

Crozet Community Advisory Committee

Meeting Minutes from April 12, 2023

Members Present:

Joe Fore - Chair
Michael Monaco - Secretary
Bruce Butala
Jim Duncan
Kostas Alibertis
Ken Thacker
Grace Remer
Mallory DeCoster
Lonnie Murray, Planning Commission
Valerie Long
Ann Mallek, Board of Supervisors

County Staff:

Allison Wrabel, Community Connector
Rebecca Ragsdale
Kevin McCollum
Alberic Karina-Plun

Community Attendees: (spelling reflects best efforts on the part of the Secretary)

Tim Tolson	Laura F.
Steven Rutherford (and son)	Jim H.
Alan Taylor, Ashley Davies, Scott Collins (from Riverbend)	Sandy Y.
Allie Pesch	Richard H.
Jake H.	Joann M.
Ford H. & M.	Jennifer K.
Mike M.	Samir H.
Bethany J.	Tom L.
Linda H. Kristen E.	Terri M.
Joan E.	Jeff E.
Jeff M.	Phill W.
Lisa D.	Kate W.
Ian H.	Brand G.
Julianne P.	Jim I.
Matt H.	Helen M.
Cynthia	Dan M.
Luke F.	Bob R.
Carol F.	Michelle M.
Kaitlyn E.	Leslie S.
Thomas E.	Doris H.
Steve W.	Becky R.
	Bill O.

Chair Joe Fore called the meeting to order at 7:00 pm

Call to Order, Agenda Review, Introductions

Valerie moves to approve the March minutes with the correction that she was not present, Kostas seconds, unanimously approved.

Announcements and Updates

Ann Mallek: There is a copy of the budget proposal in the reference section at the library.

Community Concerns

Doris H. - Here representing Glenbrook & the cul-de-sac at Saundersville Dr. Greenwood is developing there. Nobody was aware of this. I understand from the zoning people that there wasn't an opportunity to dispute this. When we moved in, we felt we had an understanding of the lot sketches, which only included single-family homes. Recently they learned they had multi-family homes being built. Our views are very nice. With these homes built, we have no mountain view. The townhomes were built taller than what was permitted, but because more than 60 days have passed we can't contest. Doris emphasizes that no one she spoke to was aware of the townhomes.

County staff: This was phase 3 of Glenbrook, which is R4 and R6. There was an error with 8 units that are 1.3 foot over the height. If it was caught within 60 days of approval, we could correct, but it wasn't caught then. We are provided architectural drawings, but as they are still under construction, there's no inspections. The county attorney is well aware of it, as is the zoning administrator - we're continuing to work on this.

Joe - Asks Allison to add this to agenda for next time.

Matt H. - This community space is clearly not enough for the community. Also: what's going on with the Dairy Queen maintenance/upkeep? Trash & debris. Also cites the signs in the triangle next to the bridge.

Joe & Allison - The code violation report function on the community development section of the AC website has been a responsive tool for addressing similar concerns. [Secretary's note: Link - <https://www.albemarle.org/government/community-development/report-a-concern>]

Scheduled Presentations - Crozet Community Association

Tim Tolson: Outlines the background info of the CCA. Mentions community projects - the mural under the railroad, the Welcome to Crozet signs, helped with the 2003/2004 master plan. After that, transitioned to the downtown Crozet planning.

In 2008, when county resources for the CCAC were cut back, the CCA kept the CCAC alive until county support resumed, maintaining a google group/contact list to this day. Also helped facilitate the 2017/2018 survey, determined to establish a scientific survey sample for the growth area and immediate neighbors.

The Downtown Crozet Initiative (DCI) started as a CCA committee; in 2015ish, broke out into a non-profit entity. Assisted with fundraising for the library and events at the Lodge at Old Trail.

Facilitates the annual Crozet Independence Day Parade, along with other civic organizations.

Crozet Board of Trade has helped with fundraising, and currently helps with the fireworks funding (because they are a 501(c)3.). Needs to raise \$31,000 for the fireworks this year and next year's deposit. Asks for help in fundraising.

Goes on to quote the [recent editorial in the Gazette](#): "The point is that we don't look to someone else, like local government, to provide for our needs. We do what we can, and see how far we can get. This leads to the third Crozet virtue, community volunteerism."

Other community spin-offs from the CCA: Eric Schmitz's recent stream campaign at Montclair; the original Crozet Trails Crew.

Joe Fore observes the de Tocquevillian character of the CCA's Crozet spirit.

Scheduled Presentations - Community Meeting Oak Bluff

Kevin McCollum shares the standard county community meeting outline.

Oak Bluff

- Located between Westlake and Liberty Hall
- Currently zoned R-1 Residential (1du/acre)
- Comp Plan land use recommends Neighborhood Density Residential, Green Systems, and Public Land
- Transportation recommendations: complete Eastern Ave. Mixture of County & State funding. Road design is at 30% completion for the Westhall-Cory Farm stub.
- Proposed zoning change to Planned Residential Development (6du/acre), max 134.
- Because this is a proposed zoning map amendment, this goes through the legislative review process
- Timeline: tonight is community meeting, comments go to applicant by April 24; following this, the applicant can defer or go to PC. PC and BOS meetings have not been scheduled.

Ken Thacker asks for him to clarify the Eastern Avenue 30%; Kevin confirms that this only reflects the Westhall-Cory Farm stub, not the north end.

Ashley Davies, Riverbend Development:

Oak Bluff

- Joined by Alan Taylor, Scott Collins
- Here to listen from the early stages of the project
- Describes the main features as the "beautiful floodplain" of Lickinghole Creek and the western flank of the property abutting Eastern Ave. Riverbend donates the right-of-way. Notes proximity to Harris Teeter shopping center.
- Site is bordered by R2, R4, and R6 zoning
- Frames the rezoning as consistent with the master plan, and frames development here as a safeguard against rural development.
- Emphasizes the variety of housing types and price points, mentions affordable units
- As of now the county does not have an easement over this portion of the Crozet trails; this dev plan would include that easement, as well as donating that land over to the county as part of the green system.
- Eastern Ave is a catalyst project in the Crozet Master Plan. Ashley emphasizes the lengthy process before beginning construction on Oak Bluff, while also emphasizing that Eastern Ave is a stated priority for the County.
- Will be starting with the northern phase of development. Describes housing types. Defines 2-over-1 as a 2-story condo over a basement unit
- Ashley: We will build the portion of right-of-way along Eastern Ave that goes down to the Eastern Ave. entrance to North Oak Bluff.

Michael M: Can you speak to what factors in these homes will make them "affordable?"

Ashley: We can create affordability through a variety of unit types - floor plan and size help create a gradient of affordability.

Michael: As someone who purchased a designated affordable townhouse on a rezoned PRD lot, I appreciate the intent in this development.

Kostas: How many affordable units?

Ashley: 15%, so about 20

Allie: Affordable units: rental or for sale?

Ashley: That is to be determined based on market conditions.

Bruce: Has a traffic impact study been done, since this will be completed before Eastern Ave?

Ashley: We provided numbers to the county - 1100 trips a day

Lonnie asks about water/drainage:

Mr. Collins, engineer: Still looking at the options; going to evolve as we get further into the planning process.

Lonnie: Amenity space - if they're critical slopes, will be valuable as amenity spaces? Has county staff thought about combining the slopes with the green space?

Mr. Collins: Would rather stretch the stream buffer up the way we've designed it. Preferred to leave more area open around the critical features of the site.

Jim Duncan: Is Eastern Ave a hard 5 years?

Ann: The bucket is funded, the money is committed; it's with the state. Escalators are built into the fund based on inflation.

Mallory: Since the Eastern Ave connector isn't built, the only access is through the Westhall Dr connection - is there a right-of-way issue there?

Ashley: No right-of-way issue exists there.

Valerie: Discloses that her firm has been related to Riverbend, but not on this development. Asks if Riverbend will build the trails or just donate the land.

Ashley: Right now, we will just donate the floodplain land.

Ann: Can you talk about safety during construction - construction traffic?

Community member: Can you indicate on the map?

Ashley: Construction traffic will route through the new Eastern Ave connector, which we will build.

Ann: Tree conservation on the fringes?

Ashley: We will look at that; we've been doing tree survey work in the area but no formal tree conservation there yet.

Joe: So with existing R1 zoning, the by-right building would be about 32 units/acre?

Kevin: That's correct.

Community Comments

Bill O'Malley: Bill presents a powerpoint. I am not here representing the HOA of Westlake, but rather the homeowners of the Westlake Hills community. Believes this dev. lacks common sense. This is a real deviation from our neighborhood density and character. We would like to stay inside the character we moved into.

Concerns bullet-pointed from PPT slide:

- 240/250 Eastern Ave connector might take longer
- Merging of neighborhood HOAs along Westhall Dr. New road added to Westhall, never anticipated by home owners
- Environmental Impact to waterways, wetlands, and protected slopes
- Significant increase in density R1 to PRD. Neighbors estimate 200 cars added to roads. New zoning request doubles height to 65'.
- Inconsistent with the character of the surrounding community
 - only a 10 inch [foot] buffer between homes

Makes the point that no road extension was ever cut out to anticipate this neighborhood.

Rashmi G: Works for the EPA. Lists environmental concerns:

- Lickinghole Creek is an impaired stream, feeding the water source for Cville. They feel the development will stress this creek.
- Water runoff from construction and residential activities will further pollute waterways and wetlands.
- Building on protected slopes should be examined closely and county ordinances should be protected

Bill's recommendations:

- Complete 240/250 connector
- Perform a traffic study
- Eliminate the new road
- Add more green space between Westlake Hills and Oak Bluff
- Conduct independent environmental impact study
- Maintain the previously allowed density and zoning

Bill formally asks the CCAC to make a resolution stating the opposition to the Oak Bluff development proposal in its current state, and request Riverbend to incorporate the presented recommendations in a redesign of Oak Bluff Development.

Community member: Has the Eastern Ave connector road been approved by VDOT already? Also, reiterates Bill's comment re: starting construction before Eastern Ave is done.

Ashley: Once we enter the review phase of the project, we will have road plans for the Eastern Ave connector as well as the road plans within the site. So those have not been submitted to VDOT yet, because the site plan is not there yet.

Community member: Has VDOT completed a study of how construction traffic will reach the site?

Ashley & Scott: Not aware of any VDOT study related to that.

Community member: Feels that it is disingenuous to not show a topographic rendering of the slope heights - I don't see how you contain all that water on a rainy day with all the pavements, sidewalk, roofs, etc.

Scott: It's the same way we designed Westlake.

Kate F: Speaks in favor of the increased density. If we want restaurants and stores to thrive here, we need people living in homes that do not cost \$800k. I do have massive concerns about the Eastern Ave portion - the roundabout was pushed back a year recently. When I drove here tonight, I experienced the congestion in that area already.

Matt H: Born & raised in Crozet. Been asking for a sidewalk for 35 years; shouldn't build another house in Crozet until that sidewalk gets built. Either side of Eastern Ave - basketball courts, food trucks. We need community spaces and play spaces in the design.

Ashley: We do have the amenity spaces in the neighborhood - we just don't have the details at this portion of the design process.

Rashmi: When developing Westlake, there was supposed to be a pool and a clubhouse, but that fell off the plans; we want to feel certain that there will be follow through on those amenities.

Samir: Finds "affordable housing" disingenuous; asks for specific price.

Ashley: Current affordable sale price [Secretary's note: 65% of the VHDA first-time/affordable homebuyer price] is \$265,000.

Community member: Asks how the zoning amendment process works.

Rebecca Ragsdale: Master plan does show a higher density; the next steps are to follow up with the applicant, including these community concerns. Nothing happens until a public hearing with the planning commission, and then the BOS will be the ultimate decider. Public notice will be posted and mailed.

Ann: Asks Rebecca for clarity on the mailing

Rebecca: We mail out the 500 foot radius notice of the community meeting. The public meeting will only mail to the people abutting the property.

Kevin: Emphasizes that people should use his sign-in sheet to get their emails to him so he can reach out to them.

Committee Business

Officer Elections - Did not take place

Closing Material

Next meeting tentatively scheduled for May 10 at 7:00 pm, at the Crozet Library. Details will be posted on the County calendar on the website. <https://www.albemarle.org/community/county-calendar>

Valerie & Kostas motion to adjourn. Jim seconds. Joe Fore adjourned the meeting at 8:32 pm.