

Crozet Community Meeting (CCA) Minutes

July 10, 2025 at 7:30 PM

Claudius Crozet Park Community Building

Welcome. Tim Tolson, President, welcomed 27 members at 7:35 PM.

Agenda Review / Changes and additions from the floor? No changes.

Approval of the CCA's last meeting's minutes (May 8, 2025) Bill O'Malley made the motion to approve the minutes as presented. Seconded by Kimberly Gale. The motion passed unanimously.

Treasurer's Report - (2025 Dues: Still just \$10 annual contribution!)

CCA: \$3,641.04; CIDC: \$13,945.65; TOTAL: \$17,586.69

Motion to pass the treasurer's report as given was made by Bill O'Malley and seconded by Kimberly Gale. The motion passed unanimously.

Albemarle County Police Department (ACPD) may visit and give an update. (Evening Patrol Division). No officers were available.

Update and News from Ann Mallek, our county supervisor. Ann apologies, but she cannot be at this meeting, she has another meeting to attend.

Updates and discussion about the "Montclair" stream, OakBluff/Eastern Avenue, and AC44 (Eric Schmitz, Bill O'Malley, & Tom Loach). Eric Schmitz presented a through discussion of the resolutions. Much discussion from the membership. What can CCA do? How do we get the Board of Supervisors to listen to our community concerns? Sign up sheets were passed for members to sign up to several Board of Supervisors meetings and to be on a steering committee to coordinate Crozet citizens concerns.

Old Business:

- Resolutions of the CCA, as required by its bylaws (Article VII), require presentation at a second regular CCA meeting for discussion and vote, and if accepted, are adopted. The first vote on these four resolutions was at the CCA meeting on May 8, 2025. The four resolutions were each unanimously supported. The second vote on each of these resolutions is at this July 10, 2025 meeting.
- The [WPO resolution](#): motion to accept was made by Jennifer Holbrook and seconded by Tom Loach. The motion passed unanimously.
- The [Montclair Stream resolution](#): motion to accept was made by Jennifer Holbrook and seconded by Tom Loach. The motion passed unanimously.
- The [Eastern Avenue resolution](#): motion to accept was made by Rashmi Ghei and seconded by Heidi Brown. The motion passed unanimously.
- The [AC44 resolution](#): motion to accept was made by Lee Gale and seconded by Tyler Gayle. The motion passed unanimously.

Another resolution was added to these four. The resolution was on the developer being consistent with county, state, and federal laws and be reviewed by outside experts. A motion was made by Eric Schmitz and seconded by Carol Fairborn. The motion passed unanimously. It was:

"Due to information that the developer of Montclair was intending to bury the stream when he told the county that he would not, as part of the rezoning hearing on February 21, 2024, the community of Crozet says it is time to rehear the Montclair zoning map amendment.

Second, the community of Crozet respectfully requests that, prior to granting a land disturbance permit to the Montclair site developer, Albemarle County engage a competent outside, independent legal counsel to review and advise the County and community on how the provisions of the Water Protection Ordinance apply to the stream buffers on or adjacent to the Montclair site.

This review should include, but not be limited to, a recommendation on how the County should enforce compliance with the WPO given that the stream was buried by the Montclair developer without the local permits required by the Water Protection Ordinance."

- Resolutions of the CCA, as required by its bylaws (Article VII), require presentation at a second regular CCA meeting for discussion and vote, and if accepted, are adopted. The second vote on this new resolution will be at the September 11, 2025 meeting.

The meeting broke up after discussion of this resolution and before the rest of old business (e.g., the Crozet Independence Day Celebration) and Announcements were made.

Meeting adjourned at 8:52 PM

Submitted by Jo Ann Z. Perkins, secretary.

Old Business (continued):

- **Crozet Independence Day Celebration**
 - **Saturday, July 5, 2025** was the Crozet Independence Day Celebration at King Family Vineyard. It was very successful and we thank all the folks who donated to the event and/or to the fireworks - especially to the King family and staff who put in so much time and effort to help it be so successful.
 - *There is still time to donate to the fireworks, because we have to pay the deposit on next year's fireworks (on July 4, 2026!) this year:* <https://www.gofundme.com/f/2025-crozet-independence-day-fireworks> or <https://bit.ly/CIDC-Fireworks25>
- **Hanging Baskets.** Muff Biber, Tim Tolson, and Chelsea Powers (president of Crozet Board of Trade) are working on the details of draft contract from the [Albemarle County Facilities and Environmental Services department](#). The aim is to have flower baskets hung as soon as possible.

New Business:

- Any?

Announcements –

- Three-Notched Trail (3NT) Master Plan was at the Crozet Independence Day Celebration.
 - Additional information on the Three Notched Trail Master Plan can be found on <https://engage.albemarle.org/three-notched-trail-master-plan>
 - Help them identify key considerations, opportunities, and challenges as they begin to explore route options - take the [Spring/Summer 2025 Survey](#)
- [Spots are open on the Crozet Community Advisory Committee!](#) Apply at or share this link <https://www.albemarle.org/government/board-of-supervisors/boards-commissions> and click on "Apply to Serve" on the right-hand side.
- Three ways to stay informed about events in Albemarle County:
 - Listen to the [Let's Talk Albemarle podcast](#)
 - Sign up for [email newsletters](#)

- Visit Albemarle County's [Engagement Hub](#)
 - Look for topics related to AC44 – the county's Comprehensive Plan revision.
- Watch the video series: [The Let's Talk Albemarle Learning Series](#) on YouTube
- **Sentara Family Health Forum:** at the Crozet United Methodist Church. For more information, email Jo Ann Perkins at jazperkins@outlook.com or call at 434-531-9122.

Future Agenda Items?

- None

The next CCA meeting is September 11, 2025 at 7:30 PM

Email us at: CrozetCommunity@gmail.com

Join our email list by signing up at: <http://CrozetCommunity.org/contact-us/>

Crozet Community Association (CCA) Vision, Mission, and Bylaws

Vision: The Crozet Community Association welcomes, accepts, and celebrates all people, believing that equality and diversity exemplify the long-held ideals and values of Crozet.

It is committed to

- championing equality of worth among people;
- learning, acknowledging, and honoring the unique histories and lived experiences of all people; and
- standing united against any ideology of racial exclusion, superiority, segregation, or domination that perpetuates discrimination.

The mission of the CCA is to be:

- 1) a non-partisan forum for communicating information and issues associated with the quality of life in Crozet, VA,
- 2) a representative advocate for improving and maintaining a high quality of life within Crozet, and
- 3) a source to establish interest and action groups on areas of concern or interest to the community of Crozet. The CCA accomplishes this mission by working with residents, county / state representatives, community organizations (e.g. local homeowners associations, service organizations), and businesses.

Bylaws of the Crozet Community Association (CCA)

As last amended January 11, 2018

Article I: The CCA is a state corporation (*NOT a 501 (c)3 non-profit*) with volunteer officers and committee members. (P.O. Box 653, Crozet, VA 22932)

Article II: Officers will be elected for a one-year term, commencing on the first meeting of the calendar year immediately following their election. Positions will consist of President, Vice President, Secretary, and Treasurer. Candidates must be present at the election or have spoken with a current officer about their willingness to serve if elected. Majority approval by attendees at the first meeting of the calendar year will constitute election. Duties of the officers shall be as implied by their titles. All officers shall be responsible for keeping accurate records.

Article III: There will be 9 standing committees, which will meet independently of the CCA meetings and provide updates at each meeting of the CCA. They are as follows:

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|------------------------------|--------------------------------|
| 1. Safety and Security | 5. Crozet Economic Development |
| 2. Education | 6. Recreation / Parks |
| 3. Publicity / Communication | 7. Fundraising |
| 4. Environmental | 8. Historic |

Committees may be eliminated or added as determined by the majority of attendees of a scheduled CCA meeting.

Article IV: Meetings will be held the second Thursday of the months of January, March, May, September, and November, and will generally follow Roberts Rules. Additional meetings may be called as determined by the President.

Article V: There will be annual dues collected each calendar year. The amount of the dues will be established and approved by attendees at a scheduled CCA meeting.

Article VI: Amendments to the Articles of Incorporation or these Bylaws may be proposed at any scheduled CCA meeting. Upon majority vote of approval, such proposed amendment must be placed on the agenda of the next regularly scheduled CCA meeting for a final majority vote for adoption. Such adoption shall become effective at the subsequent scheduled meeting following adoption.

Article VII: Motions made at a scheduled meeting in the conduct of the general business shall be voted upon and moved for adoption by a majority vote of those present. Motions on new matters or topics of general community interest or impact made at a scheduled meeting may be presented at any scheduled CCA meeting. Upon majority vote of approval, such proposed amendment must be placed on the agenda of the next scheduled CCA meeting for a final majority vote for adoption. The context of the motion will be communicated in the meeting minutes of the meeting in which it is presented and noted as being presented for vote of adoption at the next subsequent meeting.

Article VIII: A quorum of 10 percent of the members who are current in their dues shall be required to conduct business at any meeting of the CCA.

Article IX: Roberts Rules of Order Newly Revised shall govern the CCA conduct of meetings where they are not inconsistent with these Bylaws.