

NOTICE OF CROZET COMMUNITY ADVISORY COMMITTEE MEETING FOR JANUARY 2016

DATE: JANUARY 20TH

TIME: 7PM

PLACE: THE MEADOWS

5800 MEADOWS DRIVE

CROZET, VA 22932

AGENDA ITEM: RE-STORE'N STATION – PHASE II

(OPERATIONAL NAME IS MULBERRY STATION)

General Description: This is an informational presentation of the application to amend the existing Special Use Permit and the application for a Special Use Permit to allow a drive through service window.

The property address is 6115 Rockfish Gap Tpke which is a 4.06 acre parcel zoned Highway Commercial. The existing business - Mulberry Station opened in 2014 and has been in operation for over one year. During this period, the well water usage has been metered to document that the amount of water usage is within the allowed 1,625 gallons per day. The existing development actually uses 25% of this amount.

The Phase II Special Use Permit amendment request does not include any change to the well water volume allowed. It is to request two fuel dispensers be reinstated (under the existing fuel canopy) and expand the existing use to construct an addition on the existing building and provide for drive through window service (which requires a new Special Use Permit) for coffee/donuts/sandwiches and rental retail space on the first floor. The second floor will be office space for rent. A second building to the rear directly behind the new addition is for an automobile retail/repair business with second floor office space for rent.

The architectural elevations of the front and west side of the proposed buildings are shown on the attached sheet along with a photo of the existing building and site development plan layout.

If you are unable to attend this meeting and want additional information, please contact Albemarle County Community Development, William D. Fritz, AICP at 434-296-5823 extension 3242