

Crozet Community Advisory Council – Minutes
Thursday, April 18, 2013 from 7:00 p.m. to 9:00 p.m.

CCAC members present: Meg Holden (Chair), Phil Best, Bill Schrader, John Savage, George Barlow, Nancy Virginia Bain, Mary Gallo, Kim Guenther, Ann Mallek (Board of Supervisors), Beth Bassett, Tom Loach, Brenda Plantz, Janice Applebach, Jennifer Lafferty More

CCAC members absent: Meg West, Leslie Burns

Public attendees: Linda Harrill, Sandy Williams, Priscilla Harris, Charlie Schreck, D. B. Sandridge, Jennie Martin, Jereimy, Tim F. Jost Tolson, Trevor Henry, Todd Johnson, Scott Hilles, Todd Edgerton, Jeremy Romesburg, Lee Catlin, Mike Marshall

Chair Meg Holden called the meeting to order at 7:03 p.m.

1. Agenda Review (Meg Holden – CCAC chair): Meg Holden welcomed our new members, Janice Applebach and Jennifer Lafferty More, and each current member introduced him or herself and described his or her interest in the community. Meg then welcomed our visitors, distributed the agenda and reviewed it with the Council, and welcomed any additions.

2. Approval of Minutes from March 21, 2013 meeting: Two corrections were made to the March 21, 2013 minutes, and John moved to accept them as corrected, seconded by Bill, and the minutes of the March 21, 2013 meeting were approved by vote of the Council.

3. Public Comment: Meg Holden encouraged public comments or questions now or at any time during the meeting.

4. Project Updates/Information:

- **Update on streetscape** (Lee Caitlin and Trevor Henry): Trevor said that their report would also update us on the ground floor space at the library. The library is coming along well, the windows are coming in and the project is on schedule to be substantially complete by July 15. They still have an issue with getting stormwater across Crozet Avenue and may also need another utility easement from a neighbor for a fiber line for Centurylink. The building should have power in a couple of weeks. The stormwater project further down Crozet Avenue is substantially complete and Trevor expects to see more green later this spring. If the plant growth is inadequate, the contractor and engineer will be back out there to do more plantings. The Department of Environmental Quality will need to look at it too. The streetscape project is now active and utility relocation is ongoing, with Dominion and Comcast past 50% complete in their relocations. The main power line will come on line in a week which will move the main power line off the street and feed users from there. The primary distribution piece is moving along well but the secondary part (to individual customers) is a slower process. A connection still needs to be made Claudius Crozet Place and that is progressing. Dominion's main work will be done in next four weeks and then the secondary lines will be energized. They will touch base individually with the owners and residents to coordinate the switch because this process needs to be done individually. Frank Poole is working on this. Centurylink will start its work when work

in the square is complete, likely a month away. Earthwork in the square should be complete at the end of May and then the fence will go in (completing the County's commitment to the railroad when it transferred the land to the County). VDOT has plans for the street work and hopes to bid it out in May. One more deed must be signed and then they can submit it to VDOT for right of way certification, followed by putting the project out to bid, likely in June. It will take 4-6 weeks to get the bids in, at which point they will work up a schedule and then hold another town hall meeting. The County expects to have a public engagement plan with an open house in order to let people know what is going on. The project will have considerable interaction between the contractor, the County, businesses and residents. Trevor expects to have week-ahead schedules and post these on the County website. He asked for feedback on how to get the word out to Crozet. He said that they would adopt lessons from the way the downtown mall was re-bricked, in which the City had good communications with businesses to keep them posted how the work was progressing. It was suggested that they place large signs at the entrances to Crozet so people will know what to expect. This will be important because the project will be active when school starts back up. Their goal is to keep one lane access throughout the entire project. Lee said that they would return to the CCAC with the communications plan. It could be posted at the Post Office, at stores, etc. Lastly, the sidewalk project near Crozet Elementary School is at VDOT for approval. Once it is approved it will go to bid, likely over the summer with construction to start in July or August.

Lee also briefed the Council on the ground floor space in the library. Because it is not needed by the library at this time, the County hopes to rent it. They have had to figure out accessibility under the Americans with Disabilities Act as to the access from the parking to the door. While the elevator in the library could be used for access to the first floor, this likely will not be installed until the library actually requires the space, and other access is necessary regardless when the library is closed. So Trevor's group was able to engineer a ramp to solve the access issues. They went to the Board of Supervisors with their ideas, such as a visitor experience space for all the attractions in western Albemarle, a business support place or collaborative workspace. The BOS wants to cast a wide net for ideas and is getting a request for proposals ready for the space, reserving the right to refuse all of them if the mission of the library not met. The RFP defines the space and is fairly generic. They also need criteria to evaluate these proposals, and they are working with library staff on that too. Lee said that they have talked to stakeholders (Shenandoah National Park, tourism interests and others) for their thoughts on use. After hearing these ideas, the County decided to put the RFP out and see what comes in. Because this is nonbinding, they can choose the right fit. Ann noted that this project should not take something away from the private sector. The BOS wanted to look at cost recovery for a limited period until library needs the space. There are two leasable spaces and so there are many possibilities. The RFP says "short term" and so it is possible that the lease could be year to year. The space does have ample space and nice windows on the left side.

- Update on Library Fundraising (Bill Schrader): Bill reported that the library is sitting at \$748,000 and had received a lot of publicity from the Bama Works grant. They have sixty-four proposals out to individuals and foundations right now. The Charlottesville Area Community Foundation now has the library in the second step of the process and so the grant proposal will be sent to CACF next week. They plan to sign the bookcase contract next week and are looking at bids for the circulation desk now. This contract will go to a local cabinet maker and will use

local wood where possible. The Amazon wishlist is up and running and a second direct mail brochure is in the works, likely to be mailed in mid-May. Locally, the group will have a contribution table at the launching of Starr Hill's new pale ale. On May 5, Crozet United Methodist Church will be hosting two music groups to play a benefit, and also in May, Lockjaw will be playing at Mudhouse. There will also be a donation table at the Crozet Arts and Crafts festival. They will have a float in the Crozet Independence Day celebration parade. Rita Dove supported the library in the Crozet Gazette this week for National Poetry Day and there are more surprises in upcoming Gazettes. The inside of the library is moving fast and it is good to be able to show people where things will be as they take donors through. Brenda says it is fabulous. There is a business challenge in the works too. Ideas are floating around for the old library as well. Bill thanked Mike Marshall for all of his help with ads and keeping it on the front page. If you have any ideas, see Bill. Ann says it would be good to have a block party at the opening. Bill said that they are talking about having a moving chain for books from the old library to the new using summer reading kids to pass them from one to the other. They are now looking at September 28 for the grand opening with a soft opening a couple of weeks before.

- Library: how will downstairs be used and do we have plans for old library as of yet? This was discussed as part of Lee and Trevor's presentation.

- A plan for Oakley property (Charles Schreck): Mr. Schreck introduced himself and handed out materials. He said that he was trying to create something that the community can get behind and was not interested in a commercial or high density project. He wants this project to have four residential units, but is not yet sure of the makeup of them yet. There could be two single family homes and two townhomes, or a different mix. The home size is 1,700 to 2,000 square feet. The buildings would be two stories, not three. He says that he is aware of the streetscape and how it looks. Mr. Schreck said that the easiest part of the project is to make it look like the rest of Crozet Avenue as it goes toward St. George Avenue. It will resemble the architectural vernacular of the area, including the right kind of fenestration that everyone is looking for. One hurdle that the project has is the riparian buffer for a stream or wetland that is primarily under the land and street, in a culvert. He is also restricted by code with what can be done with the original home, which he needs to remove because it is cost prohibitive to renovate it. He would like to tear it down and replace with a structure more like others on Crozet Avenue. He hopes to build four structures on the site. Meg H. says she has walked the property and for her, and Meg W. too, it is the sort of project they would want in this location rather than something grand. Right now the land is zoned R2 and the comprehensive plan shows it 2 to 6. The County has asked him to see how the CCAC views the project. It was commented that at some point, somebody is going to do something with the property. Mr. Schreck said that the only other profitable alternative is to market it as a single residence. If this happened, the house has to be at the back of the property and will change the street view. In talking with the County, he thought that they might change buffer from 100 feet to 50 feet, which might make layout issue go away. It was noted that the buffer change would be for this property only. It was recalled that this was an issue for the parking lot last year. Mr. Schreck was asked whether the R2 zone requires resident occupancy. He said that this was not the case in the County. Another comment was made whether this was the start of a domino effect. Will other landowners do this? Mr. Schreck noted that the neighboring lot to the north has three homes on it. He said that this will increase the density to some degree. For the County, the wetland issue is the key. What will this

look like to the neighbors? The property at 1306 Crozet Avenue is much the same thing; presumably there will be a density increase there too. Mr. Schreck said that he has talked to Craig Douglas (neighbor) who had no problems with it. It was noted that because this property is across from the rescue squad and 150 feet from the BP station it might be difficult to put it to other residential use, such as a single family residence. It is not financially feasible to purchase this lot and build a single family residence in this area of the market. Tom said that he thinks this is a reasonable alternative, but it needs to maintain architectural vernacular. Mr. Schreck thinks that this will be easy to do and he can come back with story board when they get to that point. First he has the buffer and density issues to deal with. He also noted that size, form and massing are important, but he is sure about pricing. He expects single family homes to run \$300,000 to \$350,000 and a townhome to be in the \$275,000 range. He is not sure of the massing, such as whether there should be three townhomes in the front and a single family home in back, or vice versa? He feels that this is more difficult to do than the exterior appearance. Adding to the cost of each home is the \$17,000 county fee and \$8,000 water tap fee, and this drives the number of units. These and the land cost make it impossible for one of the units to be classed as affordable. Ann says it is possible to preserve the single family look from the street and Meg H. noted that this is an attractive spot for young couples and families. Mary said that there has been a great deal of discussion in years past about these properties, and even talk of making this area commercial. This use seems to be what was envisioned for the transition area. Mr. Schreck does not know what the product density will be (as to single family and town homes) and would need to determine what best fits for massing and footprints, however, he believes it will be four residential units. The County wants to hear from us. The Council discussed whether to recommend the project at four units but decided that it wanted more follow-up information. It was noted that it would be great to have affordable units for our public servants, but Mr. Schreck said that the market pushes this to be an “at market” project. He noted that all buildings will have the same architectural features. The Council reached a consensus that we liked the general direction of the project, but we want more specificity. The CCAC endorsed the general direction of the project on this property but will withhold approval until we get greater specificity.

- Any news on development of Barnes Lumber Company property: While the property indeed looks different every week, no one had additional information.
- Discussion of Comprehensive Plan Planning Commission Hearing (Ann Mallek and Tom Loach): Tom said that the first public hearing was held last week and most of the special interests showed up, including Piedmont Environmental Council, Southern Environmental Law Center and the Free Enterprise Forum. As for Crozet, watershed protection is paramount in the plan. There are no recommendations for the Interstate 64 interchange, and there is strong wording on growth area borders defined as part of master plan. New development has to respect existing development and infrastructure should be concurrent with the rate of development. This last goal is hard to quantify with the Capital Improvement Plan, which isn't keeping up, but the statement is there. Crozet is set up with enough homes to carry through to the next planning cycle in 2030. Ann reminded us that it is important that citizens come and speak because some people do not want this at all. We should remember that the plan is where it is now because of work done 40 years ago. Meetings are scheduled in June or July. The Planning Commission is reviewing the language in a work session, which has been slipping because they have asked for

changes. Do send the BOS an e-mail which will be part of the record for a meeting if it is sent before the meeting. Bill asked about the quadrants around the interstate interchanges and Tom said that Shadwell was the place that this applies to; the Crozet interchange is not impacted. Bill said that the wording and the use of “near” and “at” could end up being very important and people should pay attention to these meanings. The caveat is that there are no utilities at some of the interchanges. There was still some discussion about the viewshed and that the Chamber of Commerce and Monticello worked hard on a solution. The entrance corridor wording also survived.

- Discussion on Satellite Waste Convenience Centers (Ann Mallek): Ann said that this has been a lesson in perseverance and she appreciated Duane Snow joining her. There had been funding for this in Crozet, but the money was redirected in the recession. Will we continue with Rivanna? The Ivy lease is expiring. Ann wants to do this on our own, and noted that waste disposal need not be fully self-supporting as it is a government service. There is some tunnel vision as to self-sufficiency. Ann said that Augusta County has 19 places to take trash but we have only one here. Ann is looking at places owned by the County, but there could be another place too. This would be a “convenience center” and an RFP is going out for a slightly scaled down center. Many studies have been done, but it is time for action. The RFP will help to determine if there is a private business that might be able to do it for less. If anyone has an idea for a site (about an acre, which should be on an access road and not in a neighborhood), let Ann know. It will be mostly flat with a paved area for roll-offs to go on. The land could be leased to the County and there will be plenty of screening.

- What do we know about re-zoning request at 1306 Crozet Ave.: Meg H. says that we were not able to connect with developer on this matter. Tim Tolson had obtained this information from the County website regarding the rezoning of the 1.9 acres to R4 to allow construction of units to add to an existing unit. The matter number is ZMA201300003 and the land is on the corner of Crozet and St. George Avenues. It has a chain link fence around it. It appears that the developer may want to keep the existing home, and that it may be similar to Mr. Schreck’s project.

- What did we learn from Brownsville PTO meeting that may be relative to growth and development (Beth Bassett): Beth and Mary went to the PTO meeting. Beth said that most parents would agree with the comprehensive plan statement about development being tied to infrastructure. Concerns about redistricting were raised as well. The meeting included a presentation from the County’s long range planners and from Ann, discussing how reactive the County can be to rapid growth in the schools. This has been a bumper year for kindergarten and parents want to hear that the County can address these issues. Eric Strucko spoke about parity issues among the County high schools and pointed out that WAHS facilities have been ignored for some time now. Tom says we need a consistent way to district children between Crozet and Brownsville. How are their projections working and how often are they checking them? Brownsville had two more classes of kindergarteners this year and Crozet had one more, so it appears that projecting is not going as well as hoped. It is important to get the Capital Improvement Plan back on track, but this had included one major project each year and these are backed up now, and it’s difficult even to pay for maintenance. There has been some talk of redistricting, but this grows complex as moving elementary kids around results in some kids

being moved out of their feeder pattern entirely. However, this is possible because Monticello High School has space and can be expanded. However, this is very sensitive and we should take a longer view and do this right. Crozet has indeed been moved around a lot, and the rest of the county has been spared somewhat, but hard choices remain. If the equity issues could be solved, then there would be less concern over redistricting. The school board has said that they will not increase the size of Henley. Ideally we would look at school growth and development in a strategic way so that we have a better, community-based plan for the future. Ann noted that there was going to be another elementary school for the Crozet area, but the downturn stopped that. A comment was made that elementary schools should not exceed 500 to 550 students and that most school issues relate to the size of the school.

- What can we do to expedite getting some sort of pedestrian crossing signal at Clover Lawn/Harris Teeter? Can we form a resolution to request some action regarding a safer solution for this crossing area: Meg H. read to us Leslie's e-mail about the issues here, which reads in part:

I absolutely agree that the CCAC needs to act on this with a recommendation that something be done immediately along that part of 250. As a member of the Crozet Trails Crew, I know that the web of trails connecting our town is intended to make getting around on foot easier, and that those same trails will be making it easier to access this business development and stores by children and folks choosing to bike and walk rather than to travel there in cars. The need for an additional traffic light, cross walk *and* rumble strips or a flashing yellow pre-stop light is rapidly becoming something Crozet needs to demand. Why do we have to wait for another death or injury?

Folks traveling that strip of road by night or by day in their cars are not monsters, they are like anyone else trying to get to their destination along what is perceived of as a just another highway, *especially* for those not from around here. I think we are all guilty of cruising down that road at dusk not paying too much attention to what or who might be just along side the road. All of us need to be more aware and that comes with reminders of before mentioned tools.

Meg H. recommended a strongly worded resolution and wondered whether VDOT should be invited to a CCAC meeting. Ann said that after July there may be some funds available. It may be possible for the County to fund some sort of change such as crossing lights, rumble strips, etc. The problem is that this stretch of road invites high speed. Ann has also written to VDOT again. It was commented that the Post Office appears already to have moved some mailboxes to the owners' side of the road, but this may need to be implemented more widely. John said that there are a number of issues in this part of Route 250. For instance, it may be difficult to have a light at the Harris Teeter intersection when Eastern Avenue is constructed from Route 240 to Route 250, very likely having a light. However there are options other than a light for the current problem. Mary said that many of traffic features are limited to "local roads" not higher speed roads like Route 250. Tim said that Route 20 at Wilderness does in fact have rumble strips and other features, and so perhaps this is possible for us too. It was also suggested that we have the mobile radar box out there and ask that the police more enforcement. While the recommended

safe speed is 35 mph, the actual speed limit is 45. Perhaps a traffic alert light and pedestrian crossing are appropriate here. It was decided to work on a resolution for next month's meeting. In meantime we will ask that the speed trailer be placed at this location.

- Plans for Crozet Independence Day Parade, Celebration and Fireworks on July 6: Tim says it is indeed in the works and that the downpayment on the fireworks has been paid. Sandy Wilcox has also found new acts for the parade. CCAC will likely need to help with collecting for parking. We may not be able to participate in the parade because substantial numbers of people are needed to help with parking.

- Information on Proposed Dog Park (Kim Guenther): Kelly recommended that Kim talk to the Crozet Park Committee, who suggested looking at the lower field below the ballpark. Kim went to check it out and people with dogs were already there. A committee has been formed to look into this and they will be at the Crozet Arts Fair with a table to drum up support and provide information. Funding will be an issue. They have talked to Joanne Perkins and asked to set up an account under the Park Association's 501(c)(3) umbrella so that they can solicit donations, the largest expense being the fence. Kim said they walked it out, and then will stake it and get bids from contractors. Perhaps it will be a four board fence with welded wire. Perhaps there could be a fundraising plan to sell memorial fence posts for donor's dogs. It was suggested that the fence be something more creative than chain link. The trees nearby will keep the area cool and the surface likely will be wood chips, which are more durable than grass. It may be possible to have VDOT contractors supply the chips. It was also suggested that bag dispensers be placed between the parking lot and the dog park. A receptacle will be needed at the park and a plan for disposal to a dumpster. The consensus of the Council was that this will be a good thing.

5. Old Business:

- Reappointments and new appointments: Members confirmed that Lucy and Kelly had decided not to seek reappointment. There is another application pending.

- Tom thanked everyone for their support for paid firefighters serving as volunteers, but the Board of Supervisors turned them down due to liability concerns and potential overtime claims. Tom said that they will continue to seek this change, noting that 15% of our volunteers are paid firefighters in other counties.

6. Items not listed on the Agenda. None.

7. Announcements: The Western Albemarle Youth Tennis Association is looking for support to run tournaments and leagues. On Saturday at 10 a.m. they will have Quick Start Tennis festival for local kids and will give them equipment.

A comment was also made about the number of mobile food units at Brownsville Market, including the ice cream store and donut truck. Ann says that they are all licensed and not really permanent businesses. Is this the type of commercial development we want? The consensus of the Council was that they seem to be able to do this on commercial property with the owner's permission.

8. Future Agenda Items: We need to revisit the “Meet the CCAC” brochure and determine what each member’s focus areas will be. Members should think about what slot to fill.

The meeting adjourned at 9:28 p.m. on a motion by Bill and seconded by John.

George Barlow
Secretary