

**From:** moreandmore@embarqmail.com  
**Subject:** Fw: [CCAC] Ccac meeting  
**Date:** June 27, 2014 at 5:16 PM  
**To:** CrozetCAC@googlegroups.com

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I am sending this because it was requested that I send it to the group so it can be part of the archive.

This is a message from Beth Bassett since she was unable to attend the meeting on 6/26/2014, but wanted to share her thoughts.

-Jennie More

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I have spent some time thinking about the project in terms of what it is that the group saw at our last meeting that we liked so much and how we can translate that into a “proffer” or a promise that we desire from Mr. Stoner. What struck me was that not only were most of the group members happy but the neighbors were happy too. I spoke with one of the neighbors later and he mentioned that he feels really good about what he saw at our meeting last Monday.

Four issues I really want to see addressed:

- 1) I did some calculations during the meeting and figured out that the current application would give permission for Mr. Stoner to take approximately 19% of the area that the master plan designated for commercial development and potentially makes it into single family residences. That is quite a chunk. I think we need a bridge between what this number says and the plan that he showed us last Monday. Do they gel? I understand that he isn't required by the county to give so many details but I think the devil is in the details in this case and what I REALLY NEED to be happy is details that are concrete enough to be binding.
- 2) The park/green/civic space. He said he has a “gentleman's agreement” to buy the parcel that would complete that space. I need to some more concrete reassurance about this. Things change and we all know oral contracts aren't enforceable. I think this particular parcel is crucial to the look and feel of that space. Without it I think the development would be lacking a crucial element of importance to so many members of our community.
- 3) Traffic. Have you ever been to Gatlinburg, TN on a weekend or any day during the summer. The traffic there is HORRIBLE. We lived near there when I was working on my PhD at The University of Tennessee. My husband was a bartender at a pub there on the strip. We CONSTANTLY heard complaints about the traffic. I fear we are setting ourselves up for a similar situation. I don't know how to fix it but I know if we are going to lure any kind of light industry to the area they are going to need assurance that they can move their stuff and people around. Even with just some added commercial and residences as in phase one of the plan I fear we are setting ourselves up for misery. Maybe we could encourage parking elsewhere as part of this. We often parked in the Great Valu parking lot when the library was still in the train station. We need alternatives to the four way stop and the square. We need a trolley or something to help us out here. But the trolley has to have a place to pick people up!
- 4) Cash Proffers – particularly for our schools. We are all paying higher taxes now because our schools are feeling the effects of a crunching budget and higher demands. While Mr. Stoner made the claim that this development probably wouldn't cause the school populations to rise “too much” because of the types of residences being proposed. I feel very differently. We are seeing more people living in more creative, multi-generational residences. Old Trail is the prime

seeing more people living in more creative multigenerational residences. Old Trail is the prime example of how families are finding these types of residences attractive and livable. While I think we need to be cautious about asking for cash proffers I also think it would be a mistake to let this project completely off the hook as far as the proffers go. School projects on the 10 year CIP list are extremely important and many of them would affect residents living in the proposed development. I understand that there is a way for Mr. Stoner to designate cash proffer use. If this is true, I think it would be a good compromise to ask for less than the traditional cash proffers with the understanding that those given be designated for our Western Feeder Pattern Schools.

Finally I am optimistic about the development! I think there is a way through listening and compromise that we can make it work and I appreciate Mr. Stoner's investment in our community.

Sorry I can't make it. Feel free to share my thoughts with the group and thanks for the opportunity!  
Beth Bassett

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