

Crozet Community Advisory Council – Minutes
Thursday, March 20, 2014 from 7:00 p.m. to 9:00 p.m.
The Meadows, Crozet, Virginia

CCAC members present: Meg Holden (Chair), Nancy Virginia Bain, George Barlow, Beth Bassett, Phil Best, Ann Mallek (Board of Supervisors), Tom Loach (Planning Commission) Mary Gallo, Jennie More, Branda Plantz, Leslie Burns, John Savage, Kim Connolly

CCAC members absent: Kim Guenther, Janice Applebach, Dave Stoner, Matthew Sposatos

Public attendees: Paul Grady, Tim Tolson, Mike Marshall, Teri and Steve Kostiw, Cari McCormick, Ben Heltzel, Brian A. Day, Robert Gutkowski, Yi Qin, Robert Helt, Jim Duncan

Chair Meg Holden called the meeting to order at 7:07 p.m.

1. Agenda Review (Meg Holden – CCAC chair): Meg Holden welcomed our visitors, distributed the agenda and reviewed it with the Council, and welcomed any additions. Members of the CCAC and guests introduced themselves.

2. Approval of Minutes from the January 16, 2014 and February 20, 2014 meetings: John Savage moved to accept the minutes of the January 16, 2014 meeting as presented, seconded by Phil Best, and the minutes of the January 16, 2014 meeting were approved by vote of the Council. Nancy Virginia Bain moved to accept the minutes of the February 20, 2014 meeting as presented, seconded by John Savage, and the minutes of the February 20, 2014 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:

- **Library Updates** (Tim Tolson): Tim reported that the library continues to do well and was covered by the NBC 29 news. Circulation continues to increase and the Crozet library has overtaken Gordon Avenue as the system's busiest. One thousand three hundred fifty-three new library cards have been issued since the opening. Tim stressed the need to reinstate \$35,000 into the approved budget to allow longer hours, which funding had been cut by the existing proposed budget, and he encouraged attendance at the upcoming Board of Supervisors meeting to support the library's extended hours. Ann noted that a number of things are coming back into the budget and she would like to add this back too. She said we can email the BOS and attend the upcoming meetings on April 2 and 8. It makes a difference when people speak! The meetings will be well-attended because of the proposed property tax rate. Fundraising continues, with a swing dance to be held next Saturday from 8 to 10 p.m. Proceeds will support the fire department, rescue squad and library. Fardowners is also reprising its fundraiser from April 14-16 (a portion of meal proceeds will go to the library). The Friends of the Library book sale is coming up, as is the Big Read (True Grit).

- **CCAC Officers and Membership Renewals:** With the recent appointments to the CCAC, the Council is at full capacity. After some discussion about the need to get members involved in governance, Phil Best then nominated Meg Holden as chair. John Savage amended the motion to nominate a slate comprised of Meg Holden as chair, Jennie More as vice chair and George Barlow as secretary. Phil accepted the amendment and the slate was approved unanimously by the CCAC. Meg reminded members about the upcoming joint CAC meeting at the County office building on Monday March 24.
- **Streetscape issues, including how we can support local businesses during this time:** The CCAC praised the County's excellent communications so far on the closure schedule and detour routing. Meg urged everyone to take these challenges in stride and support our local merchants. Traffic will not be routed through the Square, which will alleviate the problems somewhat. Try not to cut through the Square, and keep an eye out for people parking in the area just to the north of the pharmacy because cars in this area block the travel way there. Brenda noted that it might be more efficient for traffic to be routed one-way through the Square, however the location of the VDOT right of way (very near the sidewalk) in the Square presents challenges to any creative solutions. However some re-marking of the travel ways after completion of the work would help address the congestion in the Square. Ann will talk to Joel Denunzio about reworking this.
- **Restore-n-Station:** The building plan is coming up for a change review at the Architectural Review Board meeting on April 21. The change from the approved plan is to remove second and first floor windows. The change in the windows must not alter the mass and form of the building. John also noted that Starr Hill is making a number of changes, including windows and doors, in order to host larger events.
- **Acme Visible Records status:** Meg has been in touch with Sarah Huddle, spokesperson on the project, about the status and unfortunately she could not attend the meeting. An email from Ms. Huddle dated February 18, 2014 regarding the status of the project is attached to these minutes. John Savage thought that they did a good job on the removal of the buildings without disrupting traffic, although it was unfortunate that the cabinet maker who had a shop in one of the buildings was displaced. Two comments were made that Wilson Jones or the contractor could do a better job about notifying the neighbors, as some did not hear about it until very late. Perhaps they could be provided with an email list to notify or could let the CCAC or Crozet Community Association know about upcoming changes.
- **Update and discussion of Downtown development (Barnes Lumber Property):** Meg began with an email from Bill Schrader expressing concern about the developer's (Milestone) unwillingness or inability to show the community its real plan, and yet wants to change the master plan. Meg's overall feeling was that the County was being diligent on our behalf in pressing for adherence to the master plan, and gave a detailed, dispassionate and specific report on Milestone's submission.

Tom Loach had three concerns. First, he asked whether the CCAC would support an application where the developer will not pay proffers, as this would essentially require the County to build the road. Tom noted that the amount of the proffer depends upon the type of building. Second, should the CCAC support an application that does not make jobs its primary emphasis? The flex

space in the plan was intended to replace jobs lost when Barnes shut down. Third, Milestone does not want to follow the master plan, and intends to have a mixture of uses (like Stonefield) rather than mixed use on the site. He feels that these are the critical questions. Leslie said that if a mixture of uses is permitted, then the commercial uses should go in first. It was also noted that there is a discrepancy in the number of residential units, and that space for new jobs is being lost. Concerns have been raised in the community that Crozet does need more apartments. Claudette Grant, the senior planner handling this matter, will come to our next meeting.

Meg agreed that Tom's three points are critical because these concerns are central to this type of development. Tom recommended that all CCAC members need to review the County comments and get their concerns back to Ms. Grant and she can communicate those to the developer. Ann said Mr. Stoner called her today about attending tonight's meeting, and she recommended that he come next month when Ms. Grant is here. The County has started the dialog that we want to have, and the process is working in that the County is upholding the plan. Ann says that Milestone has resubmitted and so there will be more information soon. Meg will send this information from the County to the CCAC. Jennie agreed with Tom that the County has done a good job, and she is curious to hear Mr. Stoner's responses, as he has seemed willing to work with the CCAC. Tom said that it appears that the sale of the property is contingent on rezoning. After the rezoning, the community loses much of its leverage. It is unclear what effect the Stellar and Union bank merger will have. It was also noted that Milestone is working off the old (Roell) rezoning request, which had been extended. The request modifies what can be brought into the downtown zone and contains many conditions and proffers and so we will need to keep track of whatever those conditions are.

Note that all submissions (and much other information) can be reviewed by the public on Access Albemarle, which can be seen on County View. Tom noted that many of the issues raised by the County in its detailed response were those expressed by the CCAC. We should strongly state that the CCAC shares these concerns, particularly about a primarily residential development. Employment needs to be emphasized over residential use. A visitor commented that master plans are a policy statement, and once a deviation occurs, the whole plan is more vulnerable. The plan, though not an ordinance, is intended to guide zoning decisions. Paul Grady wondered whether the CCAC should make a statement that it does not want single family detached residential on the site. It was noted that 700 units would be allowed on the property by right as currently zoned. Several CCAC members agreed that existing residential neighborhoods have to be buffered by residential uses on the property. Leslie, noting that she agreed with the issues Tom had raised, said that she did not think that we should take a position against all single family detached residences. She said that the County has asked a number of good questions, and we need to let that process unfold. Meg agreed, saying that the County should hold the developer to the plan as much as reasonably possible.

Tom noted that the overall mix is what is important, keeping the neighbors' concerns in mind. Tom reiterated the point made by Mike Marshall at the previous meeting: where is the problem with the master plan? There is a great deal of residential zoning around downtown on the east and west sides, much of which is zoned for townhouses. Ann noted that the neighbors do not want to see four story buildings on their property lines. While the proffers for townhouses are lower, the developer will be required to do a number of off-site improvements. It was also noted

that there really are not very many apartments in Crozet, which creates affordable housing issues here. There are apartments in Old Trail and occupancy seems to be high, but downtown is supposed to have apartments as well. Should the developer be required to build a certain number of apartments? Old Trail has affordable places to live, is attractive and is seen as something people can grow into, and downtown could use that too. Well-designed public spaces would also augment apartments in the downtown area. Tim Tolson said that he supports the 2009 round of the master plan, pages 24-34 (on the County website) and recommended that people look at that for its emphasis on what the community had determined that it wanted for downtown. It was noted that the recent zoning text amendment allows apartment buildings (without first floor commercial), but some people do not want that. A CCAC member commented that we do need to be clear that we want rental apartments (which are easier to finance), rather than condominiums with commercial uses below (which can be hard to finance both commercially and with a home mortgage). Phil agreed that our population needs more affordable living choices, which can be provided in part by more apartments. Mike Marshall also endorsed Tom's second point regarding emphasizing job creation, which brings in people who need housing. Ann says that the County has given Mr. Stoner a list of businesses that might be interested in space. Jim Duncan noted that we say we want jobs, but what industries do we want here? How do we support the whole career ladder, and not just high-paying jobs? Meg said that if we have any leads on employers and commercial uses, we should funnel them to Susan Stimart or Mr. Stoner. Crozet can offer less expensive space than Charlottesville.

- Discussion of commercial development in Old Trail: Jennie had mentioned this topic for the agenda, and Ann has additional information. Ann cautioned the CCAC that this will be a challenging discussion, but that it needs to start with the CCAC. Right now there are different sources of information while there is a scramble to get information to the developer as to sites that might appeal to it. County staff has told Ann that there is a brewery in another part of the United States that is looking to come to Virginia. It likely would be a multistory structure with a farm-to-table restaurant, organic farm, beer garden, and brewery. One potential issue is the truck traffic (one or two trucks an hour), which makes a downtown site (like Barnes) less likely. The portion of Old Trail across Old Trail Drive from Henley is a possibility. It could be designed to have its truck entrance closer to Hillsborough, with buildings under the hill in order to retain Route 250's scenic values. The visitor entrance would be off of Old Trail Drive. Half of this land is presently zoned Rural even though it is part of Old Trail. The brewery would bring 376 jobs, 56 of which are career jobs. Natural gas would need to be extended to it, and perhaps this would be a catalyst to bring gas to the Square, the Lodge at Old Trail, and other commercial users. Ann said that the County's "green" appeal and exciting brewery culture are attractive to the company, and the setting's mountain views appeal to the company.

Several concerns were raised. Are there enough people here to support this? It was noted that the organic farming aspect could be positive along Route 250. Perhaps there could be a connection (such as agribusiness internships) with the planned environmental academy at Western Albemarle High School. Mary noted that we had pushed the commercial uses in Old Trail off of Route 250 because we did not want commercial uses close to WAHS and Henley Middle School. Can the trucks be kept away from school entrances? Would this bring utilities into the Rural area? Ann said that they would not push buildings into the Rural area of the property, but they would need to put the access road through the Rural zone and this would

require permission to have an industrial access road through a Rural area. Some rezoning would be required, with a change in the master plan from Residential to Light Industrial. Any rezoning would be done for a particular purpose (here a brewery) and thereby limit the use that way.

Ann asked what we thought of the concept, which would be similar to their existing location. Under what conditions would this be acceptable? Are there other sites? The need for frequent truck access makes the Acme site less desirable for this use. Mike Marshall asked about the water use needed for such a facility. Would our plant handle that increased demand? Do we have enough sewer infrastructure? Ann said that the new granulated carbon filtering system will assure good water quality, but she was not sure about capacity, as this will be a 24 hour per day operation with three shifts. Truck deliveries and departures would need to be staggered outside of school opening and closing times.

Meg says she still feels the weight of the Yancey property, and water and sewer are an issue there. Tom said that the Old Trail Homeowners' Association should be consulted. Ann is trying to see what the community concerns are before going back to the company. Jennie noted the irony that this is a commercial project in a mostly residential area, while downtown we are concerned about residential uses in the commercial area. Several members asked about concerns that Old Trail residents might have. While the setting appears to be separate from the neighborhood, safety concerns were raised because of the proximity of the high school. CCAC members wondered how large the organic farm will be. Ann understands that their existing location is 200 acres, and while they grow produce for the restaurant, the farm does not produce all of its needs. Rail access has been a concern for other brewers who have looked at our area, but this one uses truck service. Ann asked that we send our concerns to her. Ann thought that we were interested, but need more information, and particularly need to hear from Old Trail. This brewery would provide entertainment infrastructure here and would draw tourists. Tom recommended that accident data be consulted for the area, noting that trucks will have to cross traffic here. The new Restore-n-Station is approved as a truck stop, which will add to the traffic. We do need to worry about safety and young drivers near the high school. Ann said that this lead came from the Partnership for Economic Development, as an agritourism possibility.

5. **News concerning area schools that affects the development area:** As the meeting was running late, this topic was deferred to the next meeting.
6. **Change of meeting date and place:** To be addressed at the next meeting
7. **Items not listed on the Agenda:** None
8. **Announcements:** Meg reminded us not to forget the joint CAC meeting on Monday.
9. **Future Agenda Items:** None at this time.

The meeting adjourned at 9:23 p.m. on a motion by Kim and seconded by John.

George Barlow
Secretary