

**Crozet Community Advisory Council (Town Hall Meeting) – Minutes
Monday, January 14, 2013 from 6:30 p.m. to 8:30 p.m.**

CCAC members present: Meg Holden (Chair), Tom Loach, Bill Schrader, John Savage, George Barlow, Mary Gallo, Ann Mallek (Board of Supervisors)

CCAC members absent: Meg West, Brenda Plantz, Phil Best, Kelly Strickland, Leslie Burns, Lucy Goeke, Nancy Virginia Bain, Kim Guenther

Public attendees: David Benish, Tim Tolson, Shannon Monahan

After the joint meeting of Community Advisory Councils, the Crozet CAC held its breakout session, chaired by Chair Meg Holden.

1. Comprehensive Plan Status: We discussed whether there were plans to change the status of the Interstate 64 interchanges. We learned that no issues were being raised by adjoining landowners right now and the Planning Commission has indicated that it was not going to look at the interchanges (except Shadwell) as expansion areas. However, the landowners could make a case to the Board of Supervisors when the update goes to them. There could be issues over Rural Area uses however. If any changes in these uses are proposed, it is important to remember that the intent in having Rural Area zoning is to permit agricultural and forestry uses. Other uses should be consistent with those.

2. Beaver Hill Mobile Home Park: David Benish reported to us that some months ago a representative of the owner of the mobile home park (Beverly Ergenbright) had approached the County about her options with the park. There are approximately 40 units there (some are duplexed) and the park dates back to the 1960s or 1970s, prior to the Comprehensive Plan. It is zoned Rural Area. Because of the zoning, the six acre park cannot be divided from the 47 acre tract of which it is a portion, thus limiting the owner's ability to sell it separately. There is the possibility of converting the homes to stick-built homes and spreading the approximately 40 homes over a larger portion of the 47 acre tract. Water and sewer had been extended to the park some time ago. To divide the park off in its current form would require R-10 zoning. Joe Higgins is assisting the landowner with these options. It was noted that any such plan would essentially spread the development area to the north of Route 240. Tom Loach then described an idea to try to contain potential development on the north side of the road. In exchange for the county's provision of water and sewer to these properties, the landowners would be permitted to exercise their development rights along Route 240 and in return place the remainder of their land under conservation easement. Tom believes that approximately 170 homes could be built by right on these farms, and there would be a benefit to clustering this development closer to the developed area than run the risk of these farms being rezoned later for more intensive development. It would be necessary to resolve any conflicts between these conservation easements and the Comprehensive Plan (by statute, conservation easements must be consistent with the Comprehensive Plan).

3. Current Development Activity: David Benish said that the site plan for Claudius Place had been signed. Grayrock West, a ten lot subdivision on Jarman's Gap Road is progressing, as is Foothill Crossing. In addition, the plat for Haden Place (34 units) is being signed.

4. Co-housing Property: Shannon Monahan introduced herself to the Council and said that she wants to purchase the Schulman property on which the co-housing project in Crozet had been approved. She would like to see it downzoned to R-1 for a single family residences (one per acre), which is the lowest in the development area. Several members of the Council expressed support to Ms. Monahan in this effort.

Adjourned at 8:30 p.m. on a motion by Bill Schrader and seconded by John Savage.

George Barlow
Secretary