

# Crozet Community Advisory Committee

## Meeting Minutes from January 12, 2022

**\*Note: This meeting was held pursuant to and in compliance with Ordinance No. 20-A (16); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster.**

### Members Present

Allie Pesch – Chair  
Joe Fore – Vice Chair  
Valerie Long – Secretary  
Shawn Bird  
Kostas Alibertis  
Mark McKenney  
Michael Monaco  
Mike Kunkle  
Josh Rector  
Brian Day

### County Staff

Rachal Falkenstein – CAC and Master Plan Liaison  
Carolyn Shaffer – Clerk  
Cameron Langille, Principal Planner, Community Development Department

### Guests (Applicant and Consultants for Community Meeting Project):

Vito Cetta – Applicant/Developer for Montclair  
Kelsey Schlein – Shimp Engineering  
Justin Shimp – Shimp Engineering

Chair Allie Pesch called the meeting to order at 7:02

The members of the Committee introduced themselves.

Noting that a quorum was present, the Committee approved both the November, 2021 and December 2021. At the time it was unclear whether the November, 2021 minutes had been approved at the December, 2021 meeting. It was later confirmed that they had been previously approved at the end of the December, 2021 meeting.

### **Community Meeting: ZMA 2020-00012 Montclair (formerly known as “White Gate Farm”)**

Committee Member Valerie Long announced she would recuse herself from this portion of the meeting. Vice Chair Joe Fore offered to record the minutes of the Community Meeting.

- Cameron Langille from County Planning Staff led a discussion of the Montclair proposed zoning map amendment on the former White Gate Farm property
  - He began with an overview of the County’s zoning ordinance comprehensive plan, and the zoning amendment process
  - He then presented the specific Montclair proposal
  - The property consists of two parcels on the south side of Three Notch’d Road, just to the west of Wickham Pond

- The parcels are currently zoned as Rural (east parcel, next to Wickham) and Light Industry (west end)
- In the new Crozet Master Plan, the northern parts of the parcels are designated as Middle Density (6-12 units/acre), while the southern portions are Neighborhood Density Residential (3-6 units)
- The developer is seeing a rezoning to Neighborhood Model District
  - They're requesting a maximum of 157 dwelling units and 16,500 square feet of commercial
- Vito Cetta, for the applicant, presented about the proposal
  - The property is currently largely abandoned, with very few trees worth saving. However, the developer plans to save the large trees along Route 240
  - The proposal has three different types of homes: villas (costing \$550-725,000), townhouses (\$425,000-\$550,000), and bungalow/cottages with as many as 12 units in a building, including smaller, more affordable efficiencies
    - The properties will have garages in alleyways in the back of the buildings
  - Habitat for Humanity will be building 9-12 units in the west side of the property
  - The plan includes a multi-use path along Route 240 that connects to the multi-use path in Wickham Pond, a pickleball/basketball court, sidewalks, playground, and multiple small parks.
- Committee Member Marc McKenney expressed concerns about traffic on Park Ridge Road and Route 240, particularly with the southern Eastern Avenue connector several years away. He also expressed concerns about grading on the site and the need to bring in fill dirt to grade the large slope on the western part of the property
  - The applicant noted that most of these concerns really go toward County policy rather than about this specific project. They will need to do some grading on the western side of the project.
- Michael Monaco raised a question about affordability
  - The applicant noted that they will adhere to the affordability requirements.
- Allie Pesch raised a question about the green space on the southern part of the property.
  - The applicant indicated that they won't be disturbing land on the southern portion
- Marc McKenney asked whether the applicant would be seeking a VDOT study about the project. He also raised a question about the
  - VDOT has done its own study. Eventually, they think that there will be a traffic circle at Park Ridge and Route 240.
- Ann Mallek noted that there have been some other projects where they have not adhered to stream buffers, and she requested that they mark them very clearly to that doesn't happen in this project. She also raised a question about affordability and how they will determine income eligibility for the 77 affordable units.
  - The applicant noted that the units will be naturally affordable, given their smaller size
- Eric Schmitz, one of the adjacent property owners, gave a prepared presentation regarding his concerns about the project.
  - First, he raised concerns about the stream buffer. He suggested that the stream buffer on the property is not accurately portrayed in the plans; it actually extends further north through the property than is currently shown.
  - He also raised concerns about the stream crossing in the plan and suggested that it violates the County's ordinance about stream crossing
  - Third, he raised concerns about the way the units were portrayed on the proposal drawing
  - Lastly, he suggested that this zoning amendment is inconsistent with the Board of Supervisors' comments when Wickham Pond was rezoned 15 years ago.
  - With regard to the stream buffer, Rachel Falkenstein noted that there is a discrepancy and a mistake in the map in the Conservation section of the Crozet Master Plan. The Conservation map in the Master Plan shows a larger stream on the property than the land

use map. She explained that Frank Pohl, the County's engineer, and representatives from the Army Corps walked the property in September 2021 and determined that the stream is no longer on the northern portion of the property. Rachel explained that this change was reflected on the Land Use map but was not made to the Conservation map.

- Kimberly Gale, a Western Ridge, expressed concerns about the housing being too dense and overcrowded.
- Matt Wimmer, a Wickham Pond resident, raised concerns about the connecting road between Wickham Pond and Montclair. He was concerned that this could lead to too much traffic going through the quiet, residential streets of Wickham Pond, which could pose safety issues to the children living there.
  - The applicant noted that he would have no problem eliminating that cut-through—but that the County wouldn't allow it
- Marc McKenney revisited the topic of the location of the stream buffer. Ann Mallek said that she would follow up with the County engineer and the Army Corps representative to see what information they have about their decision that no stream exists on the north portion of the property
- Marc McKenney also raised questions about the status of infrastructure projects and how they are impacted by additional residents living in the area. Ann Mallek noted that the 240/250 roundabout is going out to bid soon and that the Lickinghole Creek bridge is being submitted for state revenue sharing.
- Ann Mallek asked Cameron Langille if the connection road could be a road with bollards for emergency vehicles—but be primarily a pedestrian pathway

### **Committee Business:**

There was a discussion about when elections for committee officers would be held. Rachel will confirm, but notes that elections are typically held in May.

Rachel reports that until a member officially resigns from the committee, they continue as members. There was a discussion about reaching out to members who have missed meetings recently and asking them to either resign or attend the meetings regularly. Rachel offered to handle this outreach.

There was a discussion about potential openings on the Committee due to several recent resignations, potential future resignations and term expirations. Anyone who is interested in serving on the Committee is encouraged to apply, using the on-line application process here:

<https://albemarle.granicus.com/boards/w/74d9847a67cfd67/boards/29558>

(click the "Apply" button at the top right corner).

### **Closing Statements:**

Next meeting: scheduled for February 9, 2022 at 7:00 pm.

A tentative/potential agenda item is proffer amendment for the Glenbrook community.

A future tentative agenda item would be a presentation by a representative of the County's Climate Action Team.

The meeting will be held virtually, and details will be posted on the County calendar on the website.

<https://www.albemarle.org/community/county-calendar>

Allie read the closing statement, reminding all that the meeting was held pursuant to and in compliance with Ordinance No. 20-A (16); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster

Allie adjourned the meeting at 8:55 pm

A recording of this meeting will be posted on the County Calendar webpage.

46873412.2