

Crozet Community Advisory Committee (CAC) October 2025 Minutes
Wednesday, October 8, 2025
Crozet Library
7:00 p.m.

Liaisons Present: Allison Wrabel, Lonnie, Ann Mallek

Liaisons Absent:

Members Present: Michael Monaco, Kostas Alibertis, Shawn Brydge, Nathan Alderman, Grace Spalding, Andrew Joyner

Members Absent: Andrew Bowers, Erin Houlihan, Sarah Spears, Ewa Harr, David Barrett-Johnson, Waqas Al Mulhim

Other Attendees:

1. Call to Order, Agenda Review, Introductions (3 minutes)

Michael Monaco, Chair

2. Approve Meeting Minutes (2 minutes)

Michael Monaco, Chair

3. AC44 Resolution (45 minutes)

Michael Monaco, Chair

- Further editing review is needed to simplify and clarify drafted language.
- There need to be clear standards for what parts of the rural development area will be swapped into the development area, while meeting both rural and development area standards.
- Accountability for meeting accessibility requirements.
- Criteria should include form and function of community development
- Include additional clarity around tangible conservation outcomes: measure of water shed, permeability of land (absorption of rainfall), if land if in drinking water shed is excluded from consideration, sufficient tree canopy.
- Lonnie shared suggested criteria he already submitted to the board.
- Any land being redesignated from development to rural, should possess natural topography and adhere to existing rural areas standards.
- The committee recommends considering in return for setting aside conserved lands developers could increase density—creating incentive for developers to buy additional land and set aside for conservation efforts. Example was shared for The View.
- Consider clarification: If there are areas not appropriate for development, the committee recommends not an expansion of the development area but rather higher development density for existing development areas.
- Idea: consider swapping parking requirements for increase in walkability and public transit. Lonnie and Ann shared this is already on the table.

- Item 4, establish clear strict standards for walkability and accessibility for any redevelopment and growth assessments.
- Nathan volunteers to review and edit for clarity and simplicity.
- Shawn queried the committee to see if we wanted to share with additional Advisory Committees.
 - Allison recommended Michael would send to other committee chairs.
 - Allison will draft language to remind other committee members not to reply-all, to ensure compliance with FOIA.

Motion: Approve the intent and character of the resolution subject to minor editing.

Motion Passed

Michael Monaco: Yes

Kostas Alibertis: Yes

Shawn Brydge: Yes

Nathan Alderman: Yes

Grace Spalding: Yes

Andrew Joyner: Yes

Motion: Delegate Vice Chair Nathan Alderman to provide further minor edits based on feedback.

Motion Passed

Michael Monaco: Yes

Kostas Alibertis: Yes

Shawn Brydge: Yes

Nathan Alderman: Yes

Grace Spalding: Yes

Andrew Joyner: Yes

4. **Other Committee Business (15 minutes)**

- Ann complimented the committee on the addition of new members and the attention the committee is receiving from the community engagement.

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

Supervisor Ann Mallek and Planning Commissioner Lonnie Murray

- Lonnie shared that the planning commission completed their final review of the comprehensive plan. The transportation section does a good job of recognizing multi-modal transportation (cycle, walking, running).

- Lonnie shared the great work by the joint MPO to increase transportation between East/West and the increase in community utilization.
- Lonnie shared that the plans for studies of the interchanges have been scrapped.
- Ann shared positive improvements from investments in public transportation with the Afton Express and Crozet Connect and expressed desire to see the commuter rail.
- Ann shared that the Board of Supervisors did not consider the changes to the swap language.
- Michael shared a reflection that the Afton Express increased ridership could be an indicator of Albemarle county unaffordable housing or availability of affordable quality single family homes. The committee discussed this dynamic.
- The committee discussed a future opportunity to discuss preserving affordable older housing in Crozet.

6. **Community Concerns (10 minutes)**

What can we do for members of the public to make these meetings easier to follow, relevant, and accessible?

- Provide a summary of what happened during the meeting.

What would you like to see in our community over the next 20 years?

- The environmental effect is being taken into account. I would like to see an expansion of fast food into Crozet.

We've talked about having a dedicated seat from WHS, is that something the students would be interested in?

- Yes, specifically the Model UN students might be interested.
- The committee liked the suggestion for the verbal summary of what was covered in the meeting. Michael provided a verbal summary of today's meeting to close out.

7. **Adjourn (1 minutes)**