

Crozet Community Advisory Committee Minutes - 11/13/2024 7pm-8:30pm
Crozet Community Library

Committee Members Present: Michael Monaco (Chair), Nathan Alderman (Vice Chair), Andrew Bowers (Secretary), Bruce Butala, Christen Bird, David Johnson

Committee Members Absent: Kostas Alibertis, Shawn Brydge, Erin Houlihan

Liaisons Present: Ann Mallek, Lonnie Murray, Allison Wrabel

Liaisons Absent: None

Other Attendees: David Benish, Albemarle County Development Process Manager

Approximately 40 members of the public in audience

Agenda

1. Call to Order, Agenda Review, Introductions (5 minutes)

Michael Monaco, Chair

2. Approve Meeting Minutes (2 minutes)

Michael Monaco, Chair

3. David Benish, Albemarle County Community Development and Kelsey Schlien representing the family that owns Beaver Hill Mobile Home Park presented on the following:

MAGISTERIAL DISTRICT: Whitehall

TAX MAP/PARCEL(S): 05700-00-00-00800

LOCATION: 4783 Beaver Hill Lane

PROPOSAL: Rezone 24 acres from Rural Area to R4 Residential with a special use permit to bring existing manufactured home park into compliance and to add 53 additional units.

PETITION: A request for a special use permit under section 18-15.2.2.14 for a manufactured home park on a 49.38-acre parcel. The property is currently a non-conforming manufactured home park with 47 units. The proposal seeks to bring the property into conformance and to add a leasing office and 53 additional units for a total of 100 manufactured homes at a gross density of 4.17 units/acre. Associated with the request are several special exceptions to the manufactured home park

regulations outlined in Section 18-5.3.

ZONING: RA Rural Areas – agricultural, forestal, and fishery uses; residential density 0.5 units/acre in development lots

ENTRANCE CORRIDOR: Yes

OVERLAY DISTRICT(S): None

COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) in Rural Area 3 of the Comprehensive Plan.

Audience members - Approximately 8-10 audience members expressed concerns with the proposed expansion to the manufactured home park. The reasons for their concern fell under four categories: negative impact to the rural character of the area, increased traffic, water runoff to Beaver Creek Reservoir or other properties, and school overcrowding.

One audience member expressed gratitude to the family that has owned and operated the mobile home park for providing a quality place to live for the residents and managing the property well.

4. Board of Supervisors/Planning Commission Liaison Updates (15 minutes) – this is time reserved for liaisons to share community announcements and project/policy updates.

Mallek: Spoke briefly in response to the concerns expressed by the audience. Advised on challenge of navigating balance of development and character of what makes Albemarle a destination for new residents.

Murray: No projects impacting the Whitehall district to report

5. Community Concerns (10 minutes)

A member of the audience brought up a project installing crosswalks near Starr Hill Brewery and objected to it being done before getting one in front of his home that he has requested for many years. This same member suggested that the AC Board of Supervisors hold themselves accountable for progress made or not made on the items in the Crozet Master Plan.

6. Other Committee Business

Chair Michael Monaco advised there will be no December CACC meeting and meetings will resume on January 8th 2025 at 7pm at the Crozet Library.

6. Adjourn (1 minutes)