

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

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

CCAC Comments:

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

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

Additional Public Comments

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

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

Signed: _____

David A. Stoner, Acting Chair
Crozet Community Advisory Committee