

Crozet Community Advisory Committee-Minutes
Wednesday, April 20, 2016 from 7:00-9:00 p.m.
Crozet Public Library

CCAC members present: Dave Stoner (Acting chair), Beth Bassett, Phillip Best, Leslie Burns, Mary Galleo, Kim Guenther, James King, T Michael Kunkel, Alice, Lucan, John McKeon, John Savage, Martin Violette, Ann Mallek, Jennie More

CCAC member absent: Kostas Alibertis, Dean Eliason, Alice Marshall, Emily Kilroy

Chair Dave Stoner called the meeting to order

1. **Agenda Review** (Dave Stoner- CCAC chair)
2. **Approval of minutes** from March 16, 2016. Subject to
3. **Introductions of new members**, existing members and public attendees
4. **Discussion of the Crozet Build-out and Development Density**, following up on March CCAC discussions and resolutions concerning Crozet Build Out (David Benish and Elaine Echols, Albemarle County Planning.) After Elaine Nichols acknowledged the CCAC discussion and recommendations David Benish explains the process of review in which Albemarle County is comparing the Need of Additional Housing to the Supply and Capacity of Housing. A graph showing Crozet Possible Future Population Growth and Crozet Population Estimate of 6,854 as of 2-16-16 was presented. On the graph we were shown that as of 2016 we are slightly above on the projected low-level building permits, and slightly below projected historic population growth, below the high building permit projection, and well below the high population growth projection. According to the Crozet Master Plan our ultimate build out population is projected at 18,000. Every two years they will attempt to do an evaluation to see where we sit within this framework. Ms Echols said that the gathering and comparison of data sounds more simple than it actually is in that many factors are taken into consideration, for example actual developable land after stream buffers and critical slopes are removed. What is in the Master Plan and what is zoned may be two different things as builders have the right to decide to build at lower density than they are zoned for. Mary Gallo questioned the multipliers used based on the last census, which are used to determine growth projection. It was suggested that this multiplier maybe too low for our area- if based on a rural area. The question was raised that perhaps the new building permits were based on old zoning- that there might be a lag time skewing the number of building permits granted. Elaine Echols replied that the county knows where numbers stand. That said a member of the CCAC wanted to know how the county plans to keep up with the infrastructure necessary to support the continued rapid growth of the Crozet Development Area. At this point the conversation changed direction. Dave Stoner and Jennie More addressed the earlier concerns of the CCAC that the county was allowing developers to take up the slack of missing density in areas not designated to be built out densely

to make up for the lack of projected build out in other areas. David Benish answered by saying they area looking for a range of densities in new developments and that other factors are taken into consideration such as Form and Quality of the proposed development. He also addressed the earlier question of government keeping up with infrastructure growth by saying that recent state legislation had hindered the county's ability to demand that developers provide proffers for upgrades. He says that we lost a significant tool there and is in hopes of new legislation to change this. Ann Mallek agreed saying this has been a problem since 2002. Elaine Echols says that the master plan advocates for rezoning as this allows for the request of provisions by the developer. The CCAC brought up the possibility of holding a Crozet survey to collect information on what our citizens would like to see happen in our development so that we can be prepared for the next Master Plan update. David Benish told us to start with the "low hanging fruit" and to set priorities. Get focused and be ready to fight for some very important goals rather than be spread too thin with too many requests/desires. Elaine Echols suggested taking a look at the projects implemented in Master Plan and see if they are all still current and viable.

- 5. Project Update: Adelaide Project Rezoning (Kyle Redinger)** Mr. Redinger reviewed how growth has been a positive thing so far for Crozet. He said that what Crozet needs is walk able, affordable housing and that is what his attached housing would provide along with the single family homes in his development. He covered changes to his plan since our last meeting with him. Among these: he has reduced the amount of units from 93-80. He has added detached homes along the edge of the site next to Corey Farms and adjusted his building style to blend with the design/build surrounding Adelaide. He quoted from the third part of his traffic study, which states that there is one car *each way* on 250 every two minutes. 371 cars in each direction. He says that the impact on the traffic from his development would be minimal on that stretch of 250 and that there are lower numbers of traffic collisions along said stretch. He told us the Planning Commission would meet to discuss Adelaide on May 10th. He compared his development to three in the Charlottesville area with comparable size. In addition he spoke about having a larger "park space" in the development, making trails that would one day be connected to the trail system, preserving tree lines, shooting for ARB approval of the building style of attached housing along 250, using existing buffers between buildings and road as well as adding more trees and plants in the 600 feet of frontage along the road. John Savage asked who would be the partner in building the affordable housing that Kyle spoke of. Some observers made reference to the original claim for aging in place housing, with the garages forming the first floor of the attached housing and stairs to climb. Some suggested that the trail connectors did not in fact connect to any trails as some went directly to private property/houses in the connecting development and some led to trail locations that do not exist and that there are at present no plans by the Crozet Trail Crew to build trails there at this time. Another observed that the traffic study did not take into

consideration peak hours and that it was not an accurate representation because of that. There was a question from the audience as to how affordable the homes are to first time homebuyers and 55+ seeking to downsize if the prices ranged from single family for under \$500,000, townhomes at \$300,000. Tom Loach suggested that it is good development but not for this location. He stressed that as per the Master Plan the 250 corridor should be preserved as a scenic by-way and not the place for dense development. Kyle replied that he felt that was an interpretation issue. Public hearing is May 10th. Mr. Redinger will have time to respond after the public hearing. The members of the CCAC and public at the meeting were encouraged by Jennie More to attend if able. John Savage stated that the work session would be part of permanent record. Dave Stoner asked if the CCAC should formulate a formal statement? Asked if members would be interested in meeting before the next scheduled CCAC meeting to create a statement to be presented at the Public Hearing. There was interest shown and it was decided to arrange via email.

6. **Follow up on the West Glen Project/Stream Crossing.** Dave Stoner asked if we needed to address this quickly and Jennie More replied that we have time on this project. Phil Best focused on the Foothills Crossing and said that a letter had been written concerning the build out of Eastern Ave as per the plans. It met with much public support as well as by Dan Mahon of the County Parks and Rec. Dept. In the letter to Rachel Faulkenstein of VDOT, it was requested that a culvert at creek level, be built so as to alleviate dangerous and cumbersome pedestrian crossing at street level to West Hall. As of last week at the time of meeting over 100 signatures had been collected. You may go to RealCrozet.com to support this petition. Valerie Long spoke as a representative to West Glen Developer that this idea is already being seriously considered and that they are working on a redesign of that section of the road. They are in the process of making a commitment to the pedestrian underpass. She also added that even though the development has R6 zoning they are planning on much less density with a small amount of attached housing. The maximum that they predict will be 3.5-4 dwellings per acre.
7. It was stated that Crozet Development Solutions property can by-right build out 18 units per acre with 126 apartments on 21 acres in the middle of an older stabilized neighborhood. This will be further discussed at the next meeting as we are running low on time.
8. **John Savage moved to have a meeting arranged in the next few days to discuss the upcoming public meetings and any statement we as the CCAC might want to make.**
9. Meeting adjourned as the library was closing at 9:00 pm.