

Crozet Community Advisory Council – Minutes
Thursday, March 21, 2013 from 7:00 p.m. to 9:00 p.m.

CCAC members present: Meg West, Phil Best, Bill Schrader, John Savage, George Barlow, Leslie Burns, Nancy Virginia Bain, Mary Gallo, Kim Guenther, Ann Mallek (Board of Supervisors), Beth Bassett, Tom Loach, Kelly Strickland

CCAC members absent: Meg Holden, Lucy Goeke, Brenda Plantz

Public attendees: Phil Parrish, Ann Parrish, Steve Houchens – MSC/Haden Place, Trey Steigman – MSC/Haden Place, Charlie Johnson, Brian Johnson, Suzie O’Dell, Mike Marshall, Jennie Moore, David Hilliard, Rob Grainger, Alex Grainger

Acting Chair Bill Schrader called the meeting to order at 7:03 p.m.

1. Agenda Review (Bill Schrader – Acting CCAC chair): Bill Schrader welcomed visitors, distributed the agenda, reviewed it with the committee and welcomed any additions.

2. Approval of Minutes from January 14, 2013 and February 21, 2013 meetings: John Savage moved to accept the minutes of the January 14, 2013 and February 21, 2013 meetings as presented, seconded by Phil Best, and the minutes of the January 14, 2013 and February 21, 2013 meetings were approved by vote of the Council.

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

4. Project Updates/Information:

- David Hilliard to speak on plans for the hotel in Old Trail: David Hilliard began his presentation by noting the tension between needing to be public about plans, but not wanting to get too far in terms of publicity before the plans are fully conceived. That said, the planned small/boutique hotel to be located near The Lodge at Old Trail will contain 45 bedrooms (420 square feet each), served by a 30-seat restaurant and bar area, and will have a second floor porch. It is intended to be visually compatible with the other buildings in Old Trail. The new hotel will complement The Lodge and the retail establishments. David had noticed that buses come from downtown Charlottesville to Crozet and people stay for an hour or so to admire the beauty, and then leave. He thought that Crozet could grow to include a hotel, if done in the right way. The hotel will in particular serve families of Lodge residents, who can visit them and see how pleasant the area is. Right now, the Lodge has a hotel room for residents’ families and he rents it at a discounted rate for this purpose for 20 days per month. David feels that the hotel will help foster many aspects of the master plan, and helps to grow of all Crozet’s facilities such as the library. King Family Vineyard has 81 weddings booked for 2013. Crozet is becoming a destination and the hotel will benefit all of Crozet. He would also like to create a trail to downtown for easy pedestrian and bicycle access from Old Trail. David acknowledged that there is some opposition, and asked for questions. John thanked David for his presentation and noted that his own daughter was married at Emmanuel Episcopal Church, with the reception at

King Family Vineyard, but everyone stayed at hotels in Charlottesville. It would have been great to have a hotel out this way. Meg W. said that she welcomes the hotel as a great addition to the community. It was noted that if another hotel comes to downtown, it will be welcome too. Ann noted that some opposition might be from folks who don't know as many of the details. David said that completion is still a year to two years away. He said that he has talked to Bob Crickenberger and Dan Mahon at the County offices about the trail and that the missing link is probably getting across Lickinghole creek and the new wetland area and that a bridge and raised walkway would be helpful. It was noted that such a trail could also benefit Grayrock. David said that Old Trail should not be viewed as separate from Crozet. Ann noted that many people have been interested in this trail for a while and it was good to have this impetus. It is not clear at this point how it will get done however. Bill Schrader asked David if the hotel will be affiliated. David said that it will not be a flag hotel. It will be called the Rutherford, which is a family name. David says he has been called by several chains that are all developing boutique hotels and want to develop it for him but he does not want to do that. David said that the only negative comment he has received is that inebriated wedding guests may be driving back to the hotel, which may be dangerous and noisy. David noted that some of these issues already exist here with the number of restaurants now in Crozet, and he recalled that some people were concerned about having a senior living facility in Crozet. Now people are worried about a hotel being near The Lodge. People need to abide by the drinking and driving laws, and this may also create a business opportunity for someone to start or locate a transportation business here using vans or minibuses. Bill said that this has been the one issue. A comment was made that having the hotel nearer the reception venue probably reduces the driving risk, and the more shuttles are used the better. Ann said that if there are safety issues with shuttle companies, to please let her know. A comment was made in favor of a bridge over Lickinghole Creek to Haden Lane. Another comment raised traffic concerns about the old road to the barricade, and that if it becomes a thoroughfare, could be a safety issue for the trail. David said he has talked to the developers and that they may be working on this issue. Mike Marshall confirmed that he walked the proposed trail route with the Parks and Recreation staff and that they are looking at it too. Funding will be an issue and David suggested that perhaps some public and private fundraising could help.

- Update on Library Fundraising (Bill Schrader): As of a week ago, \$416,000 is in the bank. New gifts include a matching grant from the Perry Foundation and a \$125,000 grant from the state. Several other proposals are close. Furniture and bookshelf contracts have been signed and partial payments made. Requests for proposals have been sent out to local cabinetmakers for the service desk. An Amazon.com wishlist, including books selected by the librarians, has been announced by which patrons can buy things for the library which will be sent to a storage area to hold until completion. This will be up and running soon. Leslie Burns is working on another direct mail brochure as the November one was very successful. The new mailing will be in April to over 11,000 recipients. Several events are lined up: the library will be the beneficiary of the WAHS Beautiful Boys event, they will have a table at the Book Festival, and Lockjaw, a local dentist band, will be appearing at Mudhouse with the proceeds to the Library. After the County turns over the Library to the Jefferson Madison Regional Library, there will be a hard hat event and tour of the Library. Last night a nine month project was completed when the Dave Matthews Band, through the Bama Works Foundation, agreed to make a \$100,000 matching grant. They have three years to match the grant, and based on the last such grant, this should not

take that long. If someone is looking at making a donation for a leaf on the tree at the entrance (\$1,000) and wants it there for the grand opening, note that it takes 60 days to have the leaves made. Meg W. asked what happens if the goal isn't met. Bill responded that they have not had to look at those options yet, as donations seem to keep up with current needs. Several local corporations are in the decision-making process now for gifts. Bill thinks we'll be OK, as it was meant to be a two year program and another year to get the books. There are about 68 pending asks out now, to individuals, corporation and foundations. On April 1, there are two grant windows coming open that they can apply for. Bill said that there is a surprising number of foundations in Crozet that one does not hear about and they are contacting them. They are close to having the furniture covered, and may have a donor for the service desk.

- Haden Lane Development (Steve Houchens): Steve Houchens and Trey Steigman were present representing the developer, MSC, which has been working in Charlottesville for 40 years. This property is between Killdeer and Haden Lane and will contain 34 units (20 single family homes and 14 townhouses). The townhouses will face to the inside of the development. Haden Lane will be improved as part of the work. Sidewalks will be installed on Haden Place, which will integrate into improvements on Jarmans Gap Road. There will be parking, a double yellow line and a 25 mile per hour speed limit on Haden Lane. Mr. Houchens noted that some issues on this road are insurmountable (they cannot take down the hill on the street) but they are doing their best. VDOT has required the double line and the added parking. The sidewalks will connect to Summerford Lane in Old Trail. The back alley shown on the map will serve all the units (for instance, trash cans will be placed there for collection). Single family homes will have carriage houses and the townhomes will have garages, and there will be substantial on and off street parking. All have public utilities. The development will have an overall "Craftsman" look. Southern Development will build the townhouses and Wendell Gibson will build the single family homes. All landscaping will be handled by the Homeowners' Association for consistency. Summerford will be a tree lined avenue with all the homes facing in; more trees will be planted than are being removed. Townhouses will be 2,500 square feet, some with basements, and sell in the upper \$200s. They have already sold a couple of them. Single family homes will be 3,200 square feet, with a carriage house option, and basements, priced in the low \$400s, and some have been sold. The single family homes will front on Haden Lane. There will be parallel parking on the road (requiring adding another lane) and a sidewalk, and the speed limit will go down. A comment was made that the hill makes the road dangerous and could lead to an accident. Mr. Houchens noted that they have proffered widening the road which he said would help the safety issues. Mr. Houchens said that this plan was approved four years ago, and officials had addressed these concerns and approved the changes. After installation of the approved improvements, they can reassess. Mr. Houchens believes that these will be improvements for Haden Lane, and noted that it will not be connected to Old Trail and therefore will not be a thoroughfare to downtown Crozet. He added that they have accommodated all suggestions that the County and VDOT made, but they will have to see what happens and may have to adjust later. A question was raised about speed bumps and Mr. Houchens responded that the development will take a few years and they can look at other possibilities as it progresses. Meg West asked if Killdeer Lane be open to Old Trail. Mr. Houchens said that this is unknown at this point. It is possible to have speed bumps on private roads, but more difficult on state roads. This is a neighborhood development and so it follows that idea by dispersing traffic. Through traffic would be difficult because to travel from Old Trail through Haden Lane

would require more stops, and likely would take longer, than staying on Old Trail Drive to Jarman's Gap Road. Mr. Houchens said that he is also excited about pedestrian possibilities with the sidewalks that will be installed and the possibility of more trails as described earlier in the meeting. He hopes that they are getting past the worst of all this now to minimize the inconvenience to the residents. He hopes to finish this work in the next couple months. Although they started in October, the wet weather has slowed them down. Two builders have contracts on homes right now. Meg West asked for more explanation of the off street parking. Mr. Houchens said that there will be curb and gutter and that there will be another lane for parking on Haden Lane, in addition to the current footprint of the road. He said that they have dedicated more right of way for parallel parking and sidewalks. Asked about a model home, he said that he hoped that the homes would sell quickly enough that one would not be needed. One commenter told Mr. Houchens that trash is blowing from the project all over the neighborhood. Mr. Houchens said that they would do their best to keep the area clean. It was suggested that they have regular clean-up days. Mr. Houchens said that he will emphasize this with the builders on the site, but that he acknowledged that sometimes these instructions do not get to the sub-subcontractors. Regardless, he said he would work on this and take the concern back to the development group.

- A plan for Oakley property (Charles Shrek): Mr. Shrek was unable to attend the meeting and this matter will be placed on a later agenda.
- Comprehensive Plan Open House on March 21 9:30 a.m. – 7:00 p.m. – who can attend, what topics will be discussed, interchange issues, etc.: Arrangements are being made for people to see the proposed changes to the comprehensive plan. It appears that Crozet came out well from this process. There is still the interchange issue to consider. The County is recommending that businesses dealing in locally produced items (such as farm products) and forestry products be located at the interchanges, providing central points of commerce there. Shadwell is the primary interchange to designate for this purpose. Tom said that there has been a push for rural agricultural development. Under the economic development category, recommendations were made to monitor industrial growth and to watch the interplay of light and heavy industrial designations. The only significant change is for enlargement of light and heavy industry in Places 29. The western and southern sides of Charlottesville are favored as development areas in the land use category, with the urban character to be more like Charlottesville. Bill Schrader commented that this seemed to be an appropriate look for the areas close to Charlottesville but not for the Crozet area. Ann M. noted that it is difficult indeed to look at the document and figure out what has changed because the changes are not marked or redlined, but she said that the summaries, which can be downloaded, are good. Tom Loach said that none of the interchange language references Crozet, except for agricultural uses. Tom said that he did think that the infill provisions were an issue for Crozet either, and Ann noted that these more likely relate to compatibility with nearby properties. Bill said that the revisions keep aquatic and critical slope protections. Overall it appears that the Crozet Master Plan would emerge intact, but we need to read this over to be sure.
- Comprehensive Plan Planning Commission Hearing – April 2 – who can attend, what can we contribute (Ann Mallek and Tom Loach): The April 2 Planning Commission meeting to consider the changes described above is coming, and CCAC members should let each other

know if they can attend. Ann says that there is some resistance to the suggestion that there be protection of the viewshed, which is an issue for parts of the County. Monticello has been involved in this protection effort. Recent protective measures have included the unobtrusive roof color for Fifth Street Station and Martha Jefferson Hospital's color scheme. Some larger stores have roofs that are eyesores and so some effort to prevent this is needed. There may be some resistance to this at the Board of Supervisors, and the issue has been raised by free enterprise activists. Please put this on your calendar.

- Any news on development of Barnes Lumber Company property: Site plan negotiations are ongoing. The large hole on the property is for a large (four ton) underground utility box in coordination with the streetscape project. The contractor on the library project has loaned equipment for this work. Some of the buildings were sold to provide the bank with income, but other buildings are leased and presumably will not be sold.

- Update on streetscape: The utility relocation will take about sixty days and this process is starting now. VDOT is approving design now that the utilities are being moved. In the spring the block by block closings will occur. Lee and/or Trevor will attend our next meeting to talk about this. Leslie Burns raised a concern about the Crozet Arts and Crafts Festival on May 11-12, and Ann said that she would look into this in order to prevent any disruption. They are also working with the schools to figure out how buses will be routed.

- CCAC re-appointments and new members: Mary said that she had received her reappointment letter today. John said that he is serving, while Kelly said that he will step off. Ann thought that there were one or two applications pending. We will check with Lucy as to her plans.

- Others? Kim Guenther asked if a dog park had ever been proposed. Leslie says that there had been some mention of a dog park below the lower baseball field in Crozet Park and that there may be some support. Right now there is some vendor parking there, and this is the launch area for the annual fireworks display. Another possible location is in Old Trail. Ann noted that there are dog parks at Darden Towe Park and Chris Greene Lake. The Darden Towe Park area is very muddy now, and it was commented that it should be fenced in. Perhaps Old Trail could be approached. It was also suggested that moveable fences could be used so that the park could be reconfigured when it gets muddy. Kim says that there are good resources on line.

5. Old Business:

- Crozet Safety Corps – Tom Loach: How is it going and how can CCAC support the effort? A presentation was made at the CCA meeting and a number of people signed up. Tom said discussions are being held with the Albemarle County Police Department about the scope of work. They will meet with the new public safety officer for Crozet, Andy Gluba, and move on from there. Tom said they will present this issue, as well as the question of paid firefighters volunteering, at the next meeting. Tom said the County Attorney has some concerns about the firefighter issue.

- Bill Schrader reported that he attended the recent Places 29 meeting. He said that they have just elected officers and have a lot to do. It is not clear whether the group has a residential or business focus as the area does not extend far to the east or west from Route 29. He thought the group was large enough that it could actually be two groups. They meet at 4:00 p.m. at the County Office Building rather than during the evenings at a location on Route 29. Nine members attended. The Places 29 master plan and the Advisory Council do not have positions on the Western Bypass. Tom said that he went to the Pantops meeting but it was canceled. Kelly is going to the next Places 29 meeting because the Field School has a special use permit application pending to move the school to Polo Grounds Road (the same property SOCA wanted to develop). What will we do about the old school if they move? A 4th and 5th grade elementary school was suggested and this would have to be discussed. Ann said that any changes to the building would have to be in the Capital Improvement Plan and a needs assessment would have to be done. Ann said that the Field School did not want a lot of work done to the school so they will do a small electrical project this summer.

- John asked about the lower level in the new library. Ann said that no decision has been made yet as to use. There has been some community discussion and researching. Lee Catlin had reported that an RFP is being worked on. As for the old library, many people are interested, including the Police Department. While this is not an ideal location for this use, it would get them in the community.

6. Items not listed on the Agenda. Ann said that County staff have been working for three years on properties in the Comprehensive Plan as light industrial (LI) but that are not zoned as such. There are 1,600 acres of LI out there. The issue is that landowners try to place an office use in the light industrial zone, and this is how most of the LI land is lost. Owners can get more for the land by selling it for offices rather than LI. We need LI for brewers and other types of uses and it is better to have this land ready for use rather than rezone other land. The County lost Sierra Brewers, which had chosen the County as a potential location because of access to rail. They would have fit in here well, as their reputational factors were a good fit. The recent public hearing on the LI issue was cut short due to a fire alarm. The Board has worried about the LI situation but has not acted. The staff has worked very hard on this project and Ann wants to follow through. We can't have people asking for more LI when we aren't protecting what we have.

7. Announcements:

- The Crozet Lions Club annual Spring Clean-up Day is Saturday, March 23, 2013. Meet at the Meadows at 7:30 a.m. A free breakfast follows at 9:00 a.m. Anyone is welcome and it will start on one end of Crozet Avenue (the Meadows) and go to the other. Everyone gets a vest and a bag, and will have a nice breakfast at the end. Phil said that the Lions raised \$3,000 for the library at their pancake dinner for library, and got a \$2,000 grant too.

- The Charlottesville Tree Stewards has \$25.00 vouchers toward the purchase of a tree (<http://charlottesvilleareatreestewards.org>). This was addressed at the CCA meeting and the process is simple. They give you an e-mail address, and you explain where you are, the siting of

tree, agree to water it, call Miss Utility, and in four days, they send you a certificate for a tree on the species list. The deadline is this month.

- Also, Crozet Trails has planted trees in the park and the Lions will be mulching. Anyone is welcome to help a week from Saturday.

8. Future Agenda Items:

- Lee Caitlin and Trevor Henry will be here to discuss the streetscape project including timeline and communication plan for the community
- Mr. Shrek will come to talk about the Oakley property.
- The Greenhouse has asked about hanging baskets off lampposts similar to what is done in Waynesboro. It was noted that volunteers or others are needed to care for these and they require a lot of watering (unless a watering system is used). No action taken.
- A question was raised about the median between Taber and the Community Garage and whether this will interfere with emergency vehicles. This will be a drive over median, so this should not be an issue.
- Could we have something better for the entry way at Crozet Avenue and Route 250? Can this look better? It was noted that individual citizens not supposed to remove the signs that people put there and that the County actually has funding to pay for such removals.

Adjourned at 8:53 p.m. on a motion by John Savage and seconded by Mary Gallo.

George Barlow
Secretary