

Crozet Community Advisory Committee
The Meadows

Wednesday, December 14, 2016 from 7:00 pm to 9:00 pm

CCAC Members in attendance: Kostas Alibertis, Philip Best, Leslie Burns, Dean Eliason, Mary Gallo, Kim Guenther, James King, T. Michael Kunkel, John McKeon, John Savage, David Stoner, Jennie More PC Liason.

CCAC Members absent: Beth Bassett, Alice Lucan, Alice Marshall, Martin Violette, Ann Mallek, BOS liason.

Private Citizens in attendance: Carolyn Crutchfield, Matthew Jevack, Jim Crosby, Dan Matton, Bob Larsen, Justin Beck, Steve Walsworth, L.J. Lopez, Greg Scherer, Bill Fritz Alb Co

Agenda

1. Agenda Review (David Stoner – CCAC Chair)

Introductions: everyone in the room introduces themselves by name and where they live or which entity/company they are associated with.

2. Approval of November 2016 Minutes

Approved and Passed.

3. Public Informational Meeting & Discussion – Barnes Lumber Proffer Amendment to accommodate Perrone Robotics (Milestone Partners – 30 min)

L.J. Lopez representing Frank Stoner. Proffer amendment to allow the Perrone robotics company to allow them to use the space they have sooner in a way that is supported by the Master Plan.

Greg Scherer - It's a software company that makes cars drive by themselves. They currently employ 15 people in the area and hope to double their staff in the next 18 months. They are high paying jobs that require engineers and software developers. It's an opportunity to expand their business, but also bring in other companies into a technology corridor.

They are planning to double in size each year for the next 4 years. The modular structure they are proposing is a short-term solution. The rezoning that has been reinitiated and retable and come back on the table would hopefully be resolved.

Phil Best: Where will you do your testing?

Greg: On the existing site.

L.J. Lopez: There will be a temporary track on the existing site that will allow them to test.

Phil Best: I am worried about the autonomous vehicles hitting bikers.

Greg: Autonomous vehicles will be able to see around curves. Other companies from around the globe are looking for areas like Crozet to redevelop because the employees are long term and don't get stolen by other tech companies right down the road.

Dave Stoner: What is bringing companies to Barnes Lumber?

Greg: It's a combination of a lot of factors. The vision of Crozet is important. The employees are quite young and want to have a walkable downtown area. There is a great set of laws in Virginia to support autonomous driving. There are also local connections.

Question from the public: Will this turn into a research park? What is the plan for parking? Over 100 employees in the next 5 years, where will these people go?

LJ Lopez: Due to zoning laws, it can't become a research park. Parking has been identified as a long term problem that needs to be addressed. The long term vision will have to be a structured parking garage.

Question: what will the modular structure look like?

LJ Lopez: Think of the modular trailers that help support the school system.

Dave Stoner: Where will these structures go?

LJ Lopez: By the pink warehouse that you can see off of Route 240?

Question from the public: Is there a timeframe to how long the structures can stay there?

LJ Lopez: The modular structures are short-term, but there are no sunset laws.

Bill Fritz (Community Development): There is a meeting next Wednesday where the rezoning application will be looked at. The plan will allow them to

build and keep the proffers. It's an interim use until the Crozet Square is perfected and built.

Question: Is there a height restriction?

Bill/LJ: No, the standard height is 65 feet, but you won't see it from 240.

Jon McKeon: Is there a timeline to this build out.

LJ/Greg: Phase I.

Question: This vote is not only for this company and this modular building, but for future companies as well, correct?

Bill Fritz: Yes. There are other administrative reviews as well. It will be zoned Heavy Industry.

Jennifer More: Are there any other types of structures that would be in the area other than the modular building?

LJ Lopez: Yes, it could change after Phase I, but likely they'll plug into one of the structures that will be built out in phase I or Phase II that is most convenient for them.

Mary Gallo: We have everything that those young families would want here, so I hope everything goes smoothly and it works. It would be great to have all those jobs here and not just gifts shops and retail.

LJ Lopez: Retail is supported by residential rooftops. This will help create vibrant synergy that we are very excited about.

Greg: We are an economic engine to help power the community.

Comment from the public: The missing part for me is that the residents to Hilltop Street in Crozet have not had any consideration in this discussion. The traffic will get worse. Some of these building will be in our backyard. I see that most people want to enthusiastically want to support that. I think we are due some consideration.

Jennifer More: Due to the nature of the timeline. Things are moving faster than normal, but we are here tonight to hear some of your concerns and public comment is part of that discussion.

Kim Guenther: What kind of buffer will be there? Does anyone remember?

Phil Best: There was discussion about it.

LJ Lopez: There was a high intensity/density transect running north south rather than east west because there was so much concern about businesses being right up against residential housing. There was some tension there, so we focused on a road network to hopefully make it less contentious. The civic space was included as well. This will be part of phase II. The discussion should continue, but it's further down the road.

Dave Stoner: It has been debated and will continue to be worked out.

Public Comment: I understand the rush, but please keep everyone in mind as we move forward.

Phil Best: I understand your concern, but this has been on the table for three years. Please have people from Hill Top attend these meeting because it affects many of the decisions that are made here.

Public Comment: The lumber yard was not a quite place and it was quite busy. There are some in the community that don't like robots.

Greg: It would be traumatic if there was an accident or fatality. We might have two or three vehicles tested as one time.

Public Comment: We are dealing with heavy industry zoning. Here is an opportunity to do what this committee has been talking about for years. This is an incredible asset to this community and we'd prevent something from like a Coke plant from coming in. This is quiet, safe, and futuristic.

Jim Crosby: Anything would be an improvement from what is there.

Jennifer More: This has been a long thoughtful process that is ongoing and will continue to be ongoing. These are all opportunities for the community to be engaged and everyone should try to go and give feedback. The Master Plan calls for this space to be developed.

Dave Stoner: Leslie drafted a resolution that was circulated earlier today. Does anyone have any comments or suggestions?

Phil Best: This is what of the things we'd hoped for.

Jon McKeon: I'd pass it as it is.

Kim G/Dave Stoner: (Read the proposed resolution).

John Savage: Move to approve.

Phil Best: Seconded:

All in favor: All CCAC members present except, one.

Kostas Alibertis: Opposed.

Dave Stoner: We hear the concern of the residents in our area and the conversation will continue.

4. Net v. Gross Density Discussion/Resolution (All – 15 min)

Calculations are based on the total area under proposed development. At the last meeting we discussed putting together a resolution to take a look at the current policy to put them more inline with Master Plan.

Kostas A: Will the total numbers in the comprehensive plan need to be amended?

Dave Stoner: The short answer is no because the zoning ordinance is looked at on an individual basis. The comprehensive plan is based on net developable acreage.

Phil Best: This is going to make Crozet a wealthier place and I agree with it, but there is a middle ground. I would prefer to see a compromise of a 20% addition, or something like that.

Mary Galleo: We are trying to be sensitive to what is already there. The most important part of the drafted document is that the Master Plan ideals are in here.

Jennifer More/Dave Stoner/Kostas A.: All agree that just having the board take a look at how things are calculated would be a positive thing and reasonable.

Jennifer More: There will be people with 25 acres who will not be happy about this.

A motion was made and seconded.

David Stoner: All for the resolution to be passed as written.

Motion is passed. None opposed.

5. Update on Public Informational Meeting Format and Proffer requirements (Jon McKeon & Dave Stoner – 15 min)

CAC's can train and we can conduct our business as usual without a bunch of changes that will get the county staff sued.

This will be discussed by the Board of Supervisors in February during which a county lawyer will be there.

The county lawyer proposed asking everything as a question. That will be the new world order after the Board of Supervisors meets in February.

The BOS/PC/CCAC's can't make unnecessary suggestions in regards to proffers when a developer comes into speak to a group. It restricts how you conduct meetings.

It basically boils down to being more careful when we talk to developers about proffers.

Dave Stoner: The county staff will do some training for us.

Jon McKeon: We will likely get a list of how to phrase certain questions.

Jennifer More: The training component is a really large and helpful piece.

Public Comment: The new law tightens down what the county representatives can say, but not what the local citizenry can play. One of the roles that you should play is engaging the local citizenry to attend meetings and be mouthy at meetings.

Jon McKeon: Exactly.

David Stoner: It's being amended and appealed by an association of counties. Albemarle County is currently trying to comply rather than spend a bunch of money on taking the issue to court.

Jennifer More: Some of the groups lobbying to have the proffers change saw unintended consequences of their actions. In many ways it's not what many intended and action is being taken, but it takes time and it's a process in motion hopefully taking us back to some sort of middle ground.

Public Comment: Should we just not accept any applications? This would prompt the county to take action sooner.

Jon McKeon: I think it makes sense to write letters and watch closely, but not deny everything outright. To be continued for sure.

6. Discuss Focus Areas Priorities (All – 45 min)

Greenspace

Kim Guenther: It's a good place to start looking at the Master Plan and bring some county folks in to speak about where we currently are. What mechanism is in place now to get developers to put in green space? Bring in speakers. What are current environmental policies out there concerning dark skies and view sheds? Turn it back to the CCAC and public input to ask where we should focus.

Dan. Trails Crew Representative: The accomplishments that have been made with Parks/Recreation and Greenspace are quite remarkable, but its tough to see.

West Lake (Lickinghole Basin) is a great thing, the culvert...signs are going up where we have a contiguous system and we are reluctant to put signs up until it's really there. The Crozet Trails crew is a remarkable group to work with.

There are many who are trying to get a walkable bikeable path between Crozet/Charlottesville/ and the Blue Ridge Tunnel as a destination.

Western Park will have to be revisited. We are looking at other areas on what are desirable to the community. It can tie Crozet Park together.

Kostas: At some point we'll be at capacity at one and need overflow into another park.

Kim G. We are keeping an eye on that as well.

Dan: The walkability and bikeability are so tremendously important.

Dave Stoner: We should think about putting in a trail now during phase I to see if Milestone Partners is amenable to putting something like that in.

Dan: It's the one year anniversary for the dog park, which is great. Thanks for coming out and being a part of making the community a better place.

Schools

Beth/Mary G (Schools): Invite the superintendant to the meetings and go to their meetings as well. We could also post on where we stand with the western feeder schools and stay up to date with the long range planning committee. We need to reach out to the PTO's and ensure they announce it to get more people at the meetings to get more face time with their school board representative.

Jim Duncan: If you're going to have conversations with parents, you're going to have to offer daycare; otherwise the same people will show up to the meetings.

Dave Stoner: I really like the idea of long range planning folks and how it ties into the Master Plan.

Dan: We could use the library to host those meetings with kids and have the kids do homework, read, or be supervised in the kid's room.

Geographic Focus Areas

Jennifer More: We should prioritize how certain CCAC members relate to their community in their liaison roles. It's difficult, but we should talk about how we might be able to accomplish it.

David Stoner: We should work this out and determine what this actually means. Does that mean you're a representative for the community?

Economic Development

The Albemarle County Economic Development Officer, Faith, is no longer there due to a variety of reasons, so we'll discuss Economic Development next time.

7. Items Not Listed on Agenda

Adelaide is coming back to the board. They want to ensure there are no changes in the proposal before voting.

The developer has submitted a by-right plan for 35 houses.

8. Announcements

9. Future Agenda Items