

Crozet Community Advisory Committee (CAC) September 2025 Minutes
Wednesday, September 10, 2025
Crozet Library
7:00 p.m.

Liaisons Present: Allison Wrabel, Lonnie Muray, Ann Mallek

Liaisons Absent:

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

Members Absent: Sarah Spears, Ewa Harr, David Barrett-Johnson

Other Attendees:

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

Michael Monaco, Chair

2. Approve Meeting Minutes (2 minutes)

Michael Monaco, Chair

3. Discussion: AC44 – Growth Management Policy (30 minutes)

Michael Monaco, Chair

[AC44 Phase 4 Webpage](#)

[Draft Part 2: Growth Management Policy](#)

- Seeking clarity around timing about future expansion of the growth area.
- Lonnie provided perspective around the criteria for removal or “swapping” of development areas for rural areas (Criteria for Removing Under-Performing Areas from the Development Areas). There is a desire for more definition around the criteria—specifically that it is currently indistinguishable from expansion of growth areas.
 - Additional concerns were raised that swapping into rural areas continues to exacerbate the lack of investment in infrastructure.
 - A possible clarification should include tangible conservation benefits for the land to be removed from the development area and placed in the rural area—should have natural resource values.
 - The lack of clarity leaves the spirit of the intent to be interpreted differently.
- Seeking clarity around the statement around land use development. The clarity provided is that development was built to 58% of what the max units for those parcels (e.g. if we could build 100 homes, 58 were built).
- Development areas utilization review is a useful tool, not necessarily to expand development areas but to approach development or incentivize development in different ways.
- The group discussed that criteria for redevelopment or development is driven by VDOT criteria, essentially car travel, and less emphasis on walkable infrastructure. There is a desire to see walkability incentives in redevelopment efforts.

- There was a discussion about a desire to see principles around walkability and accessibility in the document that would provide clearer guidance around the decision of development.
- The group discussed the tension between supply and demand of housing, using population growth as a metric to drive development, and the cost of affordable housing.

4. **Discussion: Committee Business (30 minutes)**

Michael Monaco, Chair

- The group discussed the evolution of the CCAC and provided feedback or bring forth ideas that would improve the efficacy of the committee.
 - Seeking clarity on vote/pass a collective set of recommendations that could be brought forward to the Board of Supervisors or Planning Commission.
 - Kostas shared that the committee used to deliver resolutions on a regular basis and was discontinued.
 - Reflection reveals we should either recognize what we are or fulfill the charge of this committee.
 - The charge as stated implies that correspondence is welcome, including constructive feedback and insights.
 - Anne provided historical context on the creation of the CAC. Originally, the CCAC was formed to create a buffer between the community and the Board of Supervisors. It should be a place where information should be shared and disseminated and also brought forth from the community.
 - The advisory board should exist to represent the community as it currently exists.
 - Having multiple voices, written materials, or specific changes to be suggested or specific feedback will help the discussion.
- Lonnie shared an example of another committee mechanic. The group will come to a general consensus about the theme/focus of the feedback, appoint 1-2 people to draft the materials in a Google doc, collaborate asynchronously and then vote on it in the following meeting.
- Idea: the committee submits feedback for discussion on the master plan and the group discusses. If there is an issue large enough it is elevated to the written capture of substantive issues.
- The group discussed the proper use of Google docs in accordance with FOIA o co-draft feedback or resolutions to provide to the Board of Supervisors.
- Idea: recruit additional members from underrepresented members of the community. A seat for a shorter term for a Western Albemarle High School.
- Action discussed. Appoint two members to draft a written resolution on the clarification around removal or “swapping” of development areas for rural areas.

Motion by Michael Monaco: Hold a CCAC meeting on October 8th at 7:00 p.m. at the Crozet Library.

All in favor. Passed. No opposed.

Erin Houlihan and Grace Spalding will draft a written resolution on the clarification around removal or “swapping” of development areas for rural areas.

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

Planning Commissioner Lonnie Murray

- The planning commission discussed a mechanism to request height expansion versus width expansion.
- The planning commission discussed a mixed use development and the developer deferred as a result of the commission’s feedback.

Supervisor Ann Mallek

- The Board of Supervisors discussed criteria for adding land and development areas, there was discussion about adding before solving the issues we already have. There was a recommendation to change it to state “assessing” instead.
- Anne did not succeed in having the swap removed from the [Draft Part 2: Growth Management Policy](#).
- Were successful in taking out the intersection studies in Yancy and Pantops.

6. Community Concerns (10 minutes)

- A community member request to orient the tables to face the community to make it easier for community members to hear discussion.
- Recommendation to provide an unofficial, non voting, seat for CCA president to sit on the CCAC.
- CCA President encouraged members of the committee to attend the CCA.
- A community member shared concerns around the lack of greenways in development and the desire for future developments to consider these elements in all future developments versus heavily favoring transportation development. Lonnie did share that the AC24 parks section is more comprehensive.

7. Adjourn (1 minutes)