

Crozet Community Advisory Committee (CAC) June 2025 Minutes

Wednesday, June 11, 2025

Crozet Library

7:00 p.m.

County Liaisons: Allison Wrabel, Lonnie Muray, Anne Mallek

Members Present: Michael Monaco, Grace Spalding, Andrew Bowers, Nathan Alderman, Kotas Alibertis, Erin Houlihan

Members Absent: Christen Bird, Shawn Brydger, David Barrett-Johnson, Sarah Spears

Agenda

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

Allison Wrabel, Community Connector

2. Approve Meeting Minutes (2 minutes)

Michael Monaco, chair

- Meeting minutes postponed, lack of quorum.
- Meeting minutes: approved.

3. Community Meeting – ZMA-2025-00007 Windy Knoll (45 minutes)

Syd Shoaf, Albemarle County Senior Planner II

MAGISTERIAL DISTRICT: White Hall

TAX MAP/PARCEL: 05600-00-00-096A0, 05600-00-00-096B1, and 05600-00-00-096B2

LOCATION: 320 and 325 Windy Knoll Lane

PROPOSAL: Rezoning from R-1 Residential to R-10 Residential.

Syd Shoaf

- Share information about the proposed project & discuss the review process. Opportunity to collect community information. If the applicant wants to move forward after comments, it will move to a public hearing.
- Reviewed process for how applications are reviewed and moved through the process, including the role of this meeting in the process.
- There are 3 parcels, located north of route 250. 3.1 acres. The site is accessed by Windy Knoll Lane. There is a 20ft access easement, 330 Windy Knoll lane. Boarded by Cory Farm rd and Liberty Hall Subdivision.
- Currently zone R1. The applicant has requested to rezone to R10, 10 dwelling units per acre. Has submitted a draft plan, not exceeding 17 units for 7 units per acre. 20% will be affordable housing units (Albemarle County Policy)
- The master plan recommends Neighborhood Density Residential.
- Applicant Next Steps: defer for revisions, withdrawal, or move forward.
- Community member asked: Is the applicant on the Zoning Board. Yes. His name is Beau Harrington. He is on the Board of Zoning Appeals (BZA) and is not overseeing this project or area. If it were to get to the BZA, he would need to recuse himself due to

conflict of interest.

Planning Representatives

- This is a rezoning to permit up to a maximum of 22 units, with density of 7 units per acre, with 20% available to household making 60% AMI for rentals (3 bedroom unit) and 80% of the AMI for-sale.
- Infill housing that is close to shops at clover line. Mixed zoning area for Crozet. Site is zoned R1.
- Units are split between two entrances.
- Housing Types; attached units. 2-3 townhomes or villas.
- Proposing R10, 7 dwelling per acre as max density (limiting the max of R10). This property is not eligible for bonus factors for R6 zoning. Albemarle County doesn't have R7-9 zoning. R10 allows 65ft vs 35ft. 35ft is max height proposed.
- Why are we going to 7? They feel the project meets the criteria for the allowance.

Questions/Community Comments

Summary of Community Comments:

Community feedback on the proposed rezoning and development raised significant concerns around infrastructure, neighborhood compatibility, and environmental impact. Residents questioned the adequacy of road widths, parking, and stormwater management—citing past flooding, sinkholes, and poor water pressure in nearby developments. Many opposed the shift from R-1 to R-10 zoning, feeling it was inconsistent with the area's character and master plan, and expressed frustration that prior assurances against development were being overturned. Tree loss and lack of meaningful green space were also major issues, with calls for preservation and native landscaping. Additional concerns included the affordability and long-term sustainability of HOA-managed infrastructure, the unclear for-sale or rental status of units, and skepticism over school enrollment projections. Overall, the community strongly emphasized a disconnect between the proposed plan and the values, infrastructure, and expectations of the existing neighborhood.

Q. Road: Provide extra space of road width. Unclear of parking spots (too low)

A. Would be reviewed and follow Albemarle county laws and VDOT requirements. We go through extensive review to ensure design is adequate for emergency vehicles. Parking: 2 spots per unit + 1 guest per 4 units.

Q. Use of private roads, requiring HOA payment.

A. If we were to bring a public road it would cause extensive regrade of the property and what VDOT would require. Going for private road standards. It would be its own HOA.

Q. School age math.

A. One of the reviews is ACPS. The county will work closely with ACPS. The numbers are now broken down by school and unit types.

Q. pocket dev

A. We need to look at more with this application. We do not meet the threshold for rec reaction amenities. It's not a requirement.

Q. Albemarle has lost tree coverage. Are you planning to preserve existing trees? Can you preserve any existing trees on the site it would be a benefit for the community.

A. We have not identified to keep any trees. There is a street tree planting requirement.

Q. Landscaping concerns. Encourage the evaluation of planting to encourage native plants and not use non native plants.

Q. Storm water management.

A. Evolve this application to address water management

Q. Combine three smaller greenspace areas into a single large greenspace areas.

Lonnie proposes an idea to have a community greenspace fund.

Q. Was there a reason from to look at the other zoning types?

A. We felt we could make the R10 work.

Q. What is the division or sale/rent?

A. We have not decided on For Sale/For Rent of units.

Q. What are the factors that Albemarle County staff review.

A. See manual and documentation for details.

Community Comments:

- Cory Farm is a single family neighborhood. When it was first bought they said they wouldn't develop. Cory Farm wants it as R1 and nothing else.
- Little Fox/Cory Farm. We do not want our street to be rezoned.
- Little Fox is a one car street.
- The mature trees belong to the neighbors.
- The areas are slopes and too dangerous to traverse.
- A lot of the green areas are water runoffs.
- The development completely surrounding the 330 house.
- Liberty hall, a lot of issues with Storm Water. The houses will be flooded without a storm water plan. If all the trees come down. There is now a 300ft sink hole. After the last deadly storm, it pulled up concrete sleeve around the storm drain. Where will the water be going?
- The left side and above are slopes (makes great sledding)
- Two additional sink holes have been identified.
- It's soggy in this area. Taking out all these trees will be really bad. Where is the water going to go?

- Transportation, this will be a private road? Access to Liberty Hall through Colony Drive. If we're going to talk about a community is connected. It needs to be better thought out to handle these serious issues.
- When the county put the management of water off the county onto the HOAs it becomes expensive, and then have 20% affordable housing, how are they going to be able to afford to management the upkeep of the system. Lonnie provides additional context to the current process of public/private water management: quality vs quantity.
- With the amount of development at Old Trail 250. Where or who made the decision, why wouldn't an additional 20 units work in that neighborhood.
- 8 kids in 22 units. Where did that calculation come from? It's far too low. Comments were shared about halloween or the bus stop. Lots of children in the area.
- Water pressure is horrible and now 22 more families. Shouldn't there be a gallons of water per unit. There is a review process for this.
- Electric and power outages. More pressure to the electric grid.
- Very concerned surrounding a detached homes with mass structures. Not in keeping with scale and design of the land use guiding principles of the master plan. No diversity of housing types. Doesn't seem very friendly.
- 330. Can you not. It's really easy to look at this on a map and not understand what the land actually looks like. It is not accurate to say this plan is consistent with the existing neighborhood. When we bought this house it was zoned R1. There was no master plan rezoning. What are you saying to property owners if any random parcel can be developed. It's really wrong to this here in this spot. Lots of clapping for this comment. Client communicated a different plan to 330 than currently being presented.
- Infrastructure, we don't have eastern avenue yet, so the infrastructure is not there yet. We figured it out with Oak Bluff.
- This doesn't meet the letter or the spirit of the master plan. Liberty Hall and Wayland Grant. Mix of housing types. Much more acceptable than what you've shown.
- Community member was belligerent about the time left for discussion.
- Burden on 22 home owners for paving and repaving streets.

4. **Board of Supervisors/Planning Commission Liaison Updates (10 minutes)** – this is time reserved for liaisons to share community announcements and project/policy updates

Supervisor Ann Mallek and Planning Commissioner Lonnie Murray

Supervisor Ann Mallek

- Ordinances coming forward.
- Final draft for public inspection and feedback (Sept/Oct)
- Still dealing with the issues storm water and still trying to get answers.

Planning Commissioner Lonnie Murray

- Update from Water Protection ordinance will come back on August 20th.

- Work session about the county's housing policy. If they were to fund everything on the list there wouldn't be enough money, there will need to be priorities.
- What is the best investment per dollar for affordable housing. Subsidizing rental housing.
- What are we doing to preserve our existing affordable housing. We do not have good inventory about what is available. We need to preserve them so people are not displaced.
- There are more plans coming that will meet the new housing requirements, including greater percentage of affordable units and keeping them longer.
- The council discussed percentage of affordable housing, inventory, and relation to Master Plan needing a commitment to increasing and maintaining affordable housing.
- The council shared examples of past projects being approved in the past that needed to be honored to support the discussion around a desire for time limits on proposals or plans.
- Data centers. Water, power, and environmental concerns. Land use and very few jobs. Phase 1, the only things allowed by right are now under a certain size. Everything else is special permit. Something on the books in case an application comes in.
- The regular ordinance, is what is gaining public input now. Attend the lunch and learn.
- Concern: Virginia has more data centers planned to be built in the next five years than we have power. Data Centers are last to be shut down in the event of a power
- The council discusses the desire to have requirements to have Data Centers to provide their own water and power.

5. Other Committee Business (5 minutes)

6. Community Concerns (5 minutes)

- When is the Crozet Master Plan coming up for review again? The council deliberates if it's 5 or 10 years.
- The traffic study was done during the pandemic in 2021 and decisions are being made based on outdated data.
- Who's accountable if affordable housing is promised and not delivered?

7. Adjourned at 8:30 pm

Voting Guidance:

For each voice vote, record the result of the vote, e.g., passed or failed.

For each roll call vote, record the name of each member voting and how the member voted on the motion.