

Crozet Community Advisory Committee
The Crozet Library
Wednesday, November 16, 2016 from 7:00 p.m. to 9:00 p.m.

Meeting Minutes

1. Agenda Review (David Stoner – CCAC Chair)

David Stoner – Welcoming comments and introductions of CCAC members and guests. Of note, Andrew Gast-Bray – New Director of Economic Development is in attendance.

CCAC Members in Attendance: Kostas Alibertis, Beth Bassett, Philip Best, Leslie Burns, Dean Eliason, Mary Gallo, Kim Guenther, James King, T. Michael Kunkel, Alice Lucan, John McKeon, John Savage, David Stoner, Martin Violette. Not in attendance: Alice Marshall

BOS Members in Attendance: Ann Mallek
Planning Commission Members in Attendance: Jennie More.

Visitors in Attendance:
Paul Grady, Jim Duncan, Tom Loach, Jim Crosby, Steve Walsworth, Sean Tubbs, Andrew Gast-Bray, Terri Kostiw, Terry Miyamoto, Tim Tolson, Brian Day.

2. Approval of Minutes

David will ensure that the previous minutes have members who attended before they are approved.

3. Residential development pipeline, patterns, and zoning/proposed land use (Elaine Echols – 45 min)

What are the current projects, where are they in progress and what land is still undeveloped?

Elaine will scan the maps and send them out soon, but for this evening, members will be asked to stand around and look at the map as it's being written on by hand.

There are several projects being reviewed. Some are By-right, some are under rezoning. The maps have zoning and land use. The maps are not connected digitally, but they are working on it. This should be done by March.

Dave Stoner – This discussion is intended to be used for the Master Plan update.

Elaine Echols - gives orientation of both the zoning map and the land use map from east to west along Route 250 then to the north, then back along 240 from west to east.

J. More – Can you show us which properties are By-right? Those can be surprises for us.

One of our issues with Adelaide is traffic. What is being looked at?

Elaine – VDOT would check for the site distance and public road width. They could apply for a private road if they choose. We don't have that many people who apply for a density bonus. There is a formula for this.

Each one is looked at on it's own merit. There are limitations with proffers, but we look at several variables. We are still learning and still getting trained.

Elaine – that's why we are doing this.

Dave Stoner – what are the properties or areas that are looking ripe for development? Anything else that jumps out at you?

Elaine – there are not big assemblages of land that can be developed, but there is private property that can come in By-right?

Phil Best – Are there are properties that are outside the area that could be developed?

Elaine – absolutely

John M. –Elaine, can you speak to the multiplier?

Elaine – Yes, we are trying to get as much detail as possible. There are 4 census tracks, but 2 are in their entirety within the Crozet Growth Area. We have a multiplier that we are trying to get there.

John M. – Can you give us a number for Crozet?

Elaine – 2.49 people per household, but as you mentioned in the previous meeting, this might be too low.

Beth Basset – Many of us don't live within the red line of the growth area. I would like us to think about the growth area outside the development area as well.

Elaine – The zoning outside of the growth area is quite restrictive. You get 5 development rights if you have 10 acres. If you have 3 acres, you can only have 1 house.

John McKeon – looking at the math, it looks like there are 6800 more people coming based on the information given. (See New Residential Units in the Pipeline as of Nov. 10, 2016).

Elaine – Let's not argue it until we get the updated numbers.

John McKeon – By then, it will be too late and the “toothpaste will be out of the tube.”

Ann Mallek – As units are completed and approved the numbers keep going up.

J. More – there is a huge difference about pulling back numbers and lowering the minimum.

Elaine E. – there are 3 rezonings under review, Daily Foothill, Adelaide, and the Lucas rezoning (the red house).

J. More – There are 18,000 in the Master Plan. There was some confusion in the community about what the number really was. Can you explain what the 12,000 was about?

Elaine – In the plan, there is a number in the implementation section. The text reads 18,000. 12,000 people by 2030 is what is in the Master Plan.

John McKeon – the spreadsheet is deceptive. You need to speak to what is the number By-right that isn't in the spreadsheet.

David Stoner – That is the number that is in process.

J. More – this is an arduous, time consuming process going through each piece and trying to get an inventory takes a ton of time and we aren't the area looking for these numbers.

John McKeon – This number can't be ignored and 6,000 people isn't a small number and doesn't allow for any wiggle room.

Phil Best – Ann, you must know if there is a long range plan for schools, right?

Ann Mallek – There is a long-range plan that has been booted back 10-12 years.

J. More – My daughter has to eat lunch at 10:45 am in order to allow to get everyone through the lunch room.

Elaine E. – the school board has your attention and is working the issue.

Dave Stoner – this is another part in a series of discussion in an ongoing conversation.

Dean Eliason – I've looked at some demographic information that makes the multiplier more a 3 than a 2.6. One of the attractive features of Crozet is that it's a family area and the number should be adjusted accordingly.

Elaine – There are studies being done at a detailed level to see how many kids are in schools now and what is the growth. The water and sewer authority look at in differently and look at where the people are and how many and other studies look at roads and how many people use them.

Dean Eliason – does that influence rezoning?

Elaine – It can.

Ann Mallek – We are nearing the point where we need to make some new investments. The service authority said they are prepared to invest in the services that our community needs. They are ready to stay ahead of the demand that is coming. Despite the school boards and developers best planning, there was no predicting what the demographic will be.

John McKeon – To me the multiplier of 2.49 still seems low going forward.

Ann Mallek – do we have a timeline for the new capacity analysis?

Elaine – We hope to be done by March.

David Stoner – Let's move on to the next topic...we want to make sure we are clear of how these calculations work. On December 8th, there is an all CAC Chair meeting and I want your view before I go into it.

Elaine is passing more data around the table concerning Rivanna.

4. Net v. Gross Density Calculations & Policy (Elaine Echols – 15 min)

Should zoning and Master Plan recommendations be the same? Review zoning standards for calculating

(See handout)

The Village of Rivanna asked that this be put in for a zoning text amendment. They believe that this issue is extremely important.

David Stoner – What acreage comes out?

Elaine – Parks and green systems. Environmental areas, (flood plains, wetlands, streams, stream buffers, critical slopes) or areas that the community has deemed to be important. There are places in your master Plan that have been designated as important to your community.

J. More – I am going to bring up The View because it is a poster child for this type of discussion and is important to what the final number is and goes against what the Master Plan calls for.

Elaine – The reason is that the county was promoting higher density...that was 30 years ago. It appears to be time to reexamine it. You all may have an influence it.

David Stoner – Is there a precedent in another Virginia county to we could look at?

Elaine – I don't know the answer to that.

Phil Best – Critical slopes are important to our community because it allows us to have trails and woods.

Leslie Burns – Due to the non-ability to ask for proffers, it's a way for communities to say what is important through the language of the Master Plan.

Elaine – Yes, you can certainly say things like that, that is what the Master Plan is for. You will have a tough time being specific, but you can try.

Andrew – It is critical for you to get a vision of what you want to get with a couple of caveats. We may not be able to get it all in, but there is a better chance to get what you want if you articulate it. Express what you want, but understand what it is balanced against. I have taught kids of every age level. There are people in all levels of the community that will have different priorities. Bottom line, tell people what you want, otherwise they will never know.

Dean Eliason – Have we put forth any resolutions for this?

Elaine – Put it on your list of priorities for a zoning text amendment.

David Stoner – We did put it in a resolution from earlier in the year.

Phil Best – We should forward it and put it back in the priority list.

Martin Violette – We should look at how zoning ordinances work.

Ann Mallek – This is one of the few things that we don't have to ask the legislature to do. Making the zoning ordinance function better will help everyone. This is something that the Board of Supervisors has been discussing with attorneys to get pushed along.

Elaine – It could be, but if it needs a higher priority it might be best in another area. The board has appropriated money to get two new planners to do more work and have better answers when we come out.

David Stoner – To clarify, our January resolution was about related to By-right development. If it is agreeable to the group, lets draft another resolution. Mike Kunkel volunteers.

Mike Marshall – Can we get an informal motion to show solidarity with the Rivanna CAC?

Most CCAC members raised their hand after David Stoner recommends doing a formal motion later.

Elaine – The BOS will identify how they want to take public comment in February (February 2nd, 2017).

J. More – Is staff going around to all CAC's?

Elaine – Yes. There will be a presentation. The results from the CAC chairs meeting will be there as well.

5. Barnes Lumber proffer amendment to support/allow Perrone Robotics

Ann Mallek – The County's target industries are interested in many things. One of the processes that has been adopted is an accelerated process with a combined BOS Planning Commission meeting when it's appropriate. A robotics company would like to come into Barnes Lumber Yard in Phase Two. Would people feel threatened if there were a joint meeting to get them in quickly? Mr. Connolly proffered away heavy industry in the lumberyard 10 years ago. It's a way to do away with restrictions and get in a company early without restrictions.

Leslie Burns – This is exactly the type of thing that the CAC should encourage in order to help this business get in and tell other businesses that our community is here to help them.

John Savage – Would a statement of support from the CCAC help the process?

Ann Mallek – Yes, but it doesn't need to happen until January.

John McKeon – I agree with Leslie, the sooner the better and the more people in that space, the better.

David Stoner – If there is support for this and if we have a meeting in December, I propose someone draft a resolution to support this.

Leslie Burns – I will do it.

Mike Marshall – I think there should be a public show of support for this. He's a Crozet guy and takes pizza out of Sal's all the time. A show of support helps Ann.

David Stoner – I'll take that into consideration, by a show of hands, is there support for this?

CCAC members unanimously raise their hands.

6. Discuss Focus Area Priorities (All – 45 min)
(Focus area liaisons please come with thoughts on “top 3-4” priorities/goals/actions)

Phil Best – There should be some sort of formal relationship.

Kim Guenther – I took a stab at this with my area of concentration. (See handout).

The sheet lists:

Project Number, Project Name, Developer/Contact, Total Project Acreage, Proposed Zoning, Unit Types, Property ID, Approved or Under Review, Price Range, Geographic Sector, Status, HOA Contact.

The idea is that this would be the template and the members of the CCAC would disperse and do the work to keep the list up to date.

This could be updated quarterly.

J. More – Add the Planner's Name and staff report to the list, so the work is delivered in a time sensitive manner. Staff's comments need to come out to the CCAC in order to get people engaged.

If this was a template given to the planners, they'd know what we expect before they get here.

Alice Lucan – It would be great if they were coming in with standardized information not only for us, but for the public as well.

Phil Best – It would be nice to get community input so they can get engaged and involved and that they can learn more about what we do. We operate almost in a vacuum, but community engagement is important.

J. More – Crozet Safety Corps could be a great asset to rely on and organize with.

Jim Crosby – The County has been resistant to work with us even though our motives are strictly to serve the public. We are trying to get HOA member contact information.

David Stoner – Given the short amount of time, let's come up with the next three topics on the liaison group.

Phil Best volunteers for Parks and Recreation.

John Savage - Schools and Infrastructure have both come up in the discussion and should be a priority.

Beth Basset will come with information about schools.

Economic development will be discussed by John Savage and David Stoner.

7. Items Not Listed on the Agenda

8. Announcements

DCI/Milestone Crozet Plaza Design Open House – December 8, 2016 5:00 p.m. – 8:00 p.m., Piedmont Place

9. Future Agenda Items

Adjourned at 8:58 p.m.