

Crozet Citizens Advisory Council
List of Issues and Comments
Barnes Lumber Rezoning and SUP Application

Issue: Concern Over Amount of Residential vs. Commercial/Retail

- If any single family detached or townhomes are developed, limit this to a single row only around the border of the property in block 6 (but only if no significant stream buffer exists there), and block 8. First floor single family detached or townhomes should only be used as buffer area in accordance with the intent of the Master Plan.
- Maximize job creation potential within the “center” of the development by maximizing the flex zoning available to the developer consistent with the Crozet Master Plan. Specifically seek to attract targeted industries identified in the County Comprehensive Plan.

Issue: Phasing and Prioritization of Commercial/Retail vs. Residential

- Require via proffers that some minimum amount of commercial/retail space be built initially, or prior to allowing a certain number of residential units.

Issue: Plaza, Green Space, and Viewshed Concerns

- Plaza – Proffer an alternative plan for the plaza and greenspace since the Conley property is not acquired and incorporated into this development at this time.
- Greenspace – We would like to see pocket parks included in plan.
- Viewshed - Require additional consideration of preserving the Blue Ridge Mountain viewshed in public areas, especially throughout the Plaza area and potentially also along Library Avenue and/or the greenspace. While it is acknowledged that implementing this concept would occur during design phase (which may result in, among other things, further limiting building heights in some areas), some emphasis on this should be added even at this stage.

Issue: Proffers

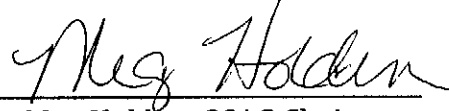
- Require financial proffers for each single family or townhouse or multi-family residential unit in accordance with current County policies; Consider reducing or waiving those for (1) buildings in which 1st floor commercial/retail exists; and (2) age-restricted (i.e. >55) housing units.
- Request that the County use proffers for identifiable community projects that would benefit the downtown area, such as a new CSX underpass, parking deck, or infrastructure improvements to the square.

Issue: Traffic and Road Layouts

- Include alternative/additional road layouts which include additional roads for traffic circulation (i.e., incorporate more of the prior downtown "grid" road system, complete and utilize Oak Street in the plan, identify other "secondary" roads on the plan that could improve traffic circulation).

I, Meg Holden, do hereby certify that each of the foregoing was adopted by a majority of the Crozet Community Advisory Council at its special meeting held July 2, 2014. CCAC members present: Meg Holden, Mary Gallo, Jennie More, Beth Bassett, Kim Connolly, John Savage, Leslie Burns, Brenda Plantz, George Barlow, Dave Stoner.

Signed: _____



Meg Holden, CCAC Chair