

Crozet Community Advisory Committee – Minutes – Draft
Wednesday, March 18, 2015 from 7:00 p.m. to 9:00 p.m.
The Crozet Public Library, Crozet

CCAC members present: Jennie More (Chair), Dave Stoner (Vice Chair), George Barlow, Mary Gallo, Beth Bassett, Kim Guenther, Phil Best, Kim Connolly, Brenda Plantz, John Savage, Phil Best, Jon McKeon, Lisa Marshall, Susan Munson, Ann Mallek (Board of Supervisors), Tom Loach (Planning Commission)

CCAC members absent: Leslie Burns

Public attendees: Tim Tolson, Jess Achenbach, Meg Holden, Paul Grady, Sean Tubbs, Jenny Martin, Tim Dodson, Lee Catlin, Emily Kilroy, Marvin Rankin, Karen Yonovitz, Kathleen Mistry, Gillian Ruffa, Cliff Fox

Chair Jennie More called the meeting to order at 7:02 p.m.

1. Agenda Review (Jennie More – CCAC chair): Jennie More welcomed our visitors, distributed the agenda and reviewed it with the Committee, and welcomed any additions.

2. Approval of Minutes from the March 18, 2015 meeting: John Savage moved to accept the minutes of the March 18, 2015 meeting as presented, seconded by Kim Connolly, and the minutes of the March 18, 2015 meeting were approved by vote of the Council, subject to any corrections given to the Secretary within a week from today.

3. Project Updates/Information:

- Update about leases for Old Train Depot and space below the library – Lee Catlin: Lee reported that the recommendation had not yet been made to the Board of Supervisors, but she would describe the next steps in the process. She reminded us that for the library space, which is actually two spaces, the County wanted any uses to be compatible with library use. Crozet Running is the tenant on one side, but the County initially received no proposals for the other side. After considering comments from the CCAC and others, it was thought that a tourism presence would be a good use. Staff talked to the Charlottesville Albemarle Convention & Visitors Bureau, and they felt that this would be too much space for them. The request for proposals that subsequently went out covered both the library and depot spaces. Uses compatible with the depot’s historic character were encouraged. One response was received for the downstairs library space, and the tenant will be a professional firm with an environmental focus. Lee said that this use would bring jobs to town. Several proposals were received for the depot and one in particular was favored by staff because it has a focus on tourism, will be a destination, and will have the community’s support. This tenant cannot use the whole space and, remembering that the CVB could not use the library space, it was thought a good use to have a tourism resource there. So these uses will be recommended to the BOS on May 5 and Lee believes Crozet will be pleased with these recommendations. Lee will email a link to the materials on line. She said that the process includes a public hearing, which will be set at the May BOS meeting, likely in June. The spaces will be made available as soon as July 1. Lee

thanked everyone for their patience. Ann noted that she has been watchful of the process but has not participated so that it can be at arm's length. It was asked why there was just one response for library space. Lee said that they asked some of the depot respondents to apply for the library space, but some preferred the character of depot, and for some the library space was not the right size. The County will enter into five-year leases to start, terminable by either party. It is necessary to balance the business needs and the library's need for more space if that need arises.

- Jess Achenbach, Red Dirt Development: Mr. Achenbach appeared before the committee to describe a new residential community that he is working on, located on Route 240 across from The Meadows. It is in very preliminary stages now, but as part of the County's planning process, he wants to start engaging the community now. It is located a quarter mile north of the Miller School Road-Routes 240/250 intersection, and contains 21.5 acres in two parcels, both of which are under contract. The land (the old Jarman property) is mostly fields now and Red Dirt is proposing a by-right development of twenty-four half-acre lots, intended to be in the same acreage range but less expensive than Old Trail and Foothills Crossing. They will dedicate about two acres along Lickinghole Creek to Albemarle County Parks and Recreation, which area is already designated for the trail system. He said that they can dedicate more land if Parks and Recreation wants it. A trailhead will be located there with parking. The dedication will go to the BOS to approve. The subdivision is not named yet; it is called Wayland Ridge on the plan he showed us, but because of potential confusion with Wayland's Grant this will likely change. The lots will be located on a new entrance road and a T-intersection street. It was noted that the road is not quite aligned with the street across from it, but has to be where it is because of sight distance issues. The price point is not yet known; he is talking to a single builder now and given how their homes are priced, and as a function of lot prices, he believes homes will be in the \$400,000 range. Mary asked whether the number of houses justifies any signage or change in the road there, perhaps for the speed limit. Mr. Achenbach said that these issues, including whether a deceleration lane is needed, had not been discussed with VDOT yet, except for sight distance. If there is a problem, they will consider solutions. Leslie asked what the lot width would be and Mr. Achenbach said they would be 85 feet wide on average (the minimum by ordinance is 80 feet). The land is zoned R-1 now, and per the comprehensive plan the area is meant to be R-3/6. In the last master plan this was changed from something more commercial to being more neighborhood friendly. It was suggested that after plans are further along perhaps have Parks and Recreation and Red Dirt's engineer come back and Mr. Achenbach said that he would remain in contact with the CCAC. The sketch he showed us has been submitted as a preliminary site plan and the County staff will comment. It might be a good time to come back after comments have been received to explain the County's changes. It was noted that the plan shows connectible cul-de-sacs at both ends of the T street for connectivity to other property. Mr. Achenbach was asked about adding more parking at the trailhead, and he said that he can look into that, but the critical slopes are an issue in adding more spaces.

- Update regarding public meetings CCA will host about former Barnes Lumber property and DCD - Tim Tolson, Frank Stoner, Dave Stoner: Tim reported that they have been discussing establishing the planning committee and preparing a draft document to govern its work. Tim said that they are working on assembling a relatively small committee with interested persons and neighborhood representatives; this committee would then plan the town hall meetings, which will begin in May, and then work through the summer. As soon as the

committee is established, it will be posted on the CCA website. This will be a community engagement process and input from neighbors will be appreciated; encourage them to come. Frank Stoner said that they have brought on Dialog + Design to help coordinate and facilitate this process. Mr. Stoner said that they expect to hold two or three meetings, the first of which is anticipated to cover zoning, Master Plan, Downtown Crozet District issues, and solicit scope ideas. The next meeting(s) will do more scope work and refine the plan further. Ideas will be solicited and then presented back to the group to see if they work. Milestone has started funding the consultants, but more funding from other sources will be needed because these issues are broader and more comprehensive than the Barnes property itself. The CCA will be looking to raise money for the work. Ann said that she has not located any available funds, but Albemarle County's new Economic Development Director, Faith McClintic, is aware of the need and will be coming to a meeting. Planning grants should be available from some agencies. Tim expects to start posting meeting dates and documents in a couple of weeks. The group was reminded to sign up for CCA emails so that we can be aware of this process.

- Demonstration of "County View" website – Tim Tolson: Tim then demonstrated for the CCAC the functions on the County's County View website, located at <http://countyviewweb.albemarle.org/>. When development plans are submitted to the County for review, it is possible to view the planning applications and track their progress. Tracking is done by submission number or the name of the plan being submitted, and it is possible to search for the developer's name, etc. Clicking on the submission letter will tell you where the project is in the process. The responses of the various County departments that review the application are shown. It is also possible to search by parcel identification number, and by street name or address. Categories to view include Planning Activities and Building Activities (such as building permits). Using a few examples around Crozet, we viewed the various capabilities of the system, such as the availability of utilities. We looked at the utility availability on the south side of Route 250 near the old Moose Lodge. Ann explained that some buildings on that strip have existing public water, but not sewer. The building permit for the Moose Lodge is for interior upgrades, so that the building can continue to use public water. They are investigating whether the building will meet farm brewery requirements and that will determine what permits it needs.

- Discussion of status of various development projects in Crozet: Jennie told the CCAC that there are several projects that will be ready for discussion in May as plans solidify. Dave had contacted Old Trail about their zoning changes and Emily explained changes having to do with the carriage units located behind many of the houses. This has been to the Planning Commission. The County will likely make a "housekeeping" zoning text amendment because of changes to Old Trail's code of development and this will go to PC and BOS for hearings. The change reduces the density of residential units due to changes in the market. Old Trail hopes to change from a minimum of 1,600 units to 1,000 and bring various other changes into the plan. Staff has asked Old Trail's developer to come to the CCAC to vet these changes. Dave has reached out to them and this could be on the May agenda.

Foothills Crossing: No application has yet been received from Scott Collins's group that presented the new Foothills project to the CCAC in January.

Ann said that she put at the reference desk here at the Library maps depicting planned work at the Acme site. These materials may relate to more active remediation, and the landowner may be coming back to the CCAC to give a presentation.

Mechum's Trestle (the old Gallery/Pop and Ethel's building at the eastern Route 240/250 intersection) : Emily Kilroy said that this project is in site plan review, and there is also a special use permit application because the water is not adequate there (it does have public water). She said that the site plan will not be approved until the SUP is resolved. There will be public meetings and hearings on the matter, and while it is not quite in Crozet, the Planning staff recommended the CCAC as an appropriate meeting venue. Because the building has water and sewer hookups it cannot be torn down because doing so will cause the property to lose these rights.

The CCAC also discussed the Piedmont Housing Alliance project on Blue Ridge Avenue, which is a by-right project. The project had been quiet for a while, but the developer has met with staff about concepts. It was noted that the property is close to the Downtown Crozet District and so the appropriate CCAC liaisons should track its progress. This is a ten acre tract, most of which is in the flood plain. It is being proposed for dense development, plus more density for affordable housing. It is not clear what its status is now. Tom says this project was proposed by PHA to preserve the street scape and a lot of work has been done on this.

- Review of liaison roles and discussion if needed: Jennie asked that all the CCAC liaisons confirm that they are where they want to be. It is possible to be a liaison for more than two categories. However CCAC members need to be mindful when more than two CCAC members are at a meeting, such as the CCA meetings to talk about the Barnes property. Note that this likely only affects the planning meetings because the larger public meetings will be noticed as public anyway. Leslie said that she can help with design issues for those meetings. The role of liaisons is to do research to bring information back to the whole CCAC.

- Comprehensive Plan – There will be a public hearing on the Comprehensive Plan revisions at the BOS meeting to be held at 6:00 p.m. on May 13 in the County Office Building. It was recommended that CCAC members read the Growth Area section, which is the most relevant to us. Ann said that good public comments had been received thus far.

4. Items not listed on the Agenda: Jennie asked whether all CCAC members are receiving County email from Stephanie Mallory (as to Architectural Review matters), and the group replied that they were. It was asked that reminders be sent if there is a particularly critical item.

5. Announcements:

- Neighborhood Leadership Summit on Wednesday, April 29, from 5:30-8:00 p.m. at the County Office Building. At the Summit, leaders from various neighborhoods around the County will meet to discuss development and other issues including public safety, and parks and recreation. There will be discussion of leadership skills, a session for CACs to report out, and FOIA review. Dinner will be provided.

- Phil Best said that the Lions Club Pancake Dinner will be held on Saturday, April 18 from 5:00 p.m. to 7:30 p.m. at the Field School. There will be a raffle and entertainment. Phil said that the dinner is their main fundraiser, and the moneys are used to treat and prevent visual and hearing difficulties around the world. The Lions Club also raised \$10,000 last year to contribute to various causes around Crozet.

- Kim Guenther announced that Starr Hill Brewery will hold a month-long Pints for Pups event to support the new dog park; one dollar from the sale of each pint will support the dog park. Kim said that they had just received a \$10,000 challenge grant from Red Light. She hopes that by the end of April will have about \$21,000 raised and \$13,000 left to go. On April 26 Starr Hill will host therapy dogs on the patio.

- Pitch-in at the Park will be held on April 25 from 8:00 a.m. to 5:00 p.m. Please sign up to help with painting and other projects.

- Ann Mallek said that a study committee has been formed to develop recommendations for water resources funding in the County. When the recommendations have been developed, Greg Harper will make presentations to various groups, including the CCAC. Emily Kilroy said that we could hear a preview of the water resource discussion at the Neighborhood Summit on April 29.

- There will be a volunteer appreciation breakfast tomorrow at 8:30 a.m. at Northside Library.

- Reappointment letters are still working through the system. We have one new member; Alice Lucan has been appointed to take Meg Holden's place.

- CCAC members were reminded to let Jennie know if you have to miss a meeting.

6. Future Agenda Items: Let Jennie know of any items.

The meeting adjourned at 8:26 p.m.

George Barlow
Secretary