

**Resolution of the Crozet Community Advisory Council
Regarding TP/MP Proposal for the Barnes Lumber Redevelopment
June 16, 2014**

WHEREAS, Transatlantic Partners c/o Milestone Partners (“TP/MP” or “Applicant”) has submitted applications to provide for rezoning of the Barnes Lumber property from Heavy Industrial and C-1 Commercial to Downtown Crozet District (DCD) (ZMA 2001000018) and for a special use permit to allow for first floor residential uses (SP 201400001);

WHEREAS, the County of Albemarle Planning Staff has prepared a report discussing this application and makes the following italicized recommendations to the Planning Commission (“Staff Report”), in advance of a Planning Commission Public Hearing slated for June 17, 2014; and

WHEREAS, the Crozet Community Advisory Council (“CCAC”) has reviewed these applications and related documents, met with County Staff, met with TP/MP representatives, discussed these issues with Crozet and County residents, and wishes to provide input to the Albemarle County Planning Commission and the Board of Supervisors;

NOW, THEREFORE, BE IT RESOLVED that the CCAC is in agreement with the Staff Report and its findings and recommendations;

NOW, THEREFORE, BE IT FURTHER RESOLVED that the CCAC requests that the Planning Commission not approve the TP/MP rezoning and special use permit applications in their current form;

NOW, THEREFORE, BE IT FURTHER RESOLVED that the CCAC is very supportive of this type of mixed use redevelopment of the Barnes Lumber property and encourages the Applicant to amend its applications to address the stated concerns, in the hopes that this type of redevelopment of the Barnes Lumber property may proceed successfully;

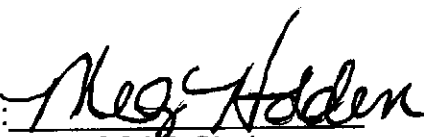
NOW, THEREFORE, BE IT FURTHER RESOLVED that the CCAC is particularly concerned with the following issues presented by the applications:

- *The proposed upper limits of residential development would not make the residential use a secondary use as recommended in the CMP.*
 - *A more significant commitment to providing office/R&D/flex uses/employment should be provided as recommended in the CMP.*
 - *The traffic study identifies impacts to intersections on Crozet Avenue that will be difficult to address, according to VDOT.*
 - *Cash proffer amount is not consistent with the County's cash proffer policy if SP is approved permitting residential uses not associated with a mixed use building.*
 - *The proffers are in need of substantive and technical revisions.*
- That a stronger commitment be made toward phasing of commercial/retail development early in the overall development plan (as compared to current emphasis on initial residential development).
 - That more detail and commitment be provided to the nature and form and character of public and green space, both throughout the development but particularly the plaza area in the commercial/retail "heart" of the redevelopment.

and that, if possible, any such redevelopment should comply more closely to the goals and intent of the Crozet Master Plan with respect to these and other issues;

NOW, THEREFORE, BE IT FURTHER RESOLVED that the CCAC wishes to thank both the Applicant for its interest and efforts toward redevelopment of this property, and the County Staff and all reviewers for their invaluable input and review of these applications.

I, Meg Holden, do hereby certify that the foregoing was adopted by a majority of the Crozet Community Advisory Council at its regular monthly meeting held June 16, 2014 by a motion made by David Stoner, seconded by Kim Connolly. CCAC members present: Meg Holden, Mary Gallo, Mike Guenther, Jennie More, Beth Bassett, Kim Connolly, Phil Best, John Savage, Janice Applebach, Leslie Burns, Brenda Plantz, George Barlow, Dave Stoner.

Signed: 
Meg Holden, CCAC Chair