

Crozet Community Advisory Committee

Meeting Minutes from February 9, 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
Josh Rector
Brian Day
Sandra Hausman
Ann Mallek – Board of Supervisors
Jennie More – Planning Commission

County Staff

Carolyn Shaffer – Clerk
Rebecca Ragsdale, Principal Planner, Community Development Department
Mariah Gleason – Senior Planner, Community Development Department

Guests (Applicant and Consultants for Community Meeting Project):

Ashley Davies – Riverbend Development
Kent Henry – Stanley Martin Homes

Chair Allie Pesch called the meeting to order at 7:01

The members of the Committee introduced themselves.

Noting that a quorum was present, the Committee approved the January, 2022 minutes following a motion to approve by Brian Day, and a second by Kostas Alibertis.

Community Meeting: ZMA 2021-00015 Glenbrook Amendment

Committee Member Valerie Long disclosed that she had been involved in the original rezoning application for the project when it was approved in 2017, before she served on the CCAC, but is not currently involved in the project or the application amendment.

Mariah Gleason from County Community Development Department, and the lead reviewer of the application, led a discussion of the Glenbrook amendment to the previously approved rezoning.

- She began with an overview of the County's zoning ordinance and comprehensive plan, and the zoning amendment process

- The property is designed for Middle Density Residential on the Crozet Master Plan, which recommends a density of 6-12 units per acre, or potentially up to 18 units per acre if certain types of units are provided, or if additional affordable units are provided.
- The property is zoned R-6 residential, and the amendment would not change that zoning district, it only involves an amendment to the approved Application Plan, and a technical amendment to the proffers to refer to the date on the updated Application Plan.
- The subject property is a 1.89 acre portion of the last phase of Glenbrook.
- The proposal involves a reduction in the minimum percentage of single family detached units required within the Glenbrook community.
- Specifically, the approved Application Plan requires that a minimum of 50% of the total units in the rezoned area be comprised of single family detached units. The proposed amendment to the approved Application Plan would reduce that minimum to 40%, so that at least 40% of the units in rezoned area must be single family detached units. The remaining units in that area would be single family attached units, and many would be affordable units.
- The overall number of units will not change, the maximum permitted will continue to be 108 units
- The amendment would facilitate the construction of 27 affordable units
- The Planning Commission public hearing is scheduled for March 15th
- The date for the Board of Supervisors hearing has not yet been scheduled.

Ashley Davies of Riverbend Development presented the application on behalf of the applicant:

- The overall development has 5 separate phases; a mix of the area that was previously rezoned in 2017, and areas that are being developed by right, all together comprising the Glenbrook community.
- The purpose of the proposed amendment is to allow for the construction of affordable dwelling units in the final phase of the project. To do that, they need to reduce the percentage for a minimum of 50% single family detached to a minimum of 40% detached units.
- The new affordable units in the 1.89 acre area will be affordable to those making up to 80% of the Area Median Income
- Ashley provided a brief summary of each of phases 1-5 of Glenbrook, including the construction/completion status of each phase
- She also highlighted the construction of the segment of the Eastern Connector Road and the pedestrian tunnel under the road that connects the trails, all as part of the rezoning approval.
- She clarified that the proposed reduction in the minimum percentage of single family detached units from 50% to 40% requires an amendment to a note on the approved Application Plan, which is dated May 26, 2021. The updated Application Plan then requires a technical proffer amendment to refer to the updated Application Plan.

Questions & Comments:

- Following a question about the reason for the proposed change, Ashley confirmed that the reason is to facilitate the addition of affordable units to the Glenbrook community.
- There was a question about the size and structure of the affordable units.
- Kent Henry with Stanley Martin Homes provided a brief description of the type of the units involved. They are proposed to be a “2-over-1” style unit, which involves a 2-story townhouse unit with an English-basement style unit below – a walk-out apartment that would be accessed from the back.
- They are the same type of units that are located in the back of the Wickham Pond subdivision.
- There were questions about whether the units would be for-sale or for-rent, and Ashley noted that those details have not yet been decided.

- There were additional questions about whether the amendment would result in more units than currently permitted, and how the amendment might impact the transportation network.
- The County Planners clarified that the number of units permitted, and the road network had been approved with the 2017 rezoning; that this amendment would not change those elements.
- The Planners also clarified that the approved proffers provide the developer with options for the affordable housing; they can be for-sale, for-rent, or the commitment can be satisfied with a cash proffer in the amount of \$24,375 in place of each affordable unit (the precise rate would be adjusted for inflation per the details in the proffers, if the cash-in-lieu option were exercised).
- There were additional questions and further discussion about the size and layout of the single family attached units and what the rent and/or sales price would be.
- There was a discussion about how the new units would be connected to Hilltop Street but not to Union Mission Lane, since the latter is a private road.
- Mariah clarified that the transportation network will not change; that it was approved with the original 2017 rezoning.
- The residents of Glenbrook will continue to have access to Route 240 via Park Ridge Drive, and the developer constructed a segment of the Eastern Connector Road as part of the project.
- There was further discussion about the affordable housing units, and what the cash-in-lieu payments can be used for. Rebecca confirmed that they can only be used for the affordable housing fund, and not for any road improvements.
- Supervisor Mallek expressed support for the construction of affordable units, which helps more than making the payment toward the housing assistance fund.
- There were questions about how the units would remain affordable. If they are rental, the required affordable term is 10 years. If they are for-sale units, the County's affordable unit price restrictions would govern the sales price.
- In response to a question from a member of the community, Ashley confirmed that the purpose of the proposed amendment is to allow the project to provide affordable units instead of cash-in-lieu payments to the affordable housing fund.
- There were several comments in support of the proposal since it would bring actual affordable units on the ground in Crozet, as desired by many in the community.
- There were not any comments from the public about the application.
- A member of the public did ask a question about the White Gate Farm Property, but was advised that that proposal was not related to the community meeting on the Glenbrook application.
- Several members of the committee expressed support for the proposal to add affordable units instead of payment of the cash to the housing fund, noting that there will be 180 units regardless, and that they thought it was advantageous to have affordable units in the community.

Committee Business:

- Old Dominion Village Rezoning Application (ZMA 2020-00005)
 - On February 15th the Planning Commission will hold a public hearing on the Old Dominion Village rezoning application. The project area is located on Rt. 240 near Emerson Commons and Old Dominion Animal Hospital. The Community meeting was held in July 2020 separately from the CCAC.
 - Supervisor Mallek mentioned that it was her understanding that several changes had been made to the application over the past few months and encouraged everyone to review the staff report and revised plans.

- The Planning Commission agenda, staff report, and application materials are now available for review on the County website, via the community calendar page, then clicking the link for the February 15th Planning Commission meeting:
<https://www.albemarle.org/community/county-calendar>
- Next month's meeting will include an update on transportation projects in the Crozet area.
- Proposed Updates to Magisterial District Boundaries:
 - There was a discussion about the upcoming public hearing and decision on the adjustments to the County's Magisterial District boundaries, and the three options that are under consideration.
 - This included a discussion about whether other options should be suggested to the Supervisors that might be more in the Crozet community's interest.
 - Supervisor Mallek strongly encouraged anyone with suggestions to weigh in with the Supervisors right away; before the March 2nd public hearing, for it might be too late by the time of the public hearing to bring forward any new options.
 - There was further discussion about the re-districting process generally
 - More information here (including option to provide comments):
<https://engage.albemarle.org/redistricting>
- Transportation & Infrastructure
 - A committee member asked about how the new federal infrastructure funds might be available for funding local projects and mass transit.
 - Supervisor Mallek offered to reach out to VDOT and others to try to get more information in time for next month's meeting.
- A presentation on the climate action plan is still planned for some time this spring
- CCAC Positions Available:
Allie reminded everyone that there are openings on the Committee and encouraged the committee and members of the public to share the application information. 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 March 9, 2022 at 7:00 pm.

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 8:24 pm

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