

Mechum's Trestle

99 Bloomfield Road • Charlottesville, VA 22902

April 28, 2015

Ms. Jennifer More
Vice Chair
Crozet Community Advisory Committee

RE: Community Meeting for Mechum's Trestle, (SP2015-00012)

Dear Ms. More:

Thanks for allowing us time to address the Crozet Community Advisory Council at its next meeting on Wednesday, May 20, 2015, at the Crozet Library. We will be discussing our application for a Special Use Permit (SP), in conjunction with the development of Tax Map 57, Parcel 31A, at the intersection of State Route 240, State Route 680, US Route 250, and Lickinghole Creek.

As you know, this property has a 70 + year history as the site of multiple restaurants – Pop and Ethel's, Gallerie, the Ridge Restaurant, to name a few. In the early 1990's, the Ridge Restaurant was forced to close its doors due to the loss of a viable septic system. Since then, permission was obtained to connect the site to public sewer, thereby removing a major impediment to restoring its former use.

Despite efforts by two separate owners, the site has remained underused for the past 22 years. While the parking area has been used regularly as a staging area for work performed by Dominion Power, VDOT, and their respective subcontractors, there have also been numerous incidents of illegal dumping and vandalism that have threatened the area both environmentally and aesthetically. (See accompanying pictures).

Our goal is to restore a 100 seat restaurant to the former building site, thereby transforming this highly visible piece of property into both an attractive landmark, consistent with the 'look and feel' of the setting, as well to add a productive element to the commercial tax base.

While the proposed restaurant use is allowed by-right, a Special Use Permit is required for water usage in excess of 566 gallons per day (or 400 gallons per site acre per day).

As part of the SP application process, we commissioned a detailed and professional assessment of the potential groundwater capacity in the vicinity of the parcel. The key findings of this report were as follows:

- 1) The site is within a Class 3 groundwater availability zone, or highest designation possible,
- 2) groundwater availability onsite should be adequate for the proposed use, without affecting existing offsite users, and
- 3) groundwater discharge areas along the Lickinghole Creek and Mechums River streambeds imply a constant source of groundwater recharge.

We would like to make the complete Groundwater Assessment available to interested parties for review, and would appreciate your advice as to how best to make that happen.

As you know, we have been working closely with the Community Development Department in working through the Site Plan development process. The Site Plan review process is designed to ensure that the result will be safe, attractive, appropriate, and a productive element of the commercial tax base. We wish to be transparent about our role in this process, and our plans to restore this property to something more befitting an entrance corridor, and a gateway to the town of Crozet.

We appreciate this opportunity to meet with you, and look forward to the discussion.

Sincerely,

Mechum's Trestle, LLC

Melton McGuire

Peter Neill

Bill McKechnie

cc: Ann H. Mallek; Board of Supervisors Member Representing the White Hall District
Thomas Loach, Planning Commissioner; White Hall District