Crozet Park ( Signs 3,33,& 34)**

Dear Planning Commission Member,

This letter is to express my OPPOSITION for the Request to Amend existing Special Use Permit for Claudius Crozet Park New Fitness Facility.

**I oppose the project for the following reasons:**

- The “commercial” like facility is out of character and scale for a Residential Zoned neighborhood. (*Project 35,000 SF, for reference: Crozet Library; 20,000 SF. Crozet Harris Teeter: 35,000 SF*).

**A project of this size is better suited for a location already zoned COMMERCIAL USE.**

- Crozet has experienced rapid residential development. How does this project impact the Albemarle County natural resources? I feel it is not in line with the **Albemarle County Biodiversity Action Plan and Goals - which is to Protect “Open Spaces and Conserve Biodiversity”**. **Land Management and Conservation Goals 1, 2, and 4.**
- This project will have a negative impact on traffic and pedestrian safety.

In conclusion, I urge you to vote **no** on this project of this size for the reasons mentioned above. A project of this size will forever change the character of this Community.

Sincerely,

Jennifer Kirby  
434 Cranberry Lane  
Crozet, VA 22932

Sent from [Mail](#) for Windows



## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 8:17 AM  
**To:** Andy Reitelbach  
**Subject:** FW: Crozet Park Permit Hearing Comments  
**Attachments:** CROZET PARK ANNOTATED-COMMENTS-FROM-MARCH-2021-MEETING-092021-1 (1).pdf

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

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**From:** Jennifer Kirby <jenniferjkirby@gmail.com>  
**Sent:** Friday, September 24, 2021 3:47 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** Crozet Park Permit Hearing Comments

**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 Planning Commission,

I would like to add the attachment to my comments on the proposal hearing. This document analyzing the comments/requests that were noted in the March 2021 meeting.

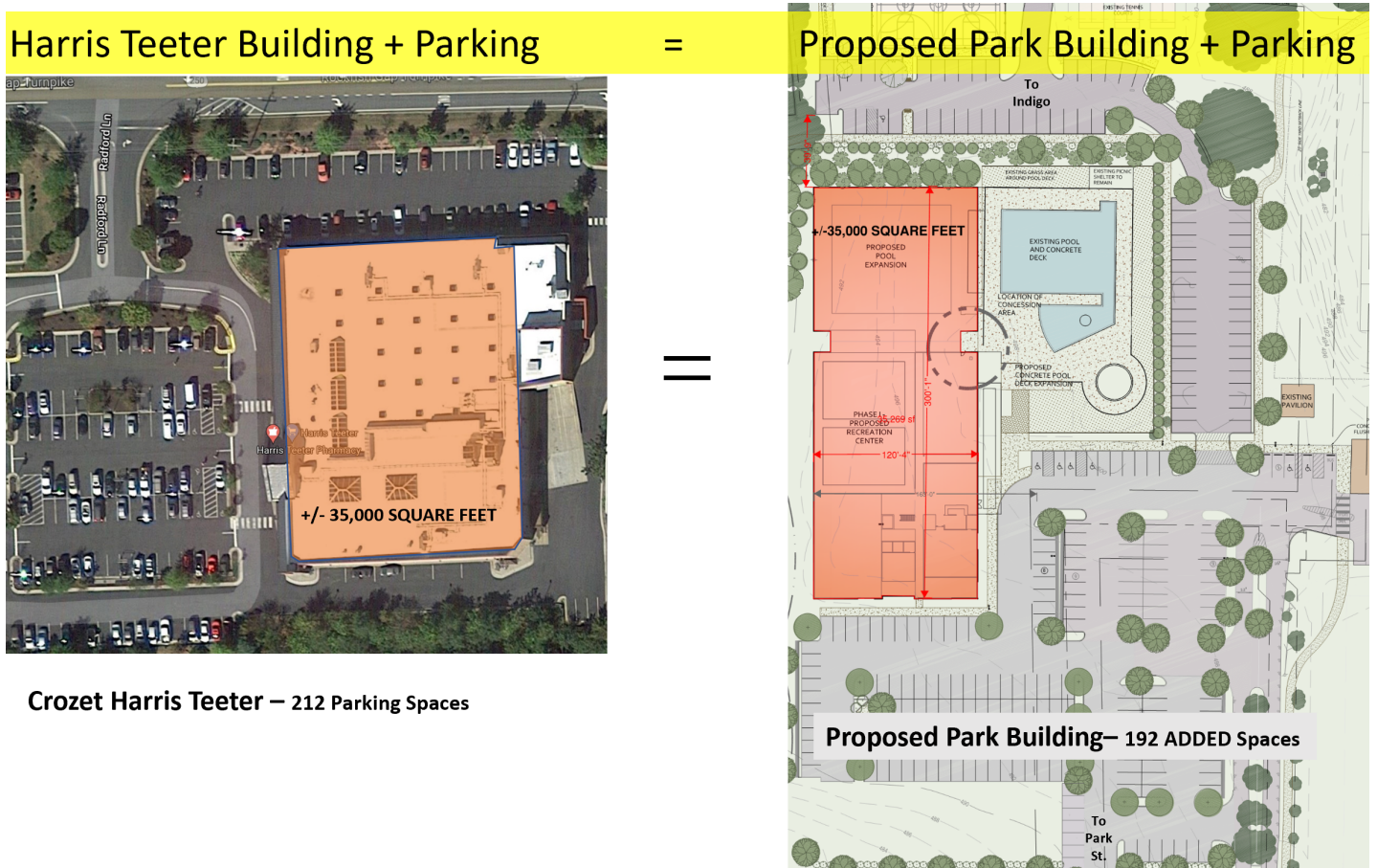
Thank you

Jennifer Kirby  
434 Cranberry Lane  
Crozet, VA 22932

Sent from [Mail](#) for Windows

# COMMENTS ON THE CROZET PARK DEVELOPER'S APPLICATION FOR SPECIAL USE PERMIT

The Crozet Park Developer continues to pursue **changes in the zoning rules that will allow them to build a for profit athletic center in a public park**. What the developer proposes is not a building compatible with the location or surrounding neighborhoods – rather the complex is a way out of scale for the field in which it is proposed. In fact, the athletic center is more comparable to the Harris Teeter on Rte. 250 with all of its parking than any building in a 22 acre park should be.



The developer is requesting that it be granted **the right to add more traffic on the local roads** that are already over taxed and acknowledge what changes to the roads will have to done will be determined after it has this right.

The developer is asking for a **zoning exemption to build its building closer to neighboring properties** than is allowed. The developer justifies its position not by accomodating the required setback but, instead by changing the measuring points without regard to how it impacts the rights of the adjacent neighbors.

The developer's proposal includes the **intention to buy Nutrient credits rather than deal with Storm Water run-off created by its elimination green space** even though this was a specific criticism of its earlier submission.

The developer's presentation includes new charts and renderings that rely on exceptional artistic license and appears to **circumvent the criticisms raised by the Planning Commission who disapproved the proposal in March 2021**.

The Planning Staff issued a point by point criticism of the project in March based on the comments from the Planning Commissioners which the developer has avoided addressing directing. On the following pages is an annotated version of the complete text of the Commission's March comments.

**ANNOTATED COMMENTS [IN BOLD CAPS] REGARDING APRIL 12, 2021, LETTER ISSUED BY PLANNING STAFF REGARDING AREAS OF SPECIFIC CONCERN RAISED BY THE PLANNING COMMISSIONERS MARCH 23, 2021.**

WWW.ALBEMARLE.ORG

401 McIntire Road, Suite 228 | Charlottesville, VA 22902-4596

County of Albemarle - Community Development Department -Planning Division

Charles Rapp rappc@albemarle.org

tel: 434-296-5841 ext. 3245

fax: 434-296-5800

April 12, 2021

Scott Collins, Collins Engineering

200 Garrett St., Suite K

Charlottesville, VA 22902

Mr. Collins,

At the March 23, 2021 regular Planning Commission, a public hearing was conducted for SP2020-00016 Crozet Park. The following is staff's attempt to summarize the primary comments and areas of concern identified by the Planning Commission during discussions with the applicant. A more detailed account of the meeting can be obtained in the form of official minutes along with access to the video recording by contacting the Planning Commission Clerk at cshaffer2@albemarle.org.

**THE APPLICANT DID NOT ANSWER THESE COMMENTS FROM THE PLANING COMMISSION ON A POINT BY POINT BASIS ANYWHERE IN ITS CURRENT RESUBMITTAL. IT INFERRED THAT IT ADDRESSES SPECIFIC COMMENTS THROUGHOUT ITS REVISED SUBMITTAL WHICH CAN BE VIEWED AT:**

Link to revised project narrative: <https://lfweb.albemarle.org/WebLink/DocView.aspx?id=1306795&dbid=3&repo=CountyofAlbemarle&searchid=d30b92a6-eb7f-4f83-9577-4a8786556729>

Link to revised concept plan: <https://lfweb.albemarle.org/WebLink/DocView.aspx?id=1306791&dbid=3&repo=CountyofAlbemarle&searchid=d30b92a6-eb7f-4f83-9577-4a8786556729>

Link to comment response letter: <https://lfweb.albemarle.org/WebLink/DocView.aspx?id=1306794&dbid=3&repo=CountyofAlbemarle&searchid=d30b92a6-eb7f-4f83-9577-4a8786556729>

#### 1. Greenspace and Landscaping

o Due to the significant increase with impervious surface and new structures, the applicant was encouraged to explore additional **mitigation to offset the loss of greenspace** and existing trees on the site.

**THE APPLICANT ARGUES IN ITS NARRATIVE PAGE 3 THAT THE SPECIAL USE PERMIT WILL "NOT CHANGE THE CHARACTER OF THE PARK." THEN ON SHEET 1 OF THE DRAWINGS NOTES THAT THERE IS ADDITIONAL SPACE TO ADD PARKING IF IT IS REQUIRED AS THE PROJECT IS FURTHER DEVELOPED.**

o The applicant was encouraged to **explore additional buffering and screening of the new facilities from nearby residences to offset any negative impacts.**

**ON THE REVISED DRAWINGS THE APPLICANT MOVED THE BUILDING (THE 32 FEET TALL, 120 FEET LONG NORTH FACING SIDE) 25 FEET BACK AND PROVIDED A DRAWING WITH SCRUB TREES AND BUSHES COLORED SOLID, ALTHOUGH WHAT HAPPENS FROM DECEMBER TO MARCH IS NOT ADDRESSED.**

#### 2. Site Layout and Structures

o Concerns were expressed regarding the massing and scale of the proposed building in relation to the surrounding neighborhood structures.

THE APPLICANT INCLUDED IN AN UNTITLED PRESENTATION ALTHOUGH IT QUOTES COMMISSIONER BIVINS ON THE OPENING PAGE: *"I WOULD ENCOURAGE YOU TO SIT WITH STAFF AND SEE IF THERE IS A WAY FORWARD AS WE ARE HOPEFUL THIS CAN BE AN ADDED SET OF FEATURES TO CROZET PARK."*

THE PRESENTATION THAT WILL LIKELY BE SHOWN ON TUESDAY SEPTEMBER 28, 2021 PLANNING COMMISSION MEETING CAN BE FOUND AT <https://ifweb.albemarle.org/WebLink/DocView.aspx?id=1306792&dbid=3&repo=CountyofAlbemarle&searchid=d30b92a6-eb7f-4f83-9577-4a8786556729>

APPLICANT'S PRESENTATION, PRODUCED BY A DESIGN GROUP AND A CONSTRUCTION COMPANY IT PRESENTS A VISION OF A 32' HIGH, 120' x 300' BUILDING AS THOUGH IT WILL DISAPPEAR INTO THE SKY AND IS CAREFUL TO LEAVE EXISTING NEIGHBORHOODS OUT OF ANY RENDERING OR SHOWN TREES THAT ARE ALWAYS A SOLID VISUAL BARRIER. LOOK CAREFULLY AT SLIDES 6 AND 8 FOR HOW MUCH GREEN SPACE WAS ALWAYS ENVISIONED TO REMAIN.

o The applicant was encouraged to explore ways to increase the distance of the indoor pool building from the nearby property lines and residences so that it would be brought into compliance with existing regulations.

RATHER THAN BRINGING THE BUILDING INTO EXISTING REGULATIONS THE APPLICANT, ON PAGE 4 OF ITS NARRATIVE, CREATES AN ARGUMENT THAT THE DISTANCE FROM ADJACENT STRUCTURES AND PROPERTY LINES SHOULD BE MEASURED FROM INSIDE THE BUILDING REGARDLESS OF HOW THAT IMPACTS THE ADJACENT PROPERTY. THE APPLICANT IGNORED PREVIOUS STAFF COMMENTS AND CONTINUES TO PURSUE A 'SPECIAL EXEMPTION REQUEST TO THE ZONING ORDINANCE' IN ORDER FOR THE BUILDING TO BE LOCATED WHERE IT SHOWN ON THE APPLICANT'S DRAWINGS.

### 3. Stormwater Management

o The applicant was encouraged to consider green infrastructure solutions to address stormwater and mitigate the increase of impervious surfaces associated with pavement and buildings.

THE APPLICANT ADDED NOTES ON DRAWING SHEET 1 AND ON NARRATIVE SHEET 3 THAT INDICATE THERE IS SPACE FOR ADDITIONAL PARKING IF IT IS REQUIRED AND THAT NUTIRENT CREDITS MAY BE PURCHASED TO MEET STORMWATER REQUIREMENTS.

### 4. Transportation and Traffic Connections

o The applicant was encouraged to analyze traffic impacts on local roads, particularly due to the proposed 2nd entrance to the property and explore ways to mitigate negative impacts to the surrounding neighborhoods.

IN OCTOBER 2020 A NEIGHBORHOOD INFO SESSION HOSTED BY THE CCAC THE ENGINEER AND DEVELOPER PRESENTED DIFFERENT POSITIONS ON THE 2<sup>ND</sup> ENTRANCE THEN CLARIFIED THEIR STANCE BY INSISTING THE PARK DID NOT HAVE TO LIMIT ITSELF DUE TO NEIGHBORHOOD CONCERNS. COPIES OF THE PRESENTATION OF THIS MEETING CAN BE FOUND AT <https://www.albemarle.org/Home/Components/Calendar/Event/612/16?fsiteid=1&curm=10&cury=2020#!/>

AT THE MARCH 2021 PLANNING COMMISSION MEETING THE COUNTY'S TRAFFIC PERSON INDICATED THAT THE SECOND ENTRANCE WAS NOT REQUIRED ALTHOUGH ON PAGE 8 OF THE APPLICANTS NARRATIVE IT PRESENTS THE ADDED ENTRANCE ENHANCES THE TRAFFIC SITUATION.

APPLICANT'S REVISED SUBMITTAL ADDRESSES THE SECOND ENTRANCE AS A POSITIVE TRAFFIC ATTRIBUTE FOR THE COUNTY ALTHOUGH IT ACKNOWLEDGES WHAT VDOT WILL REQUIRE IN ORDER TO ADD THE ROAD IS UNKNOWN AND, THEREFORE, SO ARE IMPACTS TO THE NEIGHBORHOOD.

ONCE THE APPLICANT GAINS THE RIGHT TO HAVE ANOTHER TWO WAY ENTRANCE, THEN IT WILL BE DETERMINED HOW THE ROAD IMPACTS SAFETY, TRAFFIC AND THE NEIGHBORHOODS (I.E. WIDTH OF THE STREET, TURNING LANES, ETC.). BUT THE APPLICANT IS SUGGESTING IT SHOULD BE GIVEN THAT RIGHT NOW WITHOUT KNOWING ANY OF THESE THINGS!

IT IS UNCLEAR HOW THE APPLICANT WAS GRANTED THE ABILITY TO IMPOSE TRAFFIC STRATEGY ON THE COMMUNITY.

o Evaluate potential different alignments for the proposed expanded entrance on north side of the park.

**APPLICANT MOVED THE ENTRANCE SO IT GOES THROUGH THE R-1 PARCEL ONTO INDIGO ROAD – A SMALL NEIGHBORHOOD ROAD THAT DEAD ENDS IN ONE DIRECTION. APPLICANT SPECIFICALLY DEFERS ON ASSESSMENT OF THE IMPACT ON THE NEIGHBORHOOD OR TRAFFIC UNTIL AFTER THE RIGHT TO ADD THE ENTRANCE IS GRANTED.**

o Evaluate options to address the impacts from construction traffic on the nearby neighborhoods and local street network.

**APPLICANT LEFT OPEN ALL OPTIONS FOR MANAGING THE CONSTRUCTION TRAFFIC ALTHOUGH IT MADE VERY CLEAR AT THE OCTOBER 2020 CCAC NEIGHBORHOOD INFO SESSION THAT IT WAS MORE CONCERNED ABOUT ITS OWN OPERATIONS THAN ADJECENT NEIGHBORHOODS.**

o Consider additional opportunities to further reduce expected vehicle trips generated by the proposed use through alternative modes of travel, such as biking and walking, with connections to sidewalks and multi-use trails.

**APPLICANT PROVIDES INFO ABOUT HOW PEOPLE CAN WALK OR BIKE TO PARK.**

Please let us know if you have any additional questions or would like to set up a meeting with staff to discuss these items and potential mitigation solutions in greater detail.

Thanks, Charles Rapp, ASLA, AICP Director of Planning

**THIS LETTER FROM THE COUNTY OMITTS STRONG COMMISSIONER COMMENTS REGARDING THE LACK OF OUTREACH BY THE PARK TO COMMUNICATE WITH ITS NEIGHBORS.**

**THE PARK HAS NOT ASKED TO MEET WITH THE PARKSIDE VILLAGE BOARD OR RESIDENTS OF HILLTOP STREET.**

## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 8:20 AM  
**To:** Andy Reitelbach  
**Subject:** FW: Crozet Park Project SP202000016

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

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**From:** rrule3139@gmail.com <rrule3139@gmail.com>  
**Sent:** Friday, September 24, 2021 1:32 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** Crozet Park Project SP202000016

**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 Planning Commission

My name is Rob Rule.

I am the Head Coach of the Shenandoah Marlins Aquatic Club (SMAC). We are a year round competitive swim team based in Crozet and Waynesboro. Last year we operated as part of Virginia Gators. We made the decision to be SMAC since our focus is on giving the kids in our communities the opportunity to be part of a competitive swim team. Virginia Gators goal was to operate as many sites in Virginia as possible, our goal and focus is to enhance the swimming opportunities in Crozet and Waynesboro. I am Head Coach of SMAC because I love swimming and I want children in the Crozet to be able to swim in their community and not feel like they need to drive into Charlottesville to swim. I was also the Head Coach of the Crozet Gators swim Team this past summer. We swim as part of the Jefferson Swim League. The Crozet Gator summer swim team has a fantastic community feel with many parents getting involved to help run the Team. That is our goal for SMAC in Crozet as well. We want to represent the Crozet community. As our Team grows we will need additional space that a new recreational facility will provide. We are very competitive swimming in the current outdoor pool until the end of October and under a bubble the rest of the year. I will not complain because I feel if we have water to swim (outside or under a bubble) we will be able to compete with anyone, but it would be nice if the children in our community had comparable facilities to the surrounding areas. This past summer we had over 30 swimmers on our waiting list that did not have the ability to swim. I suspect we will have even more children wanting to swim in the future so we need additional pool space.

A new recreational facility will help us provide these opportunities for swimmers in Crozet in the future. This would not only assist the swimmers, but all children who need to learn how to swim so they can be safe in and around the water. I

can say for sure that having recreational opportunities as a kid helped keep me busy and out of trouble. I want to be able to provide that opportunity for as many children as possible and additional facilities would help that greatly.  
Thanks,

**Rob Rule**

**Head Coach**

**SMAC**

3139 Village Drive

Waynesboro, VA 22980

[rrule3139@gmail.com](mailto:rrule3139@gmail.com)

540-440-0288

## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 8:15 AM  
**To:** Andy Reitelbach  
**Subject:** FW: Prepared Remarks - 09/28/2021 Commission Meeting re: Claudius Crozet Park SUP  
**Attachments:** 2021-09-25 Letter to Planning Commission.pdf

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

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**From:** William Johnson <[bjohnsonlt@hotmail.com](mailto:bjohnsonlt@hotmail.com)>  
**Sent:** Saturday, September 25, 2021 2:32 PM  
**To:** Planning Commission <[PlanningCommission@albemarle.org](mailto:PlanningCommission@albemarle.org)>  
**Subject:** Prepared Remarks - 09/28/2021 Commission Meeting re: Claudius Crozet Park SUP

**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 Commissioners,

I have signed up to speak at Tuesday night's meeting regarding the Special Use Permit for Claudius Crozet Park. My remarks are attached for your convenience and review prior to the meeting.

Kindest Regards,  
William J. Johnson



**William J. Johnson**  
1056 Old Fox Trail Land  
Crozet, Virginia 22932

Dear Members of the Albemarle Planning Commission:

My name is Bill Johnson, I am a member of the Board of Directors of the Claudius Crozet Park. However, I am speaking in my individual capacity as a member of this community. I am also a 26-year veteran of the US Army and a father of teen drivers who travel to Charlottesville for adequate facilities every day. I spent 11 years overseas with three combat tours including more than 15 months in some of the most violent areas of Iraq. I've seen a lot of things I am unable to forget. A lot of senseless things. But nothing quite as senseless as the deaths that occur every year on the roads of Albemarle County. I have driven on roads on four continents. Albemarle is pretty high up there as far as dangerous roads. In fact, our rural roads are among the most dangerous in the state. Ivy road is a particularly dangerous stretch as is I-64, the tributes to lost loved ones along those routes must not be ignored.

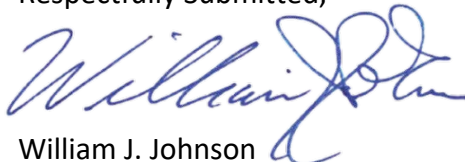
Not having adequate amenities where we live, puts more vehicles on some of the most dangerous roads in the state. The statistics are clear that increased traffic congestion does not kill people. The speed and rural nature of Albemarle's roads kills people. In 2020 the death rate/1000 people on Albemarle County roads was .24. In Fairfax County, the most populous county in the state, the death rate was an order of magnitude LESS at .05. Our planning for pastoral views and rural greenways requires that the growth designated areas be provided with right sized recreational facilities and amenities. A failure to do so comes at the cost of human life on those rural greenways. We are presently not right sized in Crozet and my family is on those roads every day. This is why I am speaking tonight. I have been fighting for the right amenities here for ten years.

But the truth is that the proposed project does not increase traffic. In Crozet, the foot paths all lead to Claudius Crozet Park. The park is surrounded by residential areas. Not approving the project or even worse, moving it out of the residential area to a busy portion of RT 250, just puts more traffic on the roads, not less. The Park is where this project belongs. A denial of this project will simply increase traffic and put our community at greater risk.

Perhaps the folks opposing the project because of traffic concerns just haven't looked at it logically or perhaps they haven't had enough senseless death seared into their memories to weigh the seriousness of the danger that long drives on Albemarle County roads present. I recommend they stop by some of the memorials before complaining about a few cars passing their house to get to the LOCAL gym.

Accordingly, I respectfully request that the Commissioners approve the special use permanent and help us keep Crozet local.

Respectfully Submitted,

  
William J. Johnson

## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 8:13 AM  
**To:** Andy Reitelbach  
**Subject:** FW: Crozet Park Special Use Permit

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

---

**From:** mary farsetta <maryfarsetta@gmail.com>  
**Sent:** Sunday, September 26, 2021 3:11 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** Crozet Park Special Use Permit

**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 commission members,

I am writing to you as a resident of crozet in opposition to the Crozet Park board being granted a Special Use Permit to expand their facilities at Crozet Park.

I live within walking distance to the park along Park Road. My main opposition to this expansion plan is the huge increase in traffic that I foresee going into the park's main entrance. Park Road is already quite dangerous to bikers and walkers/runners such as myself. With its rolling hills, limited sightlines, complete lack of sidewalks and rarely-enforced speed limit of 25 MPH the stretch of road from High Street to well past the park entrance is almost impassable already. The park entrance currently sits at the top of a hill, which means cars often make left turns not fully taking time to assess oncoming traffic or pedestrians in their path.

The addition of a second entrance to the park off Indigo road will do NOTHING to address the fact that there is only one way into the neighborhoods surrounding the park, namely Tabor Street. This street and its intersection with Crozet Avenue are already bottlenecks during morning and afternoon peak driving times and dangerous the rest of the hours. Once again, the complete lack of sidewalks along most of Tabor along with speeding cars are hazards to pedestrians; on multiple occasions I have had to jump into yards along the way to avoid a distracted speeding motorist who comes up Tabor and blows through the stop sign at Tabor and high streets. Once the increased traffic from multiple new housing developments is figured in, especially in the morning hours, traveling along Park road in any mode will be increasingly hazardous. While school is in session the road is already crowded with buses and parents who must

dash to drive their children to school. During the summer season, parents again often drive recklessly getting their children to swim practice at the park, or to the summer camp that ACAC runs.

I could go on and on about Crozet Park being a small local green area that should not be paved over, how out of place the huge building will be in the context of the residential nature of the park and even how much disruption and degradation of already crumbling roads that construction vehicles would cause. However I will end my comments here, with the plea that the planning commission deny this special use request and direct development elsewhere in the county with better infrastructure and appropriate spacing.

Thank you

Mary Farsetta and family

Residents of Crozet since 2002.

## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 8:14 AM  
**To:** Andy Reitelbach  
**Subject:** FW: Support for Crozet Park project

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

---

**From:** Joe Fore <joe.fore@gmail.com>  
**Sent:** Sunday, September 26, 2021 1:54 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** Support for Crozet Park project

**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 Commissioners,

My name is Joe Fore, and I am a Crozet-area resident. I'm the current Vice-Chair of the Crozet Community Advisory Committee, but these comments reflect my personal views and not necessarily those of the Committee.

I am writing about the proposed expansion of the Crozet Park recreational facility. I support the Park's plan in its current form and hope the Planning Commission will vote to advance this project.

The Park's initial proposal did, indeed, raise a number of issues—from parking to construction traffic to loss of tree cover to noise levels. And I'm glad that the Park sought a voluntary deferral and took time to improve their project. The revised proposal has made numerous changes that mitigate or eliminate the vast majority of the community's concerns. (I, myself, expressed concerns that the plan would eliminate the small playground that sits just south of the pool. But the revised plan addresses that by adding a brand-new playground just to the west of the facility building.) I think this is actually a model for how developers should operate: neighbors raised legitimate issues, and the developer took them seriously and used that feedback to improve the project. Aside from the Downtown Crozet Plaza, that kind of collaboration is rare in Crozet. It should be a model for other projects.

Crozetians desperately need a recreational facility like the one that this project proposes. Crozet Park is the only active public park for our "town" of more than 10,000 people—and there is currently nothing like this facility anywhere close by.

Crozet Park is the ideal location for this facility. Keeping this community center in a centralized location—close to the soon-to-be-revitalized downtown and in the middle of so many new and existing neighborhoods—will allow more people to walk and bike there, reducing car traffic. If we don't build this kind of facility in the heart of Crozet, there are only two

alternatives. We can build it farther away, on the edge of town, where more people will have to drive to it, creating more traffic on our local Crozet roads. Or we don't build it at all, forcing families to drive into Charlottesville for recreation opportunities, creating more traffic along 250.

I want to briefly respond to a couple of criticisms I've heard from Crozet residents:

**(1) This project won't reduce Crozet's "greenspace."**

The Park isn't clear-cutting forest or highly desirable park space to build this project. Consider what's currently on the land where they propose to build the facility: A recreation center, a pool, parking lots, roads, playground, and trees. And what does the new plan propose for that site? A larger recreation center, a pool, parking lots, roads, playground, and trees. Yes, we'll lose a bit of grassy field—but it's in a part of the park that people hardly use, the sparsely used northwestern side of the park. I'm at the park several times per week with my preschooler. Since the pandemic began, we've specifically played and practiced our bicycle riding in that part of the park because there's rarely anyone else around.

**(2) The transportation projects provided for in the Crozet Master Plan will address neighbors' traffic concerns.**

Some community members have expressed concerns that the road and sidewalk infrastructure is inadequate to handle the proposed increase in traffic. But the new Crozet Master Plan (which the Planning Commission just endorsed) has catalyst infrastructure projects that will alleviate their concerns. For example, the new Master Plan prioritizes sidewalks in the areas immediately around the Park, including Park St, Hilltop, and Tabor. Additionally, the Plan calls for Improvements to the Crozet Trail from Westhall to the Park, which will also improve pedestrian access to the Park and reduce the need to drive to the facility.

And while the proposed facility will increase car trips somewhat, the Master Plan provides at least four new road connections around the Park that will alleviate congestion:

- The redevelopment of the Barnes Lumber property will extend Hilltop to create an east-west connection from the Square to Park Ridge Road.
- The extension of High Street from Tabor to Library Avenue, will provide greater north-south connectivity.
- There's also the extension of Dunvegan Lane, which will allow drivers to go straight from Crozet Avenue to Park entrance, without having to travel all the way north to Tabor.
- And, eventually, the southern portion of Eastern Avenue will provide direct access from the Park area to Route 250, without the need to go through downtown Crozet.

Together, these improvements will greatly increase connectivity in the area, giving drivers alternative ways of getting to the Park and reducing traffic.

**(3) The project doesn't alter the Park's character.**

Lastly, some community members have expressed concerns about this facility fundamentally changing the nature of the Park and shift the balance toward "private membership." First, let's be clear: the project doesn't reduce anyone's opportunity for free, outdoor recreation. The new facility won't disturb the walking trail, the soccer fields, the baseball fields, the basketball courts, the pickle ball courts, the dog park, or the large playground. The only thing it will disturb is the small playground on the west side of the Park—which will be replaced with a brand-new play structure.

I agree that the Park Board will need to be careful to choose a facility operator that will ensure that the facility is affordable and accessible to all Crozetians—not just those who can afford an expensive, exclusive membership. But this project doesn't alter the current balance of the Park's amenities. The Park has already featured a members-only recreation center and pool for years. Those aren't free; they're private/membership amenities. These private amenities successfully co-exist alongside the open, public parts of the park. The only proposed change is just a change in the *size* of the facility—not a fundamental change to the Park's nature or mission.

Yes, this is an ambitious project. And that scares many people in Crozet. But this is exactly the kind of ambitious, community-focused project that Crozet needs in order to meet our growing and active population.

I thank you for your time and consideration.

Best regards,

Joe Fore

1044 Amber Ridge Rd.

## Andy Reitelbach

---

**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 8:13 AM  
**To:** Andy Reitelbach  
**Subject:** FW: Crozet Park expansion concerns

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

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**From:** Jessi Gatewood <jessi.gatewood@gmail.com>  
**Sent:** Sunday, September 26, 2021 3:59 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** Crozet Park expansion concerns

**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.**

To the planning board.

This letter is in regards to items 33/34 posted on signs in hilltop and indigo road ( re expansion to Claudius Crozet park and access to park from hilltop.)

I'm writing to express my sincere concern and disapproval of these motions.

I've read the facts from the park website and the arguments the board of the park are using to support these proposals. They are at best, misleading. As someone living next to the park I can attest to the traffic patterns in the neighborhood and the effects this will have on the residential areas around the park.

First off, the claims that accessibility to the park from hilltop will not cause traffic issues is perhaps the most dangerous assertion. The road can barely manage the traffic it currently sees ,but as those of us currently using it live in the neighborhood (or our pickleball friends of the park) we all know one another and drive slowly ,cautiously and respectfully. This allows the road to provide a safe access point to the park for pedestrians and bicyclists. It also provides a safe bus stop for the children in the surrounding neighborhood during the school year. ( the bus in fact turns around in front of the meeting house at the edge of indigo and hilltop. It can't be underestimated the importance of not having cars zip in and out of that space during this time)

. In summers it is a regular sight to see children on bikes from throughout the Crozet community safely accessing the park down hilltop as a result of the reduced traffic flow on this route. Families with babies in strollers and small children making a safe walk to the park in the street here are also common. To open it up to increased traffic in my opinion would be reckless and endanger young families and children of Crozet.

The second item. To make a massive commercial fitness center is another concern and the reasons to disapprove are many but I would say the largest concern to me is multi- pronged. Yes I am a resident of the Parkside Village neighborhood and to put an exceptionally large, dark, modern facility looming over a quaint neighborhood is an eyesore. Adding outside traffic to the streets on which my four year old now safely walks is a concern. Quite frankly, to open this residential area up to development ( commercial) and potentially decrease my property value and the safety of my family, well I am absolutely opposed to it for all those reasons as a resident, anyone would be if it were infringing on their neighborhood.

However, I am also a proud resident of Crozet and the assertions by the park board that building this massive facility is providing a service to the community seems exceptionally misleading. If anything the opposite will most likely be the result. Currently with the exception of the pool and workout facilities visiting the park and using its resources is free and open to the public. People of all races and socioeconomic status can access the park and appreciate nature and outdoor exercise. The basketball courts, pickle ball courts, trails and playgrounds all provide a mingling point for all Crozetians and the surrounding community. The relatively low cost for a family monthly membership currently at Crozet Park ,as well as the stipends available to make the pool accessible despite ability to pay, allows a diverse group of Crozet residents to learn to swim and access fitness opportunities that would not be available to them if a large for profit entity were to move into the management of the facility. The cost of a family membership at ACAC ( the current managing company of Crozet Park) in Charlottesville is almost \$200 a month a - increase of over 150% for current park membership which can be reduced and open to families despite financial hardship. If the cost to build this new facility is over \$10 million dollars, of which a small portion is a result of donations, the remainder county money and private loans , how is the money recouped if not from the pockets of the members of the park facility? It sets the new park up to be elitist and gentrified and quite frankly almost segregationist, if these costs are passed along to members, only the wealthier families of Crozet would be able to afford membership. How can we keep this a community park?

Then there are the environmental concerns. The park board argues the additional building space and 100+ additional paved parking spaces will not take away greenspace but as the acreage of the park is not increasing this statement is blatantly false. Biofilters aside this will still make an impact on the environment of which development has increasingly put a strain on the park's wildlife over the past few years. Most notably, the destruction of 6 acres of adjoining woodlands to the park last fall for development. As I watched my son as well as Crozet natives that day cry over the loss of the trees and the homeless animals wandering the park I made a promise to my 4 year old that I would do everything in my power to protect the park for him and the other children. Below is a photo of his heart breaking while watching the destruction from the park.

I end with a quote from the naturalist John Muir to remind us of the importance of saving what precious natural resources still remain in Crozet.





**“God has cared for these trees, saved them from drought, disease, avalanches, and a thousand tempests and floods. But he cannot save them from fools.”**

Thank you for time and understanding.

Kindest Regards,

Jessica Gatewood.

Parkside Village

Sent from my iPhone

## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 8:10 AM  
**To:** Andy Reitelbach  
**Subject:** FW: Crozet Special Use Permit

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

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**From:** Jeff Lewis <[prospk114@gmail.com](mailto:prospk114@gmail.com)>  
**Sent:** Sunday, September 26, 2021 8:43 PM  
**To:** Planning Commission <[PlanningCommission@albemarle.org](mailto:PlanningCommission@albemarle.org)>  
**Subject:** Fwd: Crozet Special Use Permit

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PLEASE USE THIS VERSION AS A TYPO WAS EMBEDDED IN THE PREVIOUS ITERATION.

THANK YOU.

JEFF LEWIS

----- Forwarded message -----  
**From:** Jeff Lewis <[prospk114@gmail.com](mailto:prospk114@gmail.com)>  
**Date:** Sun, Sep 26, 2021 at 5:36 PM  
**Subject:** Crozet Special Use Permit  
**To:** <[planningcommission@albemarle.org](mailto:planningcommission@albemarle.org)>

26 SEP 21

Hello,

My name is Jeff Lewis and I am a resident of the Parkview neighborhood in Crozet, Virginia. I am aware that you will be making a decision on an application by development interests for the construction of a private, for profit, aquatics center to be constructed on the site of the current Crozet Park.

I am firmly against any decision to permit additional unwelcome development in this part of the Crozet area. Although I am a recent arrival to the community I have witnessed the negative consequences of uncontrolled development on Crozet and the surrounding area over the last 14 months. Approval of this permit will allow this degradation of the current quality of life in Crozet to continue unabated.

Crozet's natural beauty is a magnet for residents who are seeking a living space location not far from Charlottesville. The relative cleanliness of the area is striking, the air and water are clear and the schools are reportedly good. There is an abundance of wildlife in the general vicinity of Crozet Park that provides enjoyment for all residents.

I understand why this area is in demand. Unfortunately over the year that I have been living in Crozet, I've witnessed from near proximity, almost constant construction being carried out in the Crozet Park zone as part of a private venture (PARKSIDE AT GLENBROOK) development.

The destruction of mature Oak trees, some dating 100 years or more, combined with the near constant shuttling of private hauling agencies traversing the TABOR-HIGH STREET-HILLTOP-INDIGO-CRANBERRY track all day including most of Saturday was and is appalling. The PARKSIDE AT GLENBROOK road noise is also exacerbated by the 10 hour a day clatter of grading equipment and a cacophony of safety "beeps" that can be heard loudly by area residents. While I am fortunate to have a residence that provides a bit of "stand off" distance from this project, I nonetheless hear all of it continuously. I also have a great deal of sympathy for those Parkside residents who live adjacent to the INDIGO/CRANBERRY zone.

Should this project receive the go ahead, it will impose on the current residents of Parkside, a burden likely lasting (and or exceeding) one to two years accompanied by an extreme increase in traffic volume thereafter and the continuing and permanent destruction and redefinition of CROZET PARK beyond all current recognition.

Upon reflecting on this state of affairs, I find it interesting that while the CROZET PARK zone is being targeted for development, I observe nearly nothing being done to improve the current poor state of Crozet's THE SQUARE street. This area is adjacent to one of the most abandoned, neglected brownfield sites that lies just adjacent to the CROZET center.

Specifically the area just east of PARKWAY PHARMACY, FANDOWNERS RESTAURANT, NEW CHINA TAKE OUT and CROZET BICYCLE is in desperate need of upgrade. The clearance of the PERRONE ROBOTICS abandoned industrial site would also massively benefit Crozet as a whole. I suggest that locating an aquatics center near the CROZET LIBRARY would also encourage local youth to combine both physical and mental activities into one area. This would provide after school students a safe zone to congregate prior to meeting their parents after they return from their workplace in the 1700-1800 time frame.

While the current CROZET PARK field, pool, baseball diamond, tennis court, basketball hoops are rudimentary and in need of improvement, overall they remain functional. In summation, I encourage you to deny the SPECIAL USE PERMIT application and go back to the drawing board to come up with a plan for the Crozet area that benefits the community and makes sense.

A new lease on life for the central zone incorporating an aquatic's center and library certainly would likely be a better "sell" than the current proposal which guarantees more congestion, destruction, dislocation and chaos over an extended period.

In summation, please consider your decision very carefully as the impact on those living in proximity to the proposed negative project for Crozet Park will be enormous.

Should you require additional input from me, I stand ready to comply. My contact information is listed below.

Thank you for the opportunity to weigh in on this proposal.

Regards,

JL

Jeff Lewis  
5426 Hilltop Street  
Crozet, Virginia  
22392 USA

Email: [prospk114@gmail.com](mailto:prospk114@gmail.com)

Phone: (434) 326-8379

## Andy Reitelbach

---

**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 2:40 PM  
**To:** Andy Reitelbach  
**Subject:** FW: Crozet Park special permit request

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

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**From:** T Adajian <adajiatrv@gmail.com>  
**Sent:** Monday, September 27, 2021 2:38 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>; Julian Bivins <jbivins@albemarle.org>; kfirehock@albemarle.org; Rick Randolph <rrandolph@albemarle.org>; Daniel Bailey <d Bailey@albemarle.org>; Corey Clayborne <cclayborne@albemarle.org>; Jennie More <jmore@albemarle.org>  
**Subject:** Crozet Park special permit request

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Dear Planning Commissioners,

I've lived at 5643 Hill Top Street in Crozet for 16 years. My property sits right on the corner of Crozet Park. From my deck, I can see the pond and the big blue dome over the swimming pool.

I am not *in principle* opposed to an expansion of Crozet Park.

But both for procedural and non-procedural reasons, I don't think *the present iteration* of the park board's proposal should be approved.

The process that the park board has spearheaded here has consistently failed to seek input from the neighborhood, from residents whose property abuts the park, and from the relevant HOA. This failure is especially bad given the pointed remarks on this subject from the commission at the last meeting. One commissioner said (to quote the minutes) that "there does not seem to be any evidence that the applicant has done a lot of fence mending with those communities in moving to a win-win situation. ... Mr. Randolph said he thinks that fundamentally, the issue is that there has not been an adequate level of consultation with the surrounding communities on this project." One of the commissioners whom I will not name said that she was "disappointed that there did not seem to be better dialogue with the neighbors." I share that disappointment.

This failure on the part of the park board is critical, for several reasons. First, the park board is not, in fact or in principle, answerable to the community in a meaningful way. Second, the park board consistently operates in an opaque and high-handed manner. Third, the present plans call for a for-profit entity (presently ACAC) to run programs in the park. Since ACAC or whoever fills their spot is also not answerable to the community, this puts Crozet and county citizens, whose funds will be spent on this project, in an untenable position, and one that the county has an obligation not to put them in. In a genuine county facility, citizens know who staffs the facility -- and those folks as county employees, are answerable to the public and bound to serve the county's mission: "To enhance the well-being and quality of life for all citizens through the provision of the highest level of public service consistent with the prudent use of public funds." The employees of ACAC or whoever takes their place at the park operate under no such obligation. Nor does the park board. So if the county were to approve the park board's proposal in its present form, it would pass off that responsibility onto a pair of entities -- the park and their vendor -- who are under no obligation to pursue the public good. Had the park shown a good track record on this score, it would be less of a worry. But their record is poor.

In sum, on the park board's present proposal, citizens can have no confidence about where the buck stops. And citizens need to have that confidence. **(By the way: Is the choice of vendor a public process? It should be. If not, why not?).** The county is hands-off. The park board has a lousy record on this score (compare the neighborhood-unresponsive manner by which they installed lights on the ballfields) and shows no signs of improvement. And a for-profit like ACAC is by nature not dedicated to the public good and is not answerable to citizens. Either the planning commission or the county -- needs to protect citizens' right to accountability here. The county seems happy to pass the buck.

As to non-procedural problems with the proposal, citizens' and county staff's concerns about loss of greenspace and traffic remain unanswered, or inadequately answered, by the applicant. Kicking the traffic problems down the road, as the present proposal would do, is irresponsible and unacceptable. The park board's request to circumvent a zoning exemption to build its building closer to neighboring properties than is allowed should be turned down. Given the degradation of County streams (I've been on a county Healthy Streams Initiative working public committee), the option to purchase nutrient credits should be taken off the table. The applicant's rather fanciful depictions of screening do not reassure.

Again, I'm not in principle against an expansion to the park. But citizens have to rely on either the county or the Planning Commission to be hyper-responsible when it comes to approving plans that will ultimately involve handing a lot of public funds over to an entity that isn't actually accountable to the public. Everyone agrees that Crozet needs more recreation facilities. But that does not mean that ordinary standards of accountability to citizens should be ignored.

Citizens have a right to have their representatives hold the park board to a higher standard than they seem to feel obliged to hold themselves to.

I strongly urge you to hold them to a higher standard. Maybe the third time is the charm.

Sincerely,

Thomas Adajian

5643 Hill Top Street  
Crozet 22932

## Andy Reitelbach

---

**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 3:02 PM  
**To:** Andy Reitelbach  
**Subject:** FW: SP202000016 Claudius Crozet Park

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

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**From:** Mary Dettmann <[mdettmann1@gmail.com](mailto:mdettmann1@gmail.com)>  
**Sent:** Monday, September 27, 2021 2:53 PM  
**To:** Planning Commission <[PlanningCommission@albemarle.org](mailto:PlanningCommission@albemarle.org)>  
**Subject:** SP202000016 Claudius Crozet Park

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I support the efforts to make the Aquatics & Fitness Center expansion become a reality. Our community is experiencing growing pains and this expansion will make the over 60 year old park a place for the whole community to enjoy. I support this project.

--  
Mary Dettmann  
4560 Trailhead Drive #202  
Crozet, Virginia 22932  
540-414-4629 Cell

## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Tuesday, September 28, 2021 7:12 AM  
**To:** Andy Reitelbach  
**Subject:** FW: Request to speak at 9/28 meeting  
**Attachments:** Crozet\_Park\_Special\_Use\_Permit\_Comments\_Feldman\_Jacob\_2021\_September.docx

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

---

**From:** Jacob Feldman <feldman.jacob.michael@gmail.com>  
**Sent:** Monday, September 27, 2021 10:27 PM  
**To:** Carolyn Shaffer <cshaffer2@albemarle.org>; Planning Commission <PlanningCommission@albemarle.org>  
**Cc:** Margaret Montague Feldman <margaret.m.feldman@gmail.com>  
**Subject:** Request to speak at 9/28 meeting

**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 Carolyn and Planning Commission,

My name is Jacob Feldman, and I am a resident of the Parkside Village neighborhood. I have concerns about the proposed development in Claudius Crozet Park and would like to speak on this topic at tomorrow's meeting. Please see my attached comments regarding the Special Permit for Claudius Crozet Park. Thank you!

Thank you,

Jacob Feldman



To the Planning Commission:

My name is Jacob Feldman. My wife, daughter, and I moved into Parkside Village in February. In March, I spoke against the approval of the "Special Use Permit" for a variety of reasons such as the questionable suitability of a large enterprise building in a park and the increased traffic from the perspective of neighbor. After having reviewed the proposed plan, I do not believe these concerns have been addressed.

Crozet Park is my two-year-old daughter's favorite place. I thought it would be her yard, but it's the "soccer fields" and the "mountains" that she can see from Crozet Park. We're at the park every day. We love its green space; we don't want the view obstructed by a very large commercial building. To date, there's always been enough parking for events except for when it's a sports day, and then there isn't enough field. Please don't decrease the amount of green space in favor of excessive parking lots. This park is the green centerpiece of Crozet; there are few members of the community who want to lose that. A 32' tall rectangular building of glass and concrete does not belong in a park. This feels so intuitive.

From a traffic standpoint, the developer has written about how there will not be a negative traffic experience for the driver. This does adequately address the concerns of the neighborhood who will experience those 1,000 cars. Just this weekend, my daughter drove her dump truck down Hill Top Street while some slightly older children drew chalk pictures in the middle of the road. We love our quiet street; it's where our kids play.

In portions of the neighborhood, there are significant safety concerns. For example, from the intersection of High Street and Hill Top Street until Indigo Road, there is dilapidated sidewalk that many residents with a stroller or scooter choose to walk around. Locals walk in the road and that has been fine as a result of the exceedingly low traffic levels in the Parkside Village Community. How has the Planning Commission considered the safety of those residents when more traffic drives up that portion of the street?

The Park and its corresponding developer never reached out to the Parkside Village community. I'm relieved to see that they have proposed routing construction traffic through the already constructed gate on Park Road. Should this project be approved, this gate should be used for incoming or outgoing traffic as well. It would only be a minor expansion from the already proposed paving.

Please do not grant creation of a Hill Top Street Entrance to be a "by right" condition to applicant.

Thank you!

Jacob Feldman

## Andy Reitelbach

---

**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 4:04 PM  
**To:** Andy Reitelbach  
**Subject:** FW: SP202000016 Claudius Crozet Park - Letter of SUPPORT

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

---

**From:** Jane Freeman <jane.a.freeman@gmail.com>  
**Sent:** Monday, September 27, 2021 3:55 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** SP202000016 Claudius Crozet Park - Letter of SUPPORT

**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 Commissioners,

Thank you for continuing to consider expansion plans for Crozet Park Aquatics & Fitness Center. There is no doubt that our community needs this expansion to accommodate an ever growing number of residents of all ages interested in health, well being, and friendship. **As a 40 year resident of western Albemarle County, I strongly support expanded facilities and programming.**

Crozet Park facilities serve many different needs and groups: multiple swim leagues and teams, rapidly growing pickle ball leagues, youth teams playing on several athletic fields, walkers hiking on the trails throughout the day, fitness seekers enrolled in classes and using the gym equipment, children enjoying summer camp and after school care (and virtual school last year), and lap and recreational swimmers of all ages in the year round pool. I have been a member of this facility since retirement 13 years ago. Crozet Park is 3 miles from my house. I contend that the gym you use is the one nearby. The closest comparable facility is a 25 minute drive from my house - roads and time that I don't need to use.

As a fitness hub offering a variety of options for exercise, the facilities are inadequate for demand. If Crozet is a designated growth area, the Park should grow along with the neighborhoods. This Park has been here for 60+ years - it's imperative to let this facility catch up to the increase in local population. Adding housing without growing the Park is a disadvantage to Crozet area residents.

I'm disappointed that a schedule conflict keeps me from speaking at tomorrow's hearing but through this email offer my support for moving forward on the proposal.

with best regards and appreciation,

Jane Freeman (contact info below)

--

Jane Freeman

5071 Long Meadow Lane

Crozet, VA 22932

434-823-4221 (home)

434-327-9957 (cell)

## Andy Reitelbach

---

**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 8:04 PM  
**To:** Andy Reitelbach  
**Subject:** FW: Crozet park special use permit

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

---

**From:** Ian D Henry <iandhenry2@gmail.com>  
**Sent:** Monday, September 27, 2021 7:48 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** Crozet park special use permit

**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.**

I oppose the development of a commercial venture in Crozet Park that will use up approximately 3 acres of an existing park. I live on Hill Top St and there is already enough traffic on the street, including some who ignore the speed limit. More traffic will probably lead to more scofflaws.

There is space in Old Trail dedicated to a county park, but as yet undeveloped. Why not use that space rather than taking existing parkland.

Ian

--  
Ian D Henry

## Andy Reitelbach

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**From:** Sarah Kasen <sarah.kasen@gmail.com>  
**Sent:** Monday, September 27, 2021 8:37 AM  
**To:** Planning Commission  
**Cc:** Andy Reitelbach  
**Subject:** Special Use Permit Application SP202000016 Claudius Crozet Park  
**Attachments:** PSV Ltr to CCP 9.27.21.pdf; Exhibit B (4845-3533-1068).pdf; Exhibit A (4817-8412-9788).pdf

**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.**

Members of the Planning Commission,

Attached please find a letter the Parkside Village Homeowners Association sent to the Crozet Park Board regarding their expansion plans (Special Use Permit Application SP202000016 Claudius Crozet Park), an issue scheduled for discussion during your Tuesday, Sept 28 meeting.

Thank you so much for your time and consideration,

Sarah Kasen  
Parkside Village Homeowners Association

--

**Sarah Kasen**

434-409-7216 | [sarah.kasen@gmail.com](mailto:sarah.kasen@gmail.com)

Instrument Control Number

[Empty box for Instrument Control Number]

001161

Commonwealth of Virginia  
Land Record Instruments  
Cover Sheet - Form A



Doc ID: 003216310006 Type: DEE  
Recorded: 01/25/2007 at 03:41:52 PM  
Fee Amt: \$23.00 Page 1 of 6  
Albemarle County, VA  
Shelby Marshall Clerk Circuit Court  
File# 2007-00001161

BK 3357 PG 512-517

[ILS VLR Cover Sheet Agent 1.0.92]

T  
A  
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Date of Instrument: [12/20/2006 ]  
Instrument Type: [DG ]

Number of Parcels [ 1 ]  
Number of Pages [ 4 ]

City  County  [Albemarle County ] (Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[Weather Hill Homes Ltd ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]

First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
<input checked="" type="checkbox"/> [Claudius Crozet Park Inc] [ ]	[ ]	[ ]	[ ]
[ ]	[ ]	[ ]	[ ]

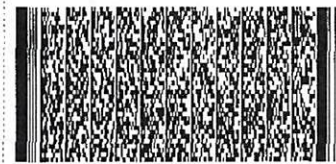
Grantee Address (Name) [Claudius Crozet Park Inc ]  
 (Address 1) [PO Box 171 ]  
 (Address 2) [ ]  
 (City, State, Zip) [Crozet ] [VA ] [22932 ]

Consideration [0.00 ] Existing Debt [0.00 ] Assumption Balance [0.00 ]

Prior Instr. Recorded at: City  County  [Albemarle County ] Percent. in this Juris. [ 100 ]  
 Book [ ] Page [ ] Instr. No [ ]  
 Parcel Identification No (PIN) [056A2 04 00 000A0 ]  
 Tax Map Num. (If different than PIN) [056A2 04 00 000A0 ]  
 Short Property Description [0.410 acre ]  
 Current Property Address (Address 1) [ ]  
 (Address 2) [ ]  
 (City, State, Zip) [Crozet ] [VA ] [22932 ]

Instrument Prepared By [Feil Pettit Williams PLC ]  
 Recording Paid for By [Nicholas E Munger PC ]  
 Return Recording To (Name) [Nicholas E Munger PC ]  
 (Address 1) [PO Box 187 ]  
 (Address 2) [ ]  
 (City, State, Zip) [Crozet ] [VA ] [22932 ]

Customer Case ID [ ] [ ]



Portion of TMP#56A2-4-0A

Prepared By: Feil, Pettit Williams PLC

**RECORDATION TAX EXEMPT: § 58.1-811(D)**

**THIS DEED**, made this 20<sup>th</sup> day of December, 2006, by and between **WEATHER HILL HOMES, LTD.**, a Virginia corporation, herein called Grantor and **CLAUDIUS CROZET PARK, INC.**, a Virginia non-stock corporation, herein called Grantee, whose address is P. O. Box 171, Crozet, VA 22932,

WITNESSETH:

Pursuant to Section 58.1-811 (D) of the Code of Virginia, (1950), as amended, and in accordance with Section 5.05 of the Parkside Village Covenants, Conditions and Restrictions, as amended and supplemented (the "PV CCRs") which are recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 1974, page 456, with amendments and supplements recorded thereafter, the Grantor **GRANTS** and **CONVEYS** with **GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE** unto Claudius Crozet Park, Inc. the following-described real property, to-wit:

All that certain lot or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, situated in the community of Crozet in Albemarle County, Virginia, containing 0.410 acres, as shown on a plat by Roudabush, Gale & Associates, Inc. dated September 11, 2000, a copy of which is attached to and recorded with the PV CCRs, of record in said Clerk's Office in Deed Book 1974, page 456 (the "Property"); BEING a portion of the property conveyed to the Grantor by deed of Clark Broadcasting Company, dated March 25, 1999, and recorded in said Clerk's Office in Deed Book 1808, page 458.

The PV CCRs, together with all recorded instruments amending and supplementing the PV CCRs, together with the following covenants, conditions and restrictions are hereby imposed on the Property as restrictive covenants which shall run with the land and shall inure to the benefit of and be binding upon the successors and assigns of the parties:

1. The Property shall be used primarily, but not exclusively, as a meeting place for the Boards of Directors of the Grantee and the Parkside Village Homeowners' Association (the "Association"), and their respective sub-committees. If the Association seeks to use the Property for its meetings, it shall request such use through the Grantee at least 48-hours in advance of any such meeting.
2. If any or all of the real property owned by the Grantee at the time this deed is recorded in the Clerk's Office is conveyed to anyone or any entity, including the County of Albemarle or a successor entity to the Grantee, whether voluntarily or by way of foreclosure proceedings, or if the Grantee is acquired by anyone or entity, title to the Property shall automatically revert to and vest in the Association. If title vests in the Association, the Property shall automatically revert back to and become Common Property as defined by the PV CCRs and shall be subject to the PV CCRs as they relate to Common Property.



3. The boundary lines of the Property may not be altered without the prior written consent of the Association.
4. The Grantor, for itself and its successors and assigns, hereby reserves an easement for a sign for Parkside Village over and across the Property, the location and size of which are shown on a sketch by Frank V. Pohl, a copy of which is attached hereto as Exhibit A. The easement shall be for access, including utility access, to maintain, erect and reconstruct a sign of its choosing. Any new sign shall be of a similar size to that depicted.
5. The Park Board agrees to designate, and identify to The Association, one of its members to be the contact person for matters pertaining to the Property, in order to facilitate communication between the two entities regarding their respective use of the Property.
6. The Grantee acknowledges and agrees that this conveyance is made expressly subject to the Parkside Village Covenants, Conditions and Restrictions, recorded in the Clerk's Office in Deed Book 1974, page 456, as amended and supplemented, and specifically agrees that the restrictions set forth in Articles X and XI of the Covenants, Conditions and Restrictions, as amended and supplemented, shall apply to the Property and that the Property shall be considered a "Lot" under such Covenants, Conditions, and Restrictions.
7. The Property, or any interest therein, shall not be sold or otherwise conveyed to a third party without first offering the Property or interest to the Association in writing at the price and on the terms (together, "Offered Terms") which Grantee desires to sell or otherwise convey the Property or interest. The Association shall have thirty (30) business days to accept the Offered Terms in writing and shall be required to close within 45 days of acceptance. If the Association does not accept the Offered Terms within the time for acceptance, Grantee may sell or otherwise convey to a third party for the Offered Terms. A proposed sale or conveyance of the Property to a third party for a different price or terms from the Offered Terms shall require the Grantee to again offer the Property to the Association.

This conveyance is further made expressly subject to all easements, conditions, restrictions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed, which have not expired by a limitation of time contained therein or have not otherwise become effective.

WITNESS the following signatures and seals:

WEATHER HILL HOMES, LTD.

BY: Vito CAH (SEAL)

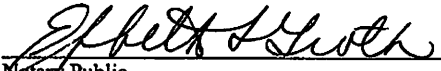
ITS: PRESIDENT



STATE OF VIRGINIA  
CITY OF CHARLOTTESVILLE, to-wit:


The foregoing instrument was executed and acknowledged before me this 28 day of  
December, 2006, by Vito Cetta as President  
on behalf of Weather Hill Homes, Ltd.

My commission expires: Nov. 30, 2009

  
Notary Public  
Printed Name: ELIZABETH F. GROTH

The Grantee, by its duly authorized officer, hereby accepts this deed subject to the terms  
and conditions set forth herein:

CLAUDIUS CROZET PARK, INC.

BY:  (SEAL)  
Robbie Maupin


ITS: President

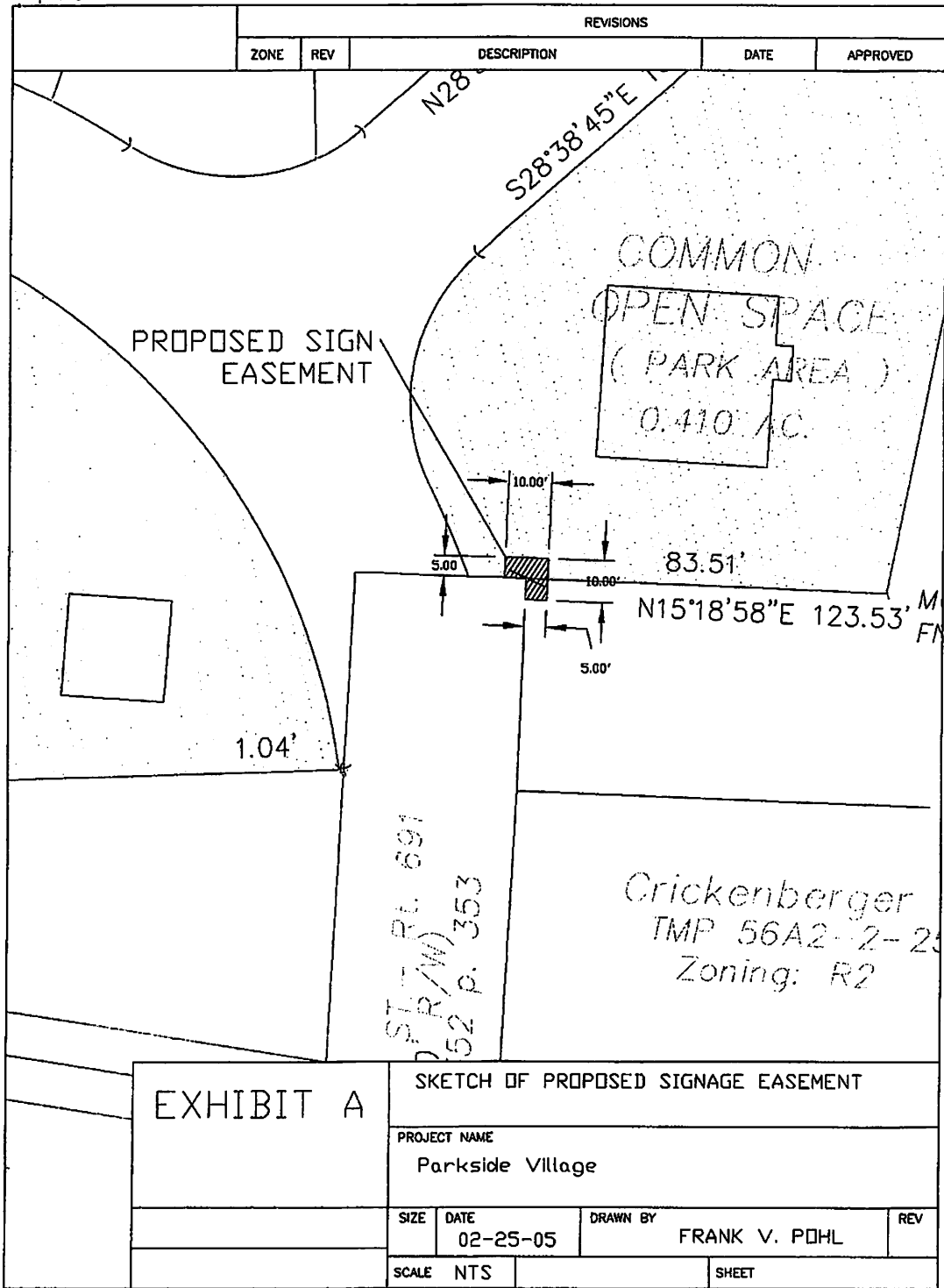
STATE OF VIRGINIA  
COUNTY OF ALBEMARLE, to-wit:

The foregoing instrument was executed and acknowledged before me this 20<sup>th</sup> day of  
December, 2006, by Robbie Maupin, President, on behalf of Claudius Crozet Park, Inc.

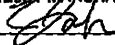
My commission expires: September 30, 2008.



  
Notary Public  
Printed Name: Nicholas E. Munger



RECORDED IN CLERKS OFFICE OF  
ALBEMARLE ON  
January 25, 2007 AT 3:41:52 PM  
\$0.00 GRANTOR TAX PD  
AS REQUIRED BY VA CODE §58.1-802  
STATE: \$0.00 LOCAL: \$0.00  
ALBEMARLE COUNTY, VA  
SHELBY MARSHALL CLERK CIRCUIT COURT

  
\_\_\_\_\_ DC

BK 1974PG0456

015287

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR PARKSIDE VILLAGE**

This Declaration, is made this 7<sup>th</sup> day of November, 2000, by Weather Hill Homes Ltd., a Virginia corporation, (the "Developer").

**WITNESSETH:**

The Developer is the owner of certain real property located in Albemarle County, Virginia, known as Tax Map 56, Parcels 57A and 57A(1), and the Developer desires to create thereon a subdivision known as "Parkside Village".

In furtherance of its creation, the Developer wishes to subdivide said property and subject the subdivided parcels to the covenants, conditions, and restrictions provided for herein.

NOW THEREFORE, the Developer declares that the property shown on the subdivision plat attached hereto titled "Subdivision Plat Parkside Village Phase I", dated September 11, 2000, and prepared by Roudabush, Gale & Associates (the "Plat"), is subject to the provisions of this Declaration and to such supplementary covenants, conditions, and restrictions as may be hereafter imposed upon such real properties pursuant to the provisions of this Declaration.

**ARTICLE I - DEFINITIONS**

The following words, when used in this Declaration (unless the context shall prohibit) shall have the following meanings:

BK 1974 PG 0473

**Section 9.02 INSURANCE COVERAGE.** The Association shall obtain and maintain a blanket, "all risk" form policy of fire insurance with extended coverage, vandalism, malicious mischief, windstorm, debris removal, cost of demolition, and water damage endorsements, insuring and covering the interests of the Association. The Association shall obtain and maintain comprehensive general liability and property damage insurance in such limits as the Board of Directors may from time to time determine, insuring the members of the Board of Directors, the officers of the Association, the Managing Agent, each Owner and the Developer against any liability to the public or to the Owners arising out of, or incident to, the ownership and/or use of the Common Properties.

**Section 9.03 OTHER INSURANCE.** The Board of Directors may obtain and maintain adequate fidelity coverage to protect against dishonest acts on the part of officers, directors, trustees, and employees of the Association and all others who handle, or are responsible for handling funds of the Association, including the Managing Agent. Notwithstanding any other provisions of this article, the Developer, and not the Association, shall obtain and pay for the cost of builder's risk insurance and all other insurance on the construction of the improvements undertaken by the Developer for his own account during the construction period.

#### **ARTICLE X - ARCHITECTURAL CONTROL**

**Section 10.01 PURPOSE.** An Architectural Review Board ("ARB") shall regulate the external design, appearance, use, location, and maintenance of improvements and landscaping on Lots. So as to preserve and enhance values, to maintain a harmonious

12-1-00  
EKE

BK 1974 PG 0474

relationship among structures and the natural vegetation and topography, and to preserve the general character and architectural compatibility of Parkside Village as constructed by the Developer. Improvements constructed or landscaping done by the Developer are not subject to review or control of the Architectural Review Board until the Lot upon which said improvements and landscaping are conveyed to an Owner or until a certificate of occupancy is issued for the improvements constructed by the Developer.

**Section 10.02 IMPROVEMENTS SUBJECT TO REVIEW AND**

**CONTROL.** The following shall be subject to review and control by the ARB and may not be constructed or installed until formal submission to, and approval by, the ARB has been received:

- A. All new construction, including additions to existing buildings;
- B. All alterations and/or remodeling which will in any way affect an existing building's exterior;
- C. Exterior lighting;
- D. Landscaping;
- E. Fences and/or walls;
- F. Driveways and/or private alleys;
- G. Television antennae or dishes;
- H. Site grading and/or changes to grade; and
- I. Exterior paint colors.

**Section 10.03 CRITERIA.** All site improvements must meet local and state jurisdictional criteria, regardless of whether or not they are specifically required or identified by

12-1-00  
EKE

BK 1974P60475

these Covenants. All proposed site improvements must be approved by the ARB prior to obtaining a building permit from the local jurisdiction.

**Section 10.04 PROCESS OF APPLICATION.**

- A. Procedures.** Application to the ARB shall be according to the following procedures:
- i. Submit full application, to include a completed form in duplicate, an application fee, and additional submittal materials required.
  - ii. Applicant will be informed within seven (7) days of when and where the ARB review will take place. The applicant's presence is encouraged, but not required.
  - iii. The ARB review will occur within thirty (30) days of submission of the application.
  - iv. The applicant will be informed of the ARB's decisions and recommendations within seven (7) days of the ARB review.
  - v. In the event that resubmittal is required, it shall follow the same process as the original submittal.
- B. Fees.** Applications shall be accompanied by a nonrefundable application fee according to the following rate schedule:
- i. One Hundred Dollars (\$100) for improvements involving new construction;
  - ii. Twenty-Five Dollars (\$25) for minor improvements or changes affecting the property.
  - iii. Full application fees shall be applied for any resubmittal which is made more than six (6) months following the original submission. Resubmittals received prior to six (6) months shall not require an additional fee.

12-1-00  
EKE

BK 1974 PG 0476

- C. **Form.** Application forms shall be completed and submitted in duplicate, along with the application fee and other required submittals. Application forms shall be obtained from the ARB. Three (3) complete sets of documents that describe, in both written and pictorial format, the desired improvements for which application is being made, shall be submitted along with the application.
- D. **New Construction/Additions.** For new construction, including renovations and/or additions to existing structures, the following shall be required:
- i. Plot or site plan detailing locations of all structures, existing and proposed, all landscape improvements, fencing, decks, or lighting locations, and shall include a north arrow, dimensions of the lot and the improvements, and setbacks. The minimum scale shall be one inch = 40 feet, and the scale shall be noted.
  - ii. Building elevations of 1/8 inch = 1 foot minimum scale shall be provided. All materials and colors shall be noted on the elevations along with the name, address, and telephone number of the architect.
  - iii. For new fence installations, a drawing shall be submitted that includes a partial elevation of a typical fence section, and elevation of typical gate, and a cross-section indicating the construction of the fence. The drawing shall also include color and size.

**Section 10.05 ARB MEMBERSHIP.** The ARB shall consist of three (3) Members appointed by the Association Board, and the terms of office shall be three (3) years, with appointment of one (1) new Member each year.

#### ARTICLE XI - GENERAL USE RESTRICTIONS

**Section 11.01 RESIDENTIAL USE.** No lot shall be utilized for the conduct of any commercial or professional enterprise of any kind unless such use has been approved by the



Parkside Village Homeowners Association  
P.O. Box 777  
Crozet, VA 22932

Kim Guenther, President  
Claudius Crozet Park, Inc.  
1075 Park Road  
Crozet, VA 22932

September 27, 2021

Subject: Claudius Crozet Park (the "Park") Special Use Permit Application SP2020-00016 (the "Application")

Dear Kim:

The Board of the Parkside Village Homeowners Association, Inc. has reviewed your most recent Application. The Application shows, among other things, an access road that intersects with Indigo Road and crosses the 0.410 acre parcel (the "Parcel") that the Park acquired by deed (the "Deed") from Weather Hill Homes, LTD – the developer of Parkside Village. Please be advised that any improvements on the Parcel, including the access road and landscaping, as well as any grading, fencing, lighting and the like, must be reviewed and approved by the Parkside Village Architectural Review Board (the "ARB").

The Deed (attached as **Exhibit A**) provides in paragraph 6 that the Parcel is subject to the Parkside Village Covenants, Conditions, and Restrictions (the "Covenants"), including the restrictions set forth in Article X and makes clear that the parcel "shall be considered a 'Lot' under such Covenants." Article X of the Covenants establishes the authority of the ARB to review any improvements proposed for any Lots. Section 10.04 sets forth a detailed procedure for seeking approval from the ARB and Section 10.02 delineates the various improvements requiring ARB approval, including but not limited to "Exterior lighting," "Landscaping," "Fences and/or walls," "Driveways," and "Site grading and/or changes to grade." A copy of Article X of the Covenants is attached as **Exhibit B**.

The Board has unsuccessfully attempted on several occasions to engage with the Park to discuss the proposed improvements – and the lack of engagement has been a source of frustration for the Board. As is clear from the above, the Park will need to engage with the ARB at some point if it wants to construct the project as currently designed. If the Park is interested in discussing the project with the Board prior to making its application to the ARB, the Board remains interested in doing so.

Respectfully,

Parkside Village Homeowners Association

## Andy Reitelbach

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**From:** Scott Kasen <skasen@hotmail.com>  
**Sent:** Monday, September 27, 2021 1:11 AM  
**To:** Planning Commission  
**Cc:** Andy Reitelbach  
**Subject:** SP2020-00016 Claudius Crozet Park Special Use Permit Application  
**Attachments:** CCP Commission Letter Resubmittal\_FINAL.pdf

**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.**

Commissioners,

Please find attached a letter regarding the Special Use Permit Application SP2020-00016 Claudius Crozet Park Special Use Permit Application which is on the meeting agenda for Tuesday, September 28. Thank you for your consideration.

Mr. Reitelbach,

Please kindly include this letter in the Planning Commissions packet for their meeting on Tuesday, September 28. Thank you for your assistance.

Best regards,  
Scott Kasen  
Crozet Resident

Scott Kasen  
3009 Indigo Road  
Crozet, VA 22932

**September 26, 2021**

Albemarle County Planning Commission  
401 McIntire Road  
Charlottesville, VA 22902

**Subject: Special Use Permit Application SP2020-00016 for Claudius Crozet Park**

Dear Members of the Planning Commission:

I am writing as a Crozet community member whose residence borders the northern boundary of Claudius Crozet Park (CCP). My family and I have benefitted from our proximity to CCP for many years and appreciate the contributions that the many volunteers have made over the years. This includes the all-volunteer CCP Board who have done a tremendous job of caretaking this central Crozet jewel.

However, I would like to express some of my concerns regarding the CCP expansion plan and those who are leading it:

- 1. Lack of Community Engagement.** At the March 23 meeting addressing the Special Use Permit Request, the Planning Commission recommended more cooperative engagement between the CCP Board and the neighboring community. I was hopeful that the CCP Board would engage in more community outreach to address the concerns of its neighbors and work together for a mutually acceptable proposal. I am absolutely certain that my fellow neighbors and the CCP Board could have been a model for future cooperation for projects of this type. Unfortunately, we never had that chance since the Planning Commission's suggestion was disregarded by the CCP Board.
- 2. Traffic Impact, 1.** The newest submission to the Planning Commission moves the proposed northern entrance/exit point slightly eastward onto Indigo Rd. While this new intersection location has improved VDOT sightlines, it still places a significant burden on the small Parkside Village subdivision, adding 339 vehicular trips per day and 27 vehicular trips per hour during peak times (from zero currently)<sup>1</sup>. These are residential streets lined with homes where children frequently play. For perspective, that is the

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<sup>1</sup> Claudius Crozet Park Special Permit Use Application (SP2020-00016), Amendment to SP-1995-43, Narrative & Conditions, pp. 3.

equivalent of dropping in another nearly 100 residences<sup>2</sup> in the Parkside Village subdivision without building any new roads to support it, a subdivision whose roads were built to serve the existing 60 residences. The additional ingress/egress point will forever change the character of this quiet neighborhood.

- 3. Traffic Impact, 2.** The most recent Special Use Permit Application cites a traffic study that estimates the CCP will see an additional 1,087 cars per day (847 trips/day for the recreational facilities plus an additional 240 trips/day for a new day care facility)<sup>3</sup>. The implication is that this would not put an undue burden on the surrounding streets because the cumulative trip load is being dispersed over two separate Park entrance/exit points. However, this reasoning is flawed, as it examines the impact of this project in isolation. While I do not expect the CCP Board to consider the numerous other residential development projects in the CCP proximity, I do hope the Planning Commission considers their impact: the 1,087 additional cars per day attributed to the CCP expansion must be added to the vehicular trips of new developments like Glenbrook (over 140 new homes), Westlake (over 130 new homes), and Park Lane (26 new homes), all neighborhoods which continue to come online and feed into the connecting residential roadways that also support the CCP's expansion. At the current time there remains only TWO connections out of this residential roadway network to substantial thoroughfares: one being Crozet Ave via Tabor St and the other being Route 240 (Three Notched Road) via Park Ridge Dr.

With all of these new developments, it is no wonder that the Special Use Permit Application states that "Crozet Ave & Tabor street... include some of the busier or more congested intersections in the Crozet area."<sup>4</sup> Why then are we considering bringing more traffic directly into this very intersection before infrastructure improvements like the Eastern Connector are completed? The Application makes numerable mentions of how the CCP expansion is supported through infrastructure projects which are FORTHCOMING. History has shown that these projects miss schedules by years. Time and time again there are project approvals in Crozet which rely on infrastructure that has yet to be built. This approach needs to stop. It is time to let the infrastructure catch up to the development in the western part of Albemarle county.

- 4. Project Leadership.** Mr. Drew Holzwarth, CCP Board Representative who is publicly leading this effort on their behalf, is the managing partner of Greenwood Homes. Greenwood Homes is involved with the development of Glenbrook at Parkside, a community under construction that abuts the northern boundary of CCP (see Figure 1). It is easy to understand how the close proximity of the new amenities included in the CCP expansion will benefit the sale price of the 31 villas being built next door.

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<sup>2</sup> Estimate two trips per adult per household: 339 trips/(2 trips per household x 1.75 adults per household) = 97 equivalent residences

<sup>3</sup> Claudius Crozet Park Special Permit Use Application (SP2020-00016), Amendment to SP-1995-43, Narrative & Conditions, pp. 3.

<sup>4</sup> Ibid.



***Figure 1. Photograph showing proximity of the Glenbrook at Parkside development (new roadways at right side of image) and the fields of CCP (left side of image). Photo credit to RealCrozetVA.com.***

Given his involvement as the CCP board member leading this effort and his financial stake at Greenwood Homes, I respectfully request that the Planning Commission question how Mr. Holzwarth's conflict of interest is being managed by the CCP Board. Along these same lines, I would welcome the Planning Commission inquiring about the level of involvement in the CCP expansion plans of ACAC, a for-profit business who currently manages the existing facility and whose contract would exponentially grow should it be invited to manage the expanded facility. The land upon which the facility will be constructed is being provided at no charge and the facility itself is purported to be funded in part with tax-payer dollars. Our community deserves to know these answers and be assured of no corrupt financial gain.

The Glenbrook at Parkside development was cited by the County Inspector on September 24, 2020 (see enclosure with this letter) for clearing the stream buffer required by the Stormwater Pollution Prevention Plan. In the Written Warning, the recommend corrective action listed is: "150 trees have been ordered according to Chase." As of this past weekend – an entire year after the over-clearing was cited by the County – no trees have been replaced and there is no additional information in the public record showing that this is being remedied. Mysteriously, all subsequent inspection reports state that the requirements of the stream buffer have been met. It seems that no one is holding the developer accountable.



***Figure 2. Photograph of over-clearing at Glenbrook at Parkside, extending into the designated stream buffer (stream is located behind trees at right of photo). No trees in this area have been replaced. Photo taken September 26, 2021.***

There are two culpable parties here: (1) the County who condoned the infraction, and (2) the developer who has not remedied the infraction. The Planning Commission Meeting Presentation assembled by the CCP Board and dated September 28, 2021 states, in reference to the CCP expansion, that, “The environmental conditions have been taken seriously.”<sup>5</sup>

In view of this, one can understand my heavy skepticism cast on the landscape screening and buffer plan of the newest CCP submission given the personnel connection to the Glenbrook at Parkside development. The CCP proposes 194 new trees to 44 removed.<sup>6</sup> The addition of tree imagery in the presentation is a nice touch, but only if it were done honestly: none of the mature hardwoods which are being felled are removed from the photographs. Is this a detail? Yes, but it is an important one which dishonestly sways public perception of the project.

Finally, it should be noted that the landscape screening plan which has been emphasized throughout the CCP proposal is listed as a separately funded project on the

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<sup>5</sup> Crozet Park Aquatics & Fitness Center. Planning Commission Presentation. September 28, 2021. <https://lfweb.albemarle.org>. Accessed September 26, 2021. See slide 22.

<sup>6</sup> Ibid.

CCP website, one which will be implemented upon approval and if “funding is available”.<sup>7</sup>

I have raised these concerns to the attention of the Planning Commission in the hope that careful contemplation is made and questions are asked. Please understand that this isn't a NIMBY complaint; rather, I hope that you find my concerns to be well-founded and not excessive.

Thank you for your careful consideration.

Respectfully,  
Scott Kasen  
Crozet Resident since 2005

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<sup>7</sup> Claudius Crozet Park website, Capital Improvement Projects. <https://crozetpark.org/projects>. Accessed September 26, 2021.





**COUNTY OF ALBEMARLE**  
Department of Community Development  
401 McIntire Road  
Charlottesville, Virginia 22902  
(434) 296-5832

## WRITTEN WARNING

Hand delivered

Project: WPO201800092  
FootHill Crossing Phase V - VSMP

Operator/Contractor: Contour Construction, LLC  
Stanley Martin Homes

Issued Date:9/24/2020

This is your Written Warning in accordance with §17-900 of the Water Protection Ordinance of Albemarle County and Section 62.1-44.15:37 of the Virginia Stormwater Management Act. This Written Warning is being issued because of the following deficiencies:

Deficiency: Stream buffer was cleared Corrective Action: 150 trees have been ordered according to Chase.
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**Unless subsequently amended in writing by this office, it is expected all corrective measures will be completed by**

Failure to comply by the required date may subject the owner to penalties and remedies as listed under §17-900 et-al of the Water Protection Ordinance of the Albemarle County Code.

Should you have a legitimate reason you cannot complete your required corrections by the above given date, you must immediately contact your erosion control inspector. Unless you have contacted the inspector and agreed to alternative arrangements, all compliance work is expected to be completed by the above date.

County Inspector Name: Mark Hopkins  
County Inspector Phone Number: (434) 296-5832





**COUNTY OF ALBEMARLE**  
**Department of Community Development**  
**401 McIntire Road**  
**Charlottesville, Virginia 22902-4596**  
**Phone (434) 296-5832 Fax (434) 972-4126**

**VSMP/VESCP PERMIT SITE INSPECTION REPORT**

<b>Project Name:</b>	<b>FootHill Crossing Phase V - VSMP</b>	<b>Project/WPO Number:</b>	<b>WPO201800092</b>
<b>TMP:</b>	<b>056000000057B3</b>	<b>DEQ Permit Number (if applicable):</b>	<b>VAR100578</b>
<b>Project Operator:</b>	<b>Contour Construction, LLC</b>	<b>Operator Telephone #:</b>	<b>(434) 466-1980</b>
<b>Project Contact:</b>	<b>Stanley Martin Homes</b>	<b>Contact Telephone #:</b>	<b>(434) 249-9910</b>
<b>Contact E-Mail:</b>	<b>odonnellgp@stanleymartin.com</b>	<b>Qualified Personnel (QP):</b>	<b>John Kessler</b>
<b>Inspector:</b>	<b>Mark Hopkins</b>	<b>Weather (Wet/Dry/Rain):</b>	
<b>Disturbed Acreage:</b>		<b>Inspection Date &amp; Time:</b>	<b>9/24/2020</b>
<b>Single-Family:</b>			
<b>Stage of Construction: Clearing</b>			
<b>Re-Inspection: No</b>			

	<b>COVERAGE &amp; POSTING REQUIREMENTS</b>	<b>Compliant?</b>	<b>Reviewed during re-inspection? No Comments/Description</b>
1	Construction site has permit coverage? (Va. Code §62.1- 44.15:34.A) (9VAC25-870-310)(Alb. Co. Code §17-300, 17-302)		
2	A copy of the notice of coverage letter is posted conspicuously near the main entrance of the construction activity? (CGP Part II.C)		
3	Notice of the location of the SWPPP is posted near the site's entrance, if applicable, and information for public access is provided? (9VAC25-870-54.G)(CGP Part II D.2 & 3)		
<b>SWPPP AVAILABILITY AND CONTENTS</b>		<b>Compliant?</b>	<b>Reviewed during re-inspection? No Comments/Description</b>
4	The SWPPP is on-site <b>or</b> made available during the inspection? (CGP Part II D.1 & 2)(9VAC25-870-54.G)		
5	The SWPPP contains a signed copy of the registration statement? (CGP Part II A.1.a)		
6	The SWPPP includes, upon receipt, a copy of the notice of coverage letter and the CGP? (CGP Part II A.1.b & c)		
7	The SWPPP includes a narrative description of the nature of the construction activity, including the function of the project? (CGP Part II A.1.d)		
8	The SWPPP includes a legible site plan identifying all appropriate measures and that includes the locations of support activities and the onsite rain gauge, when applicable? (CGP Part II A.1.e(1-7))		

9	The SWPPP contains the name, phone number and qualifications of "Qualified Personnel" conducting inspections? (CGP Part II A.6)		
10	The SWPPP contains an approved erosion and sediment control plan? (9VAC25-870-54.B)(CGP Part II.A.2)		
11	The SWPPP contains an approved stormwater management plan or an existing construction site has a stormwater management plan that ensures compliance with the water quality and quantity requirements? (9VAC25-870-54.C)(CGP Part II.A.3) <b>Technical Criteria II.B</b> <input type="checkbox"/> <b>II.C</b> <input type="checkbox"/>		
12	The SWPPP contains an adequate pollution prevention plan? (9VAC25-870-54.D)(CGP Part II.A.4)		
13	The SWPPP identifies impaired water(s), approved TMDL, pollutant(s) of concern, exceptional waters and the additional controls measures applicable? (9VAC 25-870-54.E)(CGP Part IIA.5 (a-b))		
14	Delegation of Authority is provided and signed in accordance with Part III K? (CGP Part II A.7)		
15	The SWPPP is signed and dated in accordance with Part III K? (CGP Part II A.8)		
<b>SWPPP AMENDMENTS, MODIFICATIONS AND UPDATES</b>		<b>Compliant?</b>	Reviewed during inspection? No <b>Comments/Description</b>
16	Is the SWPPP being amended whenever there is a change in the design, construction, operation, or maintenance that has a significant effect on the discharge of pollutants to surface waters? (CGP Part II B(1))(9VAC25-870-54.G)		
17	Has the SWPPP been amended if inspections or investigations by the operator's qualified personnel, or by local, state or federal officials find that existing control measures are ineffective in minimizing pollutants in discharges? (CGP Part II B(2))(9VAC25-870-54.G)		
18	Contractor(s) that will implement and maintain each control measure are identified? (CGP Part II B(3))(9VAC25-870-54.G)		
19	Have there been updates to the SWPPP when any modifications to its implementation have occurred, including a record of dates when major grading activities occur, construction activities temporarily or permanently cease on a portion of the site or stabilization measures are initiated? (CGP Part II B.4(a))(9VAC25-870-54.G)		
20	Is there documentation in the SWPPP of replaced or modified controls? (CGP Part II B.4(b))(9VAC25-870-54.G)		
21	Is the SWPPP updated to indicate areas that have reached final stabilization? (CGP Part II B.4(c))(9VAC25-870-54.G)		
22	Is the SWPPP updated to indicate properties that are no longer under the legal control of the operator and the dates on which the operator no longer had legal control over each property? (CGP Part II B.4(d))(9VAC25-870-54.G)		
23	Does the SWPPP identify the date of any prohibited discharges, the volume released, actions taken to minimize the impact of the release and measures taken to prevent the recurrence of any prohibited discharge? (CGP Part II B.4(e-f)) (9VAC25-870-54.G)		
24	Amendments, modifications, or updates to the SWPPP are signed in accordance with Part III K? (CGP Part II B(5))(9VAC25-870-54.G)		
<b>INSPECTIONS AND CORRECTIVE ACTIONS</b>		<b>Compliant?</b>	Reviewed during inspection? No <b>Comments/Description</b>
25	Inspections required by the SWPPP are conducted at the required frequency, including a modified frequency for impaired water(s), approved TMDL(s), and exceptional waters when applicable? (CGP Part II F (2)) (CGP Part II A.5.b.3)		
26	Inspection reports are completed and signed in accordance with CGP Part II F (3-4)? (CGP Part II F (3-4))		

27	Corrective actions are taken consistent with the requirements of the CGP? (CGP Part II G(1-2))		
	<b>ESC AND SWM PLAN IMPLEMENTATION</b>	<b>Compliant?</b>	<b>Reviewed during inspection? Yes Comments/Description</b>
28	Have <b>stream buffers</b> and <b>steep slopes</b> been protected as shown on the plan?	No	Stream buffer was cleared
29	Sequencing of the project is implemented in accordance with the approved erosion and sediment control plan and stormwater management plans? (9VAC25-870-54.B and C)	Yes	
30	Have all denuded areas requiring temporary or permanent stabilization been stabilized, and have stabilization requirements for impaired waters, approved TMDL(s), pollutants of concern and exceptional waters, when applicable, been met? (9VAC 25-840-40.1) (9VAC25-870-54.B) (9VAC25-880-60) (CGP Part I F.1(a)) (CGP Part II A.5.b(1)) (CGP Part II A.2.c (8)) (CGP II E(1-2))	N/A	
31	Are soil stockpiles adequately stabilized with seeding and/or protected with sediment trapping measures? (9VAC 25-840-40.2) (CGP Part II A.2(c)) (9VAC25-870-54.B)	N/A	
32	A permanent vegetative cover has been established that is uniform, mature enough to survive and will inhibit erosion? (9VAC 25-840-40.3) (CGP Part II A.2(c)) (CGP II E(1-2)) (9VAC25-870-54.B)	N/A	
33	Have sediment trapping facilities been constructed as the first step in land disturbance activities? (9VAC 25-840-40.4) (CGP Part II A.2(c)) (CGP II E(1-2)) (9VAC25-870-54.B)	Yes	
34	Have earthen structures been stabilized immediately after installation? (9VAC 25-840-40.5) (CGP Part II A.2(c)) (CGP II E(1-2)) (9VAC25-870-54.B)	N/A	
35	Are sediment traps and basins installed in accordance with MS-6 and the approved plan? (9VAC 25-840-40.6) (CGP Part II A.2.c (9)) (CGP Part II A.2(c)) (CGP II E(1-2)) (9VAC25-870-54.B)		
36	Are finished cut and fill slopes adequately stabilized to prevent or correct excessive erosion? (9VAC 25-840-40.7) (CGP Part II A.2(c)) (CGP II E(1-2)) (9VAC25-870-54.B)	N/A	
37	Is concentrated runoff down cut or fill slopes contained in an adequate permanent or temporary structure? (9VAC 25-840-40.8) (CGP Part II A.2(c)) (CGP II E(1-2)) (9VAC25-870-54.B)	N/A	
38	Is adequate drainage or other protection provided for water seeps? (9VAC 25-840-40.9) (CGP Part II A.2(c)) (CGP II E(1-2)) (9VAC25-870-54.B)	N/A	
39	Do all operational storm sewer inlets have adequate inlet protection? (9VAC 25-840-40.10) (CGP Part II A.2(c)) (CGP II E(1-2)) (9VAC25-870-54.B)	N/A	
40	Are stormwater conveyance channels adequately stabilized with channel lining and/or outlet protection? (9VAC 25-840-40.11) (CGP Part II A.2(c)) (CGP II E(1-2)) (9VAC25-870-54.B)	N/A	
41	Is in-stream construction conducted using measures to minimize channel damage? (9VAC 25-840-40.12) (CGP Part II A.2(c)) (CGP II E(1-2)) (9VAC25-870-54.B)	N/A	
42	Are temporary stream crossings of non-erodible material installed where applicable? (9VAC 25-840-40.13) (CGP Part II A.2(c)) (CGP II E(1-2)) (9VAC25-870-54.B)	N/A	
43	Is necessary restabilization of in-stream construction complete? (9VAC 25-840-40.15) (CGP II E(1-2)) (9VAC25-870-54.B)	N/A	
44	Are utility trench operations conducted and stabilized in accordance with MS-16? (9VAC 25-840-40.16) (CGP Part II A.2(c)) (CGP II E(1-2)) (9VAC25-870-54.B)	N/A	
45	Are soil and mud kept off paved or public roads to minimize the transport of sediment? (9VAC 25-840-40.17) (CGP Part II A.2(c)) (CGP II E(1-2)) (9VAC25-870-54.B)	Yes	
46	Have all temporary control structures that are no longer needed been removed and disturbed soil resulting from their removal permanently	N/A	

	stabilized? (9VAC 25-840-40.18) (CGP Part II A.2(c)) (CGP II E(1-2)) (9VAC25-870-54.B)		
47	Are properties and waterways downstream from development adequately protected from erosion, sediment and damage in accordance with the standards and criteria specified by 9VAC25-840.19(a-n)? (9VAC 25-840-40.19(a-n))	Yes	
48	Permanent control measures included in the SWPPP are in place? (9VAC25-870-54.C) (9VAC25-880-60) (CGP Part II F.1(a))	N/A	
<b>POLLUTION PREVENTION PLAN IMPLEMENTATION</b>		<b>Compliant?</b>	<b>Reviewed during inspection? No Comments/Description</b>
49	Practices are in place to prevent and respond to leaks, spills, and other releases including (i) procedures for expeditiously stopping, containing, and cleaning up spills, leaks, and other releases; and (ii) procedures for reporting leaks, spills, and other releases in accordance with Part III G? (CGP Part II A.4.e(1))(9VAC25-870-56)		
50	Practices are in place to prevent the discharge of spilled and leaked fuels and chemicals from vehicle fueling and maintenance activities? (CGP Part II A.4.e(2))(9VAC25-870-56)		
51	Practices are in place to prevent the discharge of soaps, solvents, detergents, and wash water from construction materials, including the clean-up of stucco, paint, form release oils, and curing compounds? (CGP Part II A.4.e(3))(9VAC25-870-56)		
52	Practices are in place to minimize the discharge of pollutants from vehicle and equipment washing, wheel wash water, and other types of washing? (CGP Part II A.4.e(4))(9VAC25-870-56)		
53	Concrete wash water is directed into a leak-proof container or leak-proof settling basin? (CGP Part II A.4.e(5))(9VAC25-870-56)		
54	Practices are in place to minimize the discharge of pollutants from storage, handling, and disposal of construction products, materials, and wastes? (CGP Part II A.4.e(6))(9VAC25-870-56)		
55	Practices are in place to prevent the discharge of fuels, oils, and other petroleum products, hazardous or toxic wastes, and sanitary wastes? (CGP Part II A.4.e(7))(9VAC25-870-56)		
56	Practices are in place to minimize any other discharge from the potential pollutant-generating activities not addressed above, when applicable? (CGP Part II A.4.e(8))(9VAC25-870-56)		

# Construction General Permit Site Inspection Report

Request for Correction Action

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Check List #	Regulatory Citation/Legal Requirement*	Occur.	Observation	Recommended Corrective Action
28			Stream buffer was cleared	150 trees have been ordered according to Chase.

**Recommended Corrective Action Deadline:** 9/25/2020

**Targeted Re-Inspection Date:**

**Comments:**

\*Refers to applicable regulation found in the most recent publication of the State Water Control Law (Va. Code § 62.1-44.2 et seq.), Virginia Erosion and Sediment Control Regulations (9VAC25-840), the Virginia Stormwater Management Program (VSMP) Regulations (9VAC25-870), or the General Permit for Discharges of Stormwater from Construction Activities (9VAC25-880).

# Construction General Permit Site Inspection Photo Log

Photos for Item 2
Photos for Item 4
Photo Description:
Photos for Item 10
Photo Description:

Photos for Item 33

20200924\_124306.jpg.jpg

421.28KB



**Photo Description:** Silt fence is being installed.

20200924\_124803.jpg.jpg

495.83KB



**Photo Description:** Silt fence is being installed.





**COUNTY OF ALBEMARLE**  
Department of Community Development  
401 McIntire Road  
Charlottesville, Virginia 22902  
434 296-5832

X

Inspection Date: 9/25/2020

County Inspector



## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 3:42 PM  
**To:** Andy Reitelbach  
**Subject:** FW: SP2020-00016 Claudius Crozet Park  
**Attachments:** ANNOTATED COMMENTS FROM MARCH 2021 MEETING 092521 COMPRESSED.pdf

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

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**From:** Phil Kirby <pkirby@jamersonlewis.com>  
**Sent:** Monday, September 27, 2021 3:41 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Cc:** Ann Mallek <amallek@albemarle.org>  
**Subject:** FW: SP2020-00016 Claudius Crozet Park

**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.**

Commissioners,

The first experience that I had with the development proposal for the park occurred at an October 2020 CCAC public information session. It is interesting to go back and look at that video. The public was *'informed'* it would include “a **20,000 square footprint**” and an entrance road “**that might go in five or ten years**”.

I bring that meeting up because it points to one of the main issues regarding this proposal – and some of you picked up on this last March – does it matter what the public is being told? Are the neighbors who will be most affected by this proposal being respected?



These renderings are part of the applicant's re-submittal – they show plenty of parking but no surrounding neighborhoods. I included them here to emphasize that the developer's new presentation takes tremendous artistic license in representing reality.

Even though a lot of creativity has been employed the proposal is generally the same one that we all saw last spring. (See attached which comments on each of the Planning Commission's March 2021 criticisms). Further, these pictures graphically illustrate just how important to the developer its neighbors are relative to their proposal. We are not important – we're non-existent.

I personally e-mailed Kim Gunther to request a candid conversation about the proposal but was informed she would meet only if I submitted my concerns in writing and if three of her board members were present. (?????) The developer has no interest in engaging its neighbors. The renderings are a good representation of this – ignore the neighbors because they should have no impact on the development plan.

The proposal also includes serious technical concerns - adding an entrance drive when none is required (a point raised by the county's traffic person in March), safety on the surrounding streets, loss of the greenspace that the Crozet Masterplan says is so important and the undeniable changing of character for a small, rural park. These are all clearly serious difficulties as you pointed out in the March 2021 Planning Commission Meeting (see attached).

Many of us are concerned ***the developer not only wants to be granted the right to develop the park but wants that right, particularly on the new entrance road, before anyone knows what will actually be built.***

But the fact is that we shouldn't even be discussing this!

If the facility being proposed is so vital and important to the larger community *where is the study that would validate that this project is the right size and is in the right place to meet that need?* Basic planning questions that have not been answered.

For instance - is a downtown Crozet location, already zoned for mixed use, funded by private money, a better location and in keeping with the Crozet Masterplan?

The project has been generated, with all of its good intentions, from a **developer's idea to use free land and public subsidized funding to build a for-profit commercial building.** It seems to me any process to determine need and location has been deferred to the applicant who has created its own template for the conversation.

The Planning Commission should be asking **"What is really needed and where is the best place to put a facility like this?"** All technical issues must be addressed but potentially the most disastrous decision will be moving forward with the wrong building built in the wrong place.

That is why this Special Use Permit should be denied.

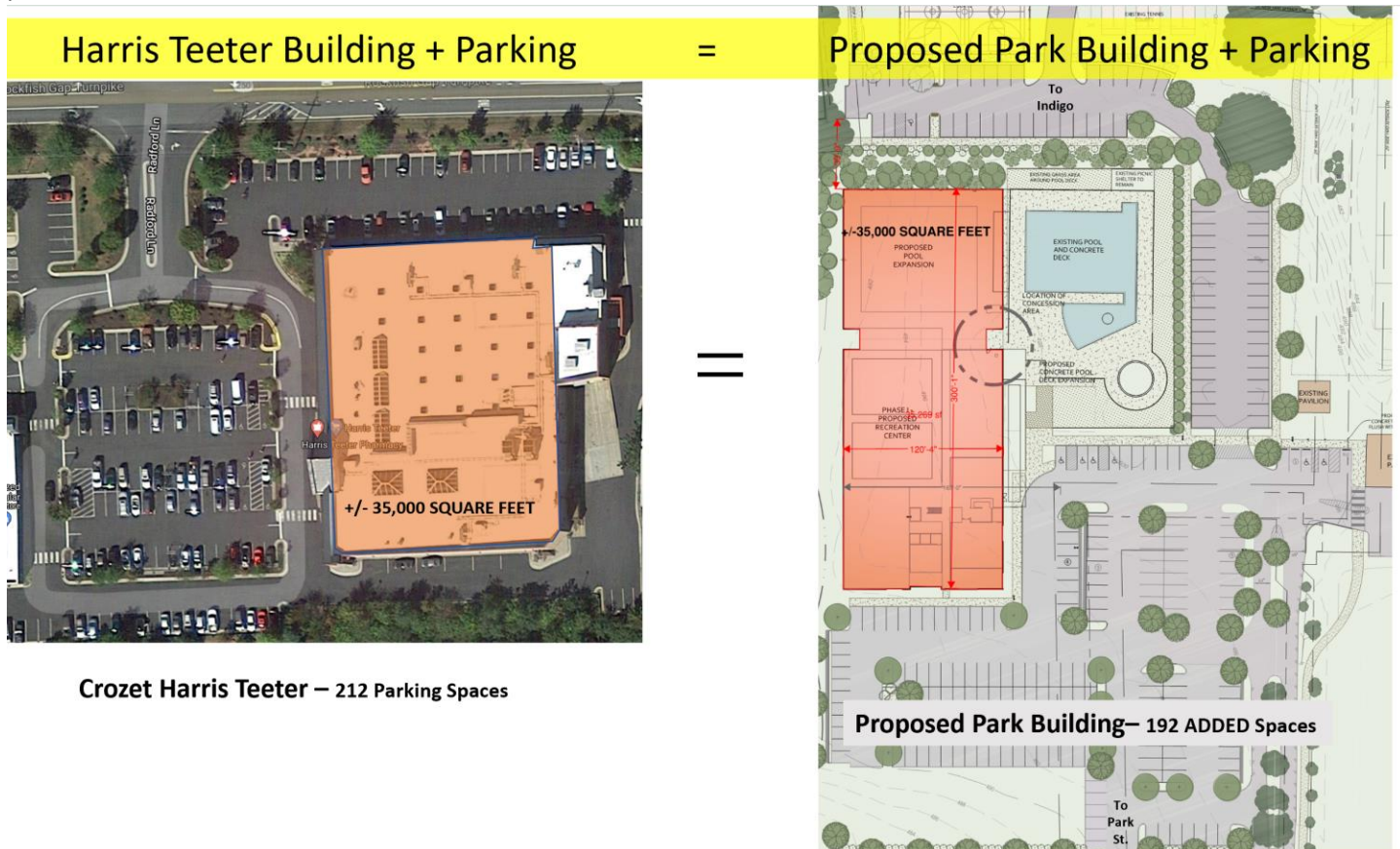
Thank you for your consideration.

Phil Kirby

434 Cranberry Lane, Crozet Virginia

## COMMENTS ON THE CROZET PARK DEVELOPER'S APPLICATION FOR SPECIAL USE PERMIT

The Crozet Park Developer continues to pursue **changes in the zoning rules that will allow them to build a for profit athletic center in a public park**. What the developer proposes is not a building compatible with the location or surrounding neighborhoods – rather the complex is a way out of scale for the field in which it is proposed. In fact, the athletic center is more comparable to the Harris Teeter on Rte. 250 with all of its parking than any building in a 22 acre park should be.



Crozet Harris Teeter – 212 Parking Spaces

Proposed Park Building— 192 ADDED Spaces

The developer is requesting that it be granted **the right to add more traffic on the local roads** that are already over taxed and acknowledge what changes to the roads will have to be done will be determined after it has this right.

The developer is asking for **a zoning exemption to build its building closer to neighboring properties** than is allowed. The developer justifies its position not by accommodating the required setback but, instead by changing the measuring points without regard to how it impacts the rights of the adjacent neighbors.

The developer's proposal includes the **intention to buy Nutrient credits rather than deal with Storm Water run-off created by its elimination green space** even though this was a specific criticism of its earlier submission.

The developer's presentation includes new charts and renderings that rely on exceptional artistic license and appears to **circumvent the criticisms raised by the Planning Commission who disapproved the proposal in March 2021**.

**The Planning Staff issued a point by point criticism of the project in March based on the comments from the Planning Commissioners which the developer has avoided addressing directing. On the following pages is an annotated version of the complete text of the Commission's March comments.**



**ANNOTATED COMMENTS [IN BOLD CAPS] REGARDING APRIL 12, 2021, LETTER ISSUED BY PLANNING STAFF REGARDING AREAS OF SPECIFIC CONCERN RAISED BY THE PLANNING COMMISSIONERS MARCH 23, 2021.**

WWW.ALBEMARLE.ORG

401 McIntire Road, Suite 228 | Charlottesville, VA 22902-4596

County of Albemarle - Community Development Department -Planning Division

Charles Rapp rappc@albemarle.org

tel: 434-296-5841 ext. 3245

fax: 434-296-5800

April 12, 2021

Scott Collins, Collins Engineering

200 Garrett St., Suite K

Charlottesville, VA 22902

Mr. Collins,

At the March 23, 2021 regular Planning Commission, a public hearing was conducted for SP2020-00016 Crozet Park. The following is staff's attempt to summarize the primary comments and areas of concern identified by the Planning Commission during discussions with the applicant. A more detailed account of the meeting can be obtained in the form of official minutes along with access to the video recording by contacting the Planning Commission Clerk at cshaffer2@albemarle.org.

**THE APPLICANT DID NOT ANSWER THESE COMMENTS FROM THE PLANING COMMISSION ON A POINT BY POINT BASIS ANYWHERE IN ITS CURRENT RESUBMITTAL. IT INFERRED THAT IT ADDRESSES SPECIFIC COMMENTS THROUGHOUT ITS REVISED SUBMITTAL WHICH CAN BE VIEWED AT:**

Link to revised project narrative:

<https://lfweb.albemarle.org/WebLink/DocView.aspx?id=1306795&dbid=3&repo=CountyofAlbemarle&searchid=d30b92a6-eb7f-4f83-9577-4a8786556729>

Link to revised concept plan:

<https://lfweb.albemarle.org/WebLink/DocView.aspx?id=1306791&dbid=3&repo=CountyofAlbemarle&searchid=d30b92a6-eb7f-4f83-9577-4a8786556729>

Link to comment response letter:

<https://lfweb.albemarle.org/WebLink/DocView.aspx?id=1306794&dbid=3&repo=CountyofAlbemarle&searchid=d30b92a6-eb7f-4f83-9577-4a8786556729>

1. Greenspace and Landscaping

o Due to the significant increase with impervious surface and new structures, the applicant was encouraged to explore additional **mitigation to offset the loss of greenspace** and existing trees on the site.

**THE APPLICANT ARGUES IN ITS NARRATIVE PAGE 3 THAT THE SPECIAL USE PERMIT WILL "NOT CHANGE THE CHARACTER OF THE PARK." THEN ON SHEET 1 OF THE DRAWINGS NOTES THAT THERE IS ADDITIONAL SPACE TO ADD PARKING IF IT IS REQUIRED AS THE PROJECT IS FURTHER DEVELOPED.**

o The applicant was encouraged to **explore additional buffering and screening of the new facilities from nearby residences to offset any negative impacts.**

**ON THE REVISED DRAWINGS THE APPLICANT MOVED THE BUILDING (THE 32 FEET TALL, 120 FEET LONG NORTH FACING SIDE) 25 FEET BACK AND PROVIDED A DRAWING WITH SCRUB TREES AND BUSHES COLORED SOLID, ALTHOUGH WHAT HAPPENS FROM DECEMBER TO MARCH IS NOT ADDRESSED.**

## 2. Site Layout and Structures

o Concerns were expressed regarding the massing and scale of the proposed building in relation to the surrounding neighborhood structures.

**THE APPLICANT INCLUDED IN AN UNTITLED PRESENTATION ALTHOUGH IT QUOTES COMMISSIONER BIVINS ON THE OPENING PAGE: "I WOULD ENCOURAGE YOU TO SIT WITH STAFF AND SEE IF THERE IS A WAY FORWARD AS WE ARE HOPEFUL THIS CAN BE AN ADDED SET OF FEATURES TO CROZET PARK."**

**THE PRESENTATION THAT WILL LIKELY BE SHOWN ON TUESDAY SEPTEMBER 28, 2021 PLANNING COMMISSION MEETING CAN BE FOUND AT**

<https://lfweb.albemarle.org/WebLink/DocView.aspx?id=1306792&dbid=3&repo=CountyofAlbemarle&searchid=d30b92a6-eb7f-4f83-9577-4a8786556729>

**APPLICANT'S PRESENTATION, PRODUCED BY A DESIGN GROUP AND A CONSTRUCTION COMPANY IT PRESENTS A VISION OF A 32' HIGH, 120' x 300' BUILDING AS THOUGH IT WILL DISAPPEAR INTO THE SKY AND IS CAREFUL TO LEAVE EXISTING NEIGHBORHOODS OUT OF ANY RENDERING OR SHOWN TREES THAT ARE ALWAYS A SOLID VISUAL BARRIER. LOOK CAREFULLY AT SLIDES 6 AND 8 FOR HOW MUCH GREEN SPACE WAS ALWAYS ENVISIONED TO REMAIN.**

o The applicant was encouraged to explore ways to increase the distance of the indoor pool building from the nearby property lines and residences so that it would be brought into compliance with existing regulations.

**RATHER THAN BRINGING THE BUILDING INTO EXISTING REGULATIONS THE APPLICANT, ON PAGE 4 OF ITS NARRATIVE, CREATES AN ARGUMENT THAT THE DISTANCE FROM ADJACENT STRUCTURES AND PROPERTY LINES SHOULD BE MEASURED FROM INSIDE THE BUILDING REGARDLESS OF HOW THAT IMPACTS THE ADJECENT PROPERTY. THE APPLICANT IGNORED PREVIOUS STAFF COMMENTS AND CONTINUES TO PURSUE A 'SPECIAL EXEMPTION REQUEST TO THE ZONING ORDINANCE' IN ORDER FOR THE BUILDING TO BE LOCATED WHERE IT SHOWN ON THE APPLICANT'S DRAWINGS.**

## 3. Stormwater Management

o The applicant was encouraged to consider **green infrastructure solutions** to address stormwater and mitigate the increase of impervious surfaces associated with pavement and buildings.

**THE APPLICANT ADDED NOTES ON DRAWING SHEET 1 AND ON NARRATIVE SHEET 3 THAT INDICATE THERE IS SPACE FOR ADDITIONAL PARKING IF IT IS REQUIRED AND THAT NUTIRENT CREDITS MAY BE PURCHASED TO MEET STORMWATER REQUIREMENTS.**

## 4. Transportation and Traffic Connections

o The applicant was encouraged to **analyze traffic impacts on local roads, particularly due to the proposed 2nd entrance to the property and explore ways to mitigate negative impacts** to the surrounding neighborhoods.

**IN OCTOBER 2020 A NEIGHBORHOOD INFO SESSION HOSTED BY THE CCAC THE ENGINEER AND DEVELOPER PRESENTED DIFFERENT POSITIONS ON THE 2<sup>ND</sup> ENTRANCE THEN CLARIFIED THEIR STANCE BY INSISTING THE PARK DID NOT HAVE TO LIMIT ITSELF DUE TO NEIGHBORHOOD CONCERNS. COPIES OF THE PRESENTATION OF THIS MEETING CAN BE FOUND AT**

<https://www.albemarle.org/Home/Components/Calendar/Event/612/16?siteid=1&curm=10&cury=2020#!/>

**AT THE MARCH 2021 PLANNING COMMISSION MEETING THE COUNTY'S TRAFFIC PERSON INDICATED THAT THE SECOND ENTRANCE WAS NOT REQUIRED ALTHOUGH ON PAGE 8 OF THE APPLICANTS NARRATIVE IT PRESENTS THE ADDED ENTRANCE ENHANCES THE TRAFFIC SITUATION.**

**APPLICANT'S REVISED SUBMITTAL ADDRESSES THE SECOND ENTRANCE AS A POSITIVE TRAFFIC ATTRIBUTE FOR THE COUNTY ALTHOUGH IT ACKNOWLEDGES WHAT VDOT WILL REQUIRE IN ORDER TO ADD THE ROAD IS UNKNOWN AND, THEREFORE, SO ARE IMPACTS TO THE NEIGHBORHOOD.**

**ONCE THE APPLICANT GAINS THE RIGHT TO HAVE ANOTHER TWO WAY ENTRANCE, THEN IT WILL BE DETERMINED HOW THE ROAD IMPACTS SAFETY, TRAFFIC AND THE NEIGHBORHOODS (I.E. WIDTH OF THE STREET, TURNING LANES, ETC.). BUT THE APPLICANT IS SUGGESTING IT SHOULD BE GIVEN THAT RIGHT NOW WITHOUT KNOWING ANY OF THESE THINGS!**

**IT IS UNCLER HOW THE APPLICANT WAS GRANTED THE ABILITY TO IMPOSE TRAFFIC STRATEGY ON THE COMMUNITY.**

o Evaluate potential different alignments for the proposed expanded entrance on north side of the park.

**APPLICANT MOVED THE ENTRANCE SO IT GOES THROUGH THE R-1 PARCEL ONTO INDIGO ROAD – A SMALL NEIGHBORHOOD ROAD THAT DEAD ENDS IN ONE DIRECTION. APPLICANT SPECIFICALLY DEFERS ON ASSESSMENT OF THE IMPACT ON THE NEIGHBORHOOD OR TRAFFIC UNTIL AFTER THE RIGHT TO ADD THE ENTRANCE IS GRANTED.**

o Evaluate options to address the impacts from construction traffic on the nearby neighborhoods and local street network.

**APPLICANT LEFT OPEN ALL OPTIONS FOR MANAGING THE CONSTRUCTION TRAFFIC ALTHOUGH IT MADE VERY CLEAR AT THE OCTOBER 2020 CCAC NEIGHBORHOOD INFO SESSION THAT IT WAS MORE CONCERNED ABOUT ITS OWN OPERATIONS THAN ADJECENT NEIGHBORHOODS.**

o Consider additional opportunities to further reduce expected vehicle trips generated by the proposed use through alternative modes of travel, such as biking and walking, with connections to sidewalks and multi-use trails.

**APPLICANT PROVIDES INFO ABOUT HOW PEOPLE CAN WALK OR BIKE TO PARK.**

Please let us know if you have any additional questions or would like to set up a meeting with staff to discuss these items and potential mitigation solutions in greater detail.

Thanks, Charles Rapp, ASLA, AICP Director of Planning

**THIS LETTER FROM THE COUNTY OMITTS STRONG COMMISSIONER COMMENTS REGARDING THE LACK OF OUTREACH BY THE PARK TO COMMUNICATE WITH ITS NEIGHBORS.**

**THE PARK HAS NOT ASKED TO MEET WITH THE PARKSIDE VILLAGE BOARD OR RESIDENTS OF HILLTOP STREET.**

## Andy Reitelbach

---

**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 12:20 PM  
**To:** Andy Reitelbach  
**Subject:** FW: Reaction to plan

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

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**From:** David Kraus <David.Kraus@unh.edu>  
**Sent:** Monday, September 27, 2021 12:10 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** Reaction to plan

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As a resident on Hill Top Street in Crozet, I adamantly do NOT support the proposal for Crozet Park.

David Kraus  
5432 Hill Top St.  
Crozet, VA 22932



## Andy Reitelbach

---

**From:** Carolyn Shaffer  
**Sent:** Tuesday, September 28, 2021 7:15 AM  
**To:** Andy Reitelbach  
**Subject:** FW: comments in support of the Crozet Park Board

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

---

**From:** Samantha Masone <sammason1@gmail.com>  
**Sent:** Monday, September 27, 2021 9:55 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** comments in support of the Crozet Park Board

**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 hope to have the opportunity to speak in support of the Crozet Park Board's plan at the meeting tomorrow evening.

I was advised to submit my remarks in advance of the meeting and they follow for your consideration.

\*\*\*\*\*

I have been a group exercise instructor at the Crozet Park for the past nine years, which means that I have experienced firsthand two different managerial organizations - the YMCA and ACAC. Though the policies, procedures, and pay scales have varied from one management company to the next, the one constant during my tenure as an instructor has been the participants. I can say with complete honesty that there are members who have been attending my class for as long as I have been teaching it. I feel fortunate that this group of people finds value in the community we have created together and that they prioritize the time we spend together each week. This would not have been possible if the Park hadn't provided the facilities and the opportunities for us to gather.

Crozet Park is a valuable resource and an asset not just to the citizens of Crozet but to the greater community. I myself do not live in Crozet and neither do all of my regular class attendees, some of whom travel from as far away as Afton and Northern Albemarle. Expansion of the facilities would allow for a broader range of offerings, whether that means increased class sizes or additional programs. As one who leads outdoor classes, I can say that there are some days when

we would all appreciate the opportunity to move indoors. Unfortunately, this has not been possible given the combination of COVID restrictions and the current limited indoor facilities.

I speak as to you this evening as someone who has longstanding and direct experience with both the current facility and the members who pay to use it. As an instructor, I would appreciate the opportunity to offer more flexibility to my class participants. As a community member, I would be interested in and appreciative of a recreational center that offers increased space and a broader menu of classes and programs. I urge the Planning Commission to support the Park Board's site plan and special use permit for a new and expanded recreation facility that will benefit not just Crozet but the community at large.

\*\*\*\*\*

Thank you!

Samantha Masone

## Andy Reitelbach

---

**From:** Carolyn Shaffer  
**Sent:** Monday, September 27, 2021 9:33 AM  
**To:** Andy Reitelbach  
**Subject:** FW: Special Permit regarding Crozet Park

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

---

**From:** Janet Pearlman <jpearl@streamofyes.com>  
**Sent:** Monday, September 27, 2021 9:03 AM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** Special Permit regarding Crozet Park

**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 Commissioners,  
I live near Crozet Park and feel strongly that the request for a special permit for Crozet Park development be denied.  
I want to maintain the **atmosphere of community** around Crozet Park. Currently I use it avidly. I don't want large parking lots, tall buildings, loss of greenspace, or more traffic. I don't want the feeling of an elite, expensive, exclusive club.

There are currently two playsets on the property which are used extensively; there are ball fields which attract many participants and parents.

Additionally, it is very important to me that the community feeling be maintained by affordable prices for this facility. There are many who reside in Crozet who do not own the high priced homes from recent development efforts. Some folks remain middle class, including young families and the elderly, who cannot enjoy the prices of a for profit, big ticket, extravagant center.

Thank you for considering my point of view.

**Janet Pearlman**

Please enjoy browsing on my website at [www.streamofyes.com](http://www.streamofyes.com)!

## Andy Reitelbach

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**From:** whiteroy@embarqmail.com  
**Sent:** Monday, September 27, 2021 8:45 AM  
**To:** Planning Commission  
**Cc:** Andy Reitelbach; Ann Mallek; guentherkim@gmail.com; 'Bill Johnson'; 'Dan Bledsoe'; 'Jennifer Sellers'; Jon Mikalson; 'Phil Kirby'  
**Subject:** SP202000016 Claudius Crozet Park

**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.**

Designated growth in the Crozet area has dramatically changed the face of our community just as the proposed facility expansion for Crozet Park will dramatically change the face of our much-loved community park. As a long-time neighbor, user, and supporter of the Crozet Park, I see the clear need for the proposed expansion. For the project to succeed, it must be conceived and designed to meet well-established protective environmental standards and must maximize environmental design opportunities like rooftop rainwater collection, solar collection, etc. Design details critical to the success of the project must be discussed and identified, even at this conceptual stage, to ensure the resulting facility succeeds in its critical purpose. Critical design discussions associated with construction management, storm water management, tributary protection, shrub and tree protection, lighting design, landscape, tree buffers, and pedestrian egress and walkways should be started now.

The following are comments that address in more detail many aspects of this project that require consideration at this stage.

### Construction Management:

Stipulations must be required to protect the existing bushes and trees during construction. This is particularly important since there will be areas of construction in many areas of the Crozet Park.

The decision to move construction access from Hill Top Street to Park Road needs to be fully vetted based on data, physical conditions, alignment with best/safe practices, conflict/compliment to the construction footprint, and post-construction restoration. As compared to Hill Top Street, Park Road is extremely over-burdened with traffic volume, has extreme vertical curves, and has greater propensity for more speeding due to the longer straight stretch. The geometry, site lines, background traffic/modes/speed, and impact of internal construction roads on the building site can and should be objectively measured to determine whether an entrance on the north or the south is more suited to introduce construction traffic. Recent reporting in the Crozet Gazette regarding traffic volumes on Park Road are probably understated given the growth associated with the extreme residential development east of the Crozet Park. As a 25-year resident on Park Road and career commercial construction superintendent, I have a front row seat to the conditions and a unique insight, but the point is that the two entrances can be objectively evaluated to create the safest and least impactful entrance.

At what point are the known and potentially undocumented underground utilities identified and how do these conditions impact the conceptual design? For example, there is a design challenge associated with the six 1000-gallon LP tanks located underground which will be impacted by the new design.

### Storm Water Management and Tributary Protection:

Some of the parking added on the south side of the Crozet Park is at a lower elevation than the proposed bio-filter. The additional water runoff from the added parking and driveway surfaces must be mitigated to avoid contributing to the contamination of the creek tributaries that exit the Crozet Park.

The surface water run-off from the newly relocated vehicular entrance onto Indigo Road between the pickle ball courts on the lower east side and the basketball/parking area on the west side needs to be mitigated. The contours suggest the water will shed east of the drive. Therefore, mitigations are necessary to ensure the water transitions to the eastern bio-filter detention area and that the detention area is designed to absorb it to be sure it does not get overwhelmed.

#### Lighting:

Like the south side parking, the northwest, west, and southwest properties that abut the Crozet Park are at a lower elevation than the park. Therefore, just providing “cut-off” fixtures is not enough to mitigate light pollution. Other strategies must be explored including turning the lights completely off at 11PM.

#### Vehicular Access:

In the most recent drawings, the newly proposed north side entrance/exit drive onto Indigo Road is in a better location than previously proposed. This entrance/exit is absolutely essential to this project.

#### Environmental Strategies:

How does the design address rooftop rainwater capture for landscape irrigation or pool refilling?

What opportunities are there to design a solar collection system to mitigate the new structure’s energy use?

#### Pedestrian Access:

Additional investment must be made at this conceptual stage in the pedestrian entrances to the Crozet Park and the internal pedestrian system. Many of the existing and well-used pedestrian access points are not recognized on the proposed plans. Many of the walkways on the plans are either damaging to existing landscaping or are impossible due to field conditions or are sized improperly. This suggests the engineering firm did not reconnoiter existing condition and did not fully explore the conceptual possibilities to enhance pedestrian access and therefore enhance neighborhood connections to the Crozet Park. The resulting effect on the drawing delivers the impression that walkways were sketched in without really thinking about the neighborhood connections that could be greatly enhanced and without thinking about the opportunities to preserve signature features of the Crozet Park. A few examples:

1. The access point at the end of Myrtle Street is in need of improvement and is an ideal spot to tie in to the perimeter trail and the path that circumnavigates the pond.
2. The three pedestrian access points along the north edge of the Crozet Park all needing rework.
3. The east access points are not fully represented. Pedestrian access from the southeast and northeast corners is heavily utilized and needs investment, however, the proposed walkway shown on the southeast corner of the Crozet Park as shown on the drawing is poorly conceived and is not actually buildable as shown. Why not use the existing pedestrian access near the upper ballfield scoreboard? It is a better and less contrived solution and can be tied-in immediately to the perimeter trail within a few feet.
4. The proposed access walkway shown on the southwest corner is wildly ill-conceived. Grade changes exceeding 5’, a 6’ tall board fence at the termination point, a utility pole with conflicting guy wires, makes this entrance non-viable. Why not develop the existing access point just east of the creek tributary entering the Crozet Park? Previous review of this access point by Matt Smith, former Albemarle County Parks and Recreation superintendent, and Joel DeNunzio, PE, and myself shows this location meets site line distance requirements for the posted speed limit and provides easy access to the future greenway trail slated to run along the sewer line right of way along the creek bed. It also has an easy tie-in to the Crozet Park’s perimeter trail.
5. The pedestrian access located west of the former radio building along Hill Top Street should be maintained in that relative location to accommodate pedestrian traffic from downtown to the Crozet Park via Hill Top Street.
6. The proposed internal north/south walkway running along the east side of the Park Road vehicular entrance as shown will damage the distinctive row of crepe myrtle trees by being inside the drip line. The concept plan should move that walkway east of these beautiful trees, outside their drip line.

7. Any pedestrian access should be sized just large enough for pedestrians and maintenance vehicles (4'-6') to prevent unwanted motorized vehicles from entering Crozet Park in strictly pedestrian areas. Walkways shown on the drawing larger than 6' should be reconsidered and cut down in size where allowable. Proper construction techniques and materials should be used, including crushed gravel, crowning, and proper compaction.

Landscape:

In line with the designed landscape buffer on the north side of the proposed structure, a similar and complementary landscaped buffer should be designed on the south side of the parking lot.

Conclusion:

This multi-faceted project affects many areas of Crozet Park. Crozet Park has the distinction of being one of the most heavily visited parks in the region. I see a need for additional investment in the concept, and extreme diligence and constant public safety and environmental precautions throughout the entire project.

I urge the planning commission to grant the special use permit for this project with the stipulation that the majority of the public concerns be addressed with specificity in the construction documents.

I am available to meet on site with any planner and/or engineer to discuss and review any or all of my comments.

Karl Pomeroy

## Andy Reitelbach

---

**From:** Carolyn Shaffer  
**Sent:** Tuesday, September 28, 2021 7:13 AM  
**To:** Andy Reitelbach  
**Subject:** FW: Claudius Crozet Park

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
Albemarle County

cshaffer2@albemarle.org  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

-----Original Message-----

From: leslicpoole (null) <leslicpoole@aol.com>  
Sent: Monday, September 27, 2021 10:24 PM  
To: Planning Commission <PlanningCommission@albemarle.org>  
Subject: Claudius Crozet Park

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.

I'm writing to support expansion of the park. I've used this wonderful community resource year round for eight years, swimming and using indoor exercise facilities several times every week.

The Park is a critical feature of this 76-year-old's life! Thanks for voting in its favor.

Leslie Poole  
540-553-5102

Sent from my iPhone



## Andy Reitelbach

---

**From:** Carolyn Shaffer  
**Sent:** Tuesday, September 28, 2021 7:16 AM  
**To:** Andy Reitelbach  
**Subject:** FW: Proposed Capital Projects at Claudius Crozet Park

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)

Phone: (434) 296-5832 ext 3437

401 McIntire Road, , Charlottesville, VA 22902

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**From:** James Sullivan <jamesjosephsullivan@icloud.com>  
**Sent:** Monday, September 27, 2021 9:03 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** Proposed Capital Projects at Claudius Crozet Park

**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.**

Good Evening

I am writing to express my questions and concerns regarding the proposed capital projects at Claudius Crozet Park. I am a resident of Parkside Village and about four doors down from the Park. I love it! Parkside and the Park. The Park is a community park that my wife, soon to be five year old son and I visit a few times a week, if not daily. We selected Parkside because of the Park and have a picture of our son running on the soccer field during his first visit. I'm now teaching tee ball to 5/6 year old kids in the Park and am a frequent walker of the trails, especially during my lunch break.

I have mixed feelings about the proposed capital projects. Crozet is growing. Infrastructure needs to grow, too. That said, I'm not aware of any other proposed plans, so I don't know if its Crozet is the only Plan, which seems short sighted. I also don't know if the size and scale is necessary. Updating the pool and facility is one thing. A \$10.6M plan is another. Are we sure of the demand? Are we sure of the feasibility? These are things that the Albemarle Boards needs to consider, seriously.

Specific, to this plan, I submit the following questions to this Board and ask that approval be withheld until these questions are addressed.

1.) Who is going to own and manage the newly constructed facility? I love the community aspect of the park. But, I'm also realistic and realize that a for-profit entity may be in charge. I work for one of UVA's affiliated entities and I see this all the time at UVA. There's a transformation team that promises all these things but no one irons out who will own or

run or manage "the thing" once the transformation is complete. As a result, the revenue or cost savings or efficiencies never materialize. Not knowing the ownership is problem for me. Be it profit or non-profit.

2.) What will the membership fees or rates be for the newly constructed facility? Not knowing the ownership probably makes this difficult. This is important to me for two reasons. First, the current park draws in folks from all over Crozet. And, that's great. That's the thing I don't want to lose. Accessibility, particularly for middle / low income families is key. It looks like the Park Board has done a great job regarding accessibility. How will accessibility be maintain?

Second, as a taxpayer, what is the ROI and payback on this? If we don't know the owner - and we don't know the membership fees or rates - what's the plan to payback the county for the financing? I'm not an expert here but I know there are some details that are needed regarding the ROI.

3.) Can we see the traffic analysis, mentioned by the Park leadership? This was mentioned in the "know the facts". I would love to see this. I live in Parkside and the Stanley Martin Foothills construction is literally in my backyard. I know these are separate projects but they are going to look and feel like one when we start using the same roads. And Tabor the primary road is tight! There's barely a sidewalk. People walk and run in the street. Kids bike in the street. Would love to see the analysis and want to make sure it includes the incremental Park traffic AND the incremental Foothills traffic. Needs to be both. Anything less is not comprehensive

4.) Are we losing greenspace? This pandemic taught me two things. You need good, reliable daycare - which this will provide - and recreation outdoors - which this may not provide. I don't understand bio filters and environmental credits - I'm too dumb to understand the former and the latter is just funny money as far as I'm concerned. If we lose greenspace, if we have a bunch of water runoff, or if we have a bunch of grey waste water stinking up the area, then this is a bad plan. I don't want to walk outside my house and smell a bunch of sewer. The indoor pool will not be worth it!

Thanks for offering the opportunity to hear my questions and concerns. I think the current plan – as I've heard it – leaves a lot to be desired. I'll be actively listening and possibly participating during Tuesday's 6PM call.

James (JJ) Sullivan  
428 Cranberry Lane, Crozet VA

## Andy Reitelbach

---

**From:** Carolyn Shaffer  
**Sent:** Tuesday, September 28, 2021 10:01 AM  
**To:** Andy Reitelbach  
**Subject:** FW: Crozet Park Aquatics & Fitness center project# SP202000016 CLADIUS CROZET PAR

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)

Phone: (434) 296-5832 ext 3437

401 McIntire Road, , Charlottesville, VA 22902

---

**From:** Alan Couture <ajc couture34@icloud.com>  
**Sent:** Tuesday, September 28, 2021 9:59 AM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** Crozet Park Aquatics & Fitness center project# SP202000016 CLADIUS CROZET PAR

**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.**

September 28, 2021

Ladies and Gentlemen of the Albemarle County Board of Supervisors,

I'm writing to you today to express my sincere support for the proposed Crozet Park Aquatics & Fitness Center in Claudius Crozet Park, project number SP202000016.

As a resident of Crozet for 3 years now, I have been watching this vibrant community continue to grow, bringing young professionals, families, retirees and long time residents to a beautiful place, not far from the city, providing mountain views, open spaces, local shops, breweries and wineries much more.

As the community continues to grow, facilities such as this one are necessary to provide a reason for people to live, work and play here, and also to provide a "get-a-way" for city residents who want to experience a little time in a quieter relaxing environment.

I'm aware of the concerns of some regarding traffic, and construction noise, but it's important to note that the construction noise & traffic is temporary. When completed, the facility will provide a resource for family fun, relaxation, recreation, exercise and more. It will also bring people to Crozet who will support local businesses and continue to make Crozet a wonderful place to live work and play.

I hope that you will give serious consideration to approving this project, for the benefit of a growing community. I think if you look at all it has to offer, the benefits far outweigh the few concerns.

Sincerely,

Alan J Couture  
Crozet Resident

## Andy Reitelbach

---

**From:** Carolyn Shaffer  
**Sent:** Tuesday, September 28, 2021 5:31 PM  
**To:** Andy Reitelbach  
**Subject:** FW: SP202000016 Claudius Crozet Park

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

---

**From:** Michael Donohoe <donohomp@gmail.com>  
**Sent:** Tuesday, September 28, 2021 5:28 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** SP202000016 Claudius Crozet Park

**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, I'm writing in support of the new Claudius Crozet Park. It will be a wonderful development for my family of 4 in Highlands.

-Michael Donohoe

## Andy Reitelbach

---

**From:** Carolyn Shaffer  
**Sent:** Tuesday, September 28, 2021 9:04 PM  
**To:** Planning Commission; Andy Reitelbach  
**Subject:** FW: Crozet PArk proposal.

Please see below

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

---

**From:** Allen Freeman <acf10v@gmail.com>  
**Sent:** Tuesday, September 28, 2021 8:59 PM  
**To:** Carolyn Shaffer <cshaffer2@albemarle.org>  
**Subject:** Crozet PArk proposal.

**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.**

Would you please relay to the commissioners the following:

There was discussion tonight of pickle ball players parking on the streets. That was true until three weeks ago when the Park Board placed signs on the courts asking pickle ball players, out of concerns by residents, to not park on street. That has been universally obeyed.

Allen freeman

--

Allen Freeman  
5071 Long Meadow Lane  
Crozet, VA 22932  
434-823-4221

## Andy Reitelbach

---

**From:** Carolyn Shaffer  
**Sent:** Tuesday, September 28, 2021 10:53 AM  
**To:** Andy Reitelbach; Amelia McCulley; Andy Herrick; Bart Svoboda; Charles Rapp; Corey Clayborne; Daniel Bailey; David Benish; Francis MacCall; Jennie More; Jodie Filardo; Julian Bivins; Karen Firehock; Luis Carrazana; Rick Randolph; Timothy Keller  
**Subject:** FW: SP202000016 Claudius Crozet Park

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

---

**From:** J.R. Hipple <jrhipple@outlook.com>  
**Sent:** Tuesday, September 28, 2021 10:27 AM  
**To:** Carolyn Shaffer <cshaffer2@albemarle.org>  
**Subject:** Re: SP202000016 Claudius Crozet Park

**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 note, Ms. Shaffer. As requested, here are my key points supporting the Claudius Park Aquatics Center:

A new, modern aquatics center in Crozet will be a valuable asset to the health and well being of the community, including:

- It will provide critical infrastructure for our senior population to remain physically active and combat the silent killer of social isolation. Pools are a diverse community event every single day.
- The facility will support our local school system's ability to integrate learn-to-swim programs to ensure a Drownproof Western Albemarle/Crozet community.
- It will create competitive opportunities for both children and adults that are proven to lead to healthy lives of character and resilience
- The facility will create jobs and careers in sports and recreation

I look forward to speaking to the planning commission this evening.

Best regards,

JR Hipple  
5451 Golf Drive, Crozet, VA

---

**From:** Carolyn Shaffer <[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)>  
**Sent:** Tuesday, September 28, 2021 9:58 AM  
**To:** J.R. Hipple <[jrhipple@outlook.com](mailto:jrhipple@outlook.com)>  
**Subject:** RE: SP202000016 Claudius Crozet Park

Thank you for requesting to speak at the PC meeting. Please raise your hand when the Chair asks for comments on that item. We will give everyone the opportunity to speak. You will have 3 minutes to speak. I added your name to the list.

I would like to encourage you to send your written comments to the [PlanningCommission@albemarle.org](mailto:PlanningCommission@albemarle.org) so that they can have them to review before the meeting tomorrow. This is not mandatory, just a suggestion.

Please let me know if you have any other questions.

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](http://Albemarle County)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

---

**From:** J.R. Hipple <[jrhipple@outlook.com](mailto:jrhipple@outlook.com)>  
**Sent:** Tuesday, September 28, 2021 9:42 AM  
**To:** Carolyn Shaffer <[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)>  
**Cc:** [guentherkim@gmail.com](mailto:guentherkim@gmail.com)  
**Subject:** SP202000016 Claudius Crozet Park

**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.**

Good morning Ms. Shaffer,

I would like to make positive comments via zoom about **SP202000016 Claudius Crozet Park** at this evening's county planning meeting. I understand that speakers are allowed 3 minutes, which I will comply with.

Please let me know what steps I need to take to be participate.



Thank you.

Regards,

JR Hipple  
5451 Golf Drive, Crozet, VA 22932

## Andy Reitelbach

---

**From:** Carolyn Shaffer  
**Sent:** Tuesday, September 28, 2021 4:08 PM  
**To:** Andy Reitelbach  
**Subject:** FW: written comments for tonights meeting

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

---

**From:** Amy Life <amylife71@gmail.com>  
**Sent:** Tuesday, September 28, 2021 4:03 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** written comments for tonights meeting

**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.**

Here is what I plan to share tonight:

Hello, my name is Amy Life. I've lived in Crozet for 18 years and I've been the Chairperson for the Crozet Gators Swim team for the past 8 summers. I am speaking tonight in favor of the pool expansion project.

Each spring, I meet with the head of the aquatics facility to discuss the number of lanes we will need. Our swim team boasts a healthy 230 swimmers during typical summer, with about 190 of those attending regular daily practices. We are a summer team, but we start practicing in mid-May, and are only guaranteed 6 lanes during the afternoons for those 3-4 weeks until school is out. Each year I ask if we can have an additional lane or even all 8 lanes for our afternoon hours, but because we need to share the space with lap swimmers and family swim time, my request is declined. As a result, we run 4-5 shortened practice sessions, over a longer period of time, every afternoon. This cuts into dinner and homework time, keeps our coaches there later, shortens the practice sessions for swimmers, and forces parents with multiple swimmers to drive back and forth several times. Building an additional pool would allow us to use all 8 outdoor lanes for those tricky weeks.

We switch to 8 lanes in the mornings once school is out, and use the entire pool for over 3 hours through the end of July. We need all of the lanes! We have lots of hardworking swimmers who devote each morning to swim team practice. We fill our roster every year. With an additional pool, parents could swim laps while their kids are practicing, younger siblings could take lessons or swim with a parent - allowing the whole family to exercise in a pool at the same time, and modeling the lifelong healthy habits that swimming affords.

In addition, our executive team has talked at length about how to best build a swim team prep group for young swimmers who might not quite be ready for joining the swim team but are ready for more than swim lessons. It would

be so great to be able to offer families a building block program! Families want their kids involved with Crozet Gators, and we are seeing increased interest in our program each year. Nearby pools like Boars Head and Fry's Spring already have very successful mini-programs for their youngest swimmers. I believe there is a huge demand for this in our community already. I am hopeful that additional lanes at the Crozet Park facility will allow this to become a reality. Thank you.

## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Tuesday, September 28, 2021 2:21 PM  
**To:** Andy Reitelbach  
**Subject:** FW: Approve Crozet Park Project

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
Albemarle County

cshaffer2@albemarle.org  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

-----Original Message-----

**From:** Allie Marshall Pesch <alicemarshall@gmail.com>  
**Sent:** Tuesday, September 28, 2021 12:03 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** Approve Crozet Park Project

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Dear Commissioners,

I would like to echo Joe Fore's email, which makes excellent points, and reiterate my own support of this project. Crozet Park is a hub for the entire western Albemarle community and we desperately need this upgraded facility. The park board has done a great job responding to neighbor's concerns since their last presentation and I hope they will receive your approval tonight.

Thank you!

Allie Pesch  
434-249-4211

## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Tuesday, September 28, 2021 9:21 AM  
**To:** Andy Reitelbach  
**Subject:** FW: SP2020 00016 Claudius Crozet Park  
**Attachments:** Crozet park expansion planning commission letter 9-29-21.pdf

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

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**From:** Peter Thompson <peter@Thecentercville.org>  
**Sent:** Tuesday, September 28, 2021 9:04 AM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Cc:** Drew Holzwarth <drew@thinkpiedmont.com>  
**Subject:** SP2020 00016 Claudius Crozet Park

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To the Albemarle County PC

Please consider the attached message re: SP2020 00016 Claudius Crozet Park.

Thank you  
peter

Peter M. Thompson, Executive Director  
The Center at Belvedere  
540 Belvedere Blvd. | Charlottesville, VA 22901  
434.974.4577 (direct) / 974.7756 (main) /434.989.0180 (cell)  
[www.thecentercville.org](http://www.thecentercville.org)



**Did you know?** - Philanthropic gifts account for over 60% of The Center's annual operating budget?  
Please [make a gift](#) and support the work of The Center today!



To the Albemarle County Planning Commission  
September 28, 2021

I am unable to attend tonight's PC meeting so am submitting this message for your consideration.

I'm writing regarding SP2020 00016 Claudius Crozet Park, supporting the need for this community resource. The Center plans to collaborate with the organizers of this project to meet booming needs in western Albemarle in ways that are aligned with our mission.

The Center has served our community for over 61-years as a nonprofit organization that positively impacts our community by providing opportunities for the key ingredients in holistic healthy aging—a sort of teen center for people age 50 and better.

Ten years ago, after extended market research and our own experiences, The Center identified the booming need for healthy aging programs in the Albemarle-Charlottesville area. Albemarle County's own Parks and Rec studies reinforce what we found—the need for more indoor recreation spaces to meet the priorities of Albemarle County residents. There is a significant shortfall for indoor spaces that can be used year-round, in non-daylight hours, and by larger audiences of area residents.

The booming 50+ population is particularly acute in Albemarle. More of us want to age in place here, and we continue to be a magnet for older adults to re-locate here. This is a good thing for Albemarle County, and we need to meet the needs of our growing and aging population. Facilities that facilitate active aging are a key ingredient for meeting this need.

Based on this information, The Center defined a two-pronged approach to what Albemarle area residents needed of us. One, build a flagship facility in the urban heart of Albemarle-Charlottesville which became The Center at Belvedere, which opened last year.

Two, because our area has and will continue to grow both in numbers and in geographic reach, we have long planned to deliver our programs through more satellite locations. It makes no sense for us to build mini versions of The Center all over the area. Rather, we intend to partner with other entities to deliver the healthy aging programs we excel at and research proves are vital to aging well.

Crozet has always been the first area we identified as having un-met needs and a critical mass of residents to sustain a robust community center. The Crozet community center facility expansions is the exact type of partnership The Center has envisioned. We know the Western Albemarle growth demands more amenities to meet our fellow citizen's needs. We have been communicating with Mr. Holzwarth since the earliest discussions of this exciting project about how we could and indeed should work together to meet the increasing demand for healthy aging programs in this area. We are both looking forward to working together to help all our neighbors and, for The Center in particular our older friends, to remain active and healthy so they can continue to be assets for their families and all of our community.

I believe the applicant has worked at addressing Crozet resident's comments raised in March with their revised application.

Thank you for considering the applicants SP application.

Peter M. Thompson  
Executive Director  
The Center

## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Tuesday, September 28, 2021 4:08 PM  
**To:** Andy Reitelbach  
**Subject:** FW: Crozet's Vanishing Assets

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

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**From:** evewatters <evewatters@gmail.com>  
**Sent:** Tuesday, September 28, 2021 3:54 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** Crozet's Vanishing Assets

**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 Commissioners,

I speak up AGAINST approval of a special use permit for the for-profit pool and community center at Crozet Park. The area is already over-stretched to accommodate the added traffic, hubub, and erasure of community values.

As a resident of the Park neighborhood for nearly three decades, I have seen much change, which is only to be expected. I have tried at times to be an active and responsive citizen participant with the county's planning process.

I feel our area now reaches a tipping point, where infrastructure planning and improvement are sadly out of balance with the pace of development and the demonstrated desires of citizenry. Hill Top Street, for instance, has come to be treated as a nuisance to speed through. Tabor Street gets jammed with traffic at almost any time of day.

I'm daring to remind the Commissioners of the ancient story of the Goose That Laid The Golden Egg. Remember it? That goose had a magical ability to bestow unlimited riches. But its owners couldn't help themselves from trying to force it to give more and faster than it could. The result: the goose was killed, and gave no more riches ever.



Please...Don't let this happen to one of Albemarle's richest treasures! We'll regret it forever, and can never replace it if we are too impatient.

Eve Watters  
434-823-8600

## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Tuesday, September 28, 2021 2:18 PM  
**To:** Andy Reitelbach  
**Subject:** FW: SP202000016 Claudius Crozet Park

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
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401 McIntire Road, , Charlottesville, VA 22902

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**From:** dennis Weston <dennyaweston@gmail.com>  
**Sent:** Tuesday, September 28, 2021 1:49 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** SP202000016 Claudius Crozet Park

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My name is Denny Weston. I am a current board member of the Claudius Crozet Park. However, I am speaking as an individual member of this community and as a resident of The Highlands neighborhood. My family and I fully support the new Crozet Park Fitness Center. Please approve the zoning permit to allow the project to move forward.

The current population of Crozet continues to grow. The current growth rate projections has the Crozet population doubling in 2030 with no signs of slowing down. Currently, there are not adequate fitness facilities for the area for the current and expected population. The nearest such facilities are 20 to 30 minutes away which is a burden to the current residents.

The new fitness building would allow for the current population and future residents to enjoy the facilities without overcrowding issues. The proposed size of the facility is 35,000 sqft, which is still less than half of the 79,000 sqft Brooks Family YMCA that was recently built in Charlottesville.

Claudius Crozet Park is designated as a community park, not a neighborhood park.

I fully understand the concerns of a few residents in the nearby Park Village who are against the proposal. I know, first hand, how tirelessly the park board has worked to relieve the concerns of those against the proposal. However, we must think long term about what is best for all residents of the area.

Denny Weston

## Andy Reitelbach

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**From:** Carolyn Shaffer  
**Sent:** Tuesday, September 28, 2021 2:19 PM  
**To:** Andy Reitelbach  
**Subject:** FW: SP202000016 Claudius Crozet Park

Thank you,

Carolyn Shaffer  
Clerk, Planning Commission and Boards  
[Albemarle County](#)

[cshaffer2@albemarle.org](mailto:cshaffer2@albemarle.org)  
Phone: (434) 296-5832 ext 3437  
401 McIntire Road, , Charlottesville, VA 22902

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**From:** Jessica Weston <jessicasweston@gmail.com>  
**Sent:** Tuesday, September 28, 2021 1:21 PM  
**To:** Planning Commission <PlanningCommission@albemarle.org>  
**Subject:** SP202000016 Claudius Crozet Park

**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.**

I appreciate your careful attention to the new center at Crozet Park. With two kids, I couldn't be more excited about the opportunity a new center would afford this community. Currently, we either have to make the drive to Charlottesville or miss out on sport and fitness activities. With full time jobs, it is often difficult to make it to Charlottesville in time to take park in classes. I can understand the concern from surrounding communities, but with all do respect, nobody from their communities asked our opinion that the land surrounding the park go from beautiful trees to housing. So why do they now get a say with what the park does with its land? This isn't just about what's best for their community but rather the entire Crozet community. We need the infrastructure to support the growing community we have. I ask uou to consider what is best for the county, not one neighborhood. You ask us to endure countless housing projects, disrupting the charm and rolling hills. Now I ask you to support us with the ability to create something of our own.

Thank you,  
Jessica Weston