

Crozet Community Advisory Council – Minutes
Thursday, May 15, 2014 from 7:00 p.m. to 9:00 p.m.

CCAC members present: Meg Holden (Chair), Phil Best, David Stoner, Mary Gallo, Brenda Plantz, Janice Applebach, Kim Connolly, Tom Loach (Planning Commission), Beth Bassett, Jennie More, Leslie Burns, Ann Mallek (Board of Supervisors), Matthew Sposato

CCAC members absent: George Barlow, John Savage

Public attendees: Anne Dagner, Frank Cerrone, Marybeth Cerrone, Jim Duncan, Mike Marshall, Tim Tolson, Jim Crosby

After relocating the meeting to Crozet Baptist Church, Chair Meg Holden called the meeting to order at 8:00 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.

2. Approval of Minutes from April 17th, 2014 meeting: Phil Best moved to accept the minutes as presented, seconded by Kim Connolly, and the minutes of the April 17, 2014 meeting were approved by vote of the Council, subject to any corrections to be given to the Secretary within a week from today.

3. Project Updates/Information:

- **Library updates– Bill Schrader:** Bill updated the CCAC on library news. The library is receiving requests from the community offering help, and new ideas keep coming. Individual wooden plaques are for sale with the Library receiving the proceeds. Fardowners once again hosted a Library Days fundraiser and had a wonderful turnout, one of the largest in their history, and the Library appreciates the contribution. The Library also received a \$500 check from Western Albemarle High School’s “Mr. WAHS” event. Word also went out to many National Parks through the Association of National Park Bookstores that any extra books would be appreciated. The Library has received 105 books donated by fourteen National Parks. A unique mix of books is out on display. Bill said that the biggest news was that Anne Mallek was able to get an extra four opening hours at the Library. Many people from the community turned out to support Anne’s bid to get the additional time and the effort was a success. The Library staff asked WAHS and Henley Middle School which nights they thought would work best for extra hours, and the schools have said that Wednesday nights work best for studying. As a result, the Library will be open Monday, Tuesday and Wednesday nights until 9:00 p.m. It might be possible to move the CCAC meeting to Wednesday, if that would work for Ann. Bill reported a 25% increase in Library usage, which is a good sign for a new library. Since the opening in September 90,000 people have come through the door and 1,600 new Library cards have been issued. The collection stands at 52,000 volumes now. All three meeting rooms are booked six weeks out. On the Giving Tree 61 leaves are left, 139 leaves having been leaves. Volunteers are welcome but paid staff has to be there while volunteers are working. The Library leads the system in self checkout.

- **Streetscape updates/issues, if there are any?** The initial striping was a problem but is being remedied, including the crossing outside of Mudhouse. The waste water from Mudhouse is being pumped. There was a missing sewer pipe and within a week they expect to locate the pipe and

have it connected. Although the utilities have been buried, there remains one utility pole outside of Mudhouse that has to stay up. Concerns remain about the limited parking in the Square. The son of the man who planted the Christmas tree in the Square says that perhaps the tree could be moved from its spot at the Square to make room for more parking spaces.

- **Update on Rutherford Hotel in Old Trail:** The project is at the bonding stage for the plans. Someone else is taking care of the road that has to be built and the last technical issues are being dealt with for construction. They expect to open in April 2015, and the hotel will have 52 rooms, a restaurant and bar. The fourth floor will have an indoor/outdoor space. There will be a meeting room to accommodate 100 people.

- **New CCAC meeting place at the library on Wednesday?** The Council is considering changing its meeting date to the third or fourth Wednesday if that will work for everyone.

- **Crozet Safety Corps update – Tom Loach:** Tom reported that an active investigation is ongoing concerning the home invasion on Park Road. There has also been a report of a peeping Tom on Park Road. A new sign identifying the Safety Corps will cost \$75 -\$100. Joining the Safety Corps places one on the e-mail list, which is intended to foster a two-way flow of information to and from the Safety Corps regarding public safety issues (for example the recent suspicious car in Foothills). The Crozet Community Association has already posted information about these recent occurrences. Go to www.crozetsafetycorps.org and join. There are also now three additional officers helping with our area to provide overlap between the day and night shifts, and we have had good support from the Board of Supervisors. The police substation will not be located in the old library. Tom said that it would have been helpful to have a substation with an officer here to respond to reports, etc. at this substation.

- **Old Library:** Suggestions for the building include use as an art gallery or artisan center. Perhaps someday it could be *donated* to the community by the County for us to use for different purposes that we see fit, but we are not there now. It would be nice to get something in there so that it is not an empty building that could be targeted for vandalism, etc.

- **Crozet Independence Celebration - Mike Marshall/Tim Tolson:** The Celebration will be held on July 5 with the parade line-up at 4:00, parade at 5:00, and Celebration starting at 6:00 in the park, followed by fireworks. We will be using a gate set-up like the art festival did instead of collecting money for car parking. Suggested donations will be \$3 for entry for adults, under twelve are free. Well over 2,000 people attended last year's Celebration. Local civic groups, including the Park Association, Lions and Ruritans, will set up booths on the slab in front of the YMCA to represent the community.

- **Discussion of Downtown development (Barnes Lumber Property), as it relates to the information that was presented at the April meeting:** Anne Mallek reported that Frank Stoner of Milestone Partners had called her. He has filed responses with Claudette Grant in the Planning Department. Ann said that Milestone is working on an open space component to their plan beyond the plaza idea, focusing on an outdoor green or gathering space. Ann said that she met last Monday with a VDOT expert on tunneling under the railroad tracks and hopefully there will be a way to provide another access to the development from the vicinity of Firehouse Lane. This is a very particular type of project with its own set of experts, and Mr. Stoner is looking into it. There is no real answer yet on cost, which might be prohibitive. There will be a Planning Commission hearing and meeting on June 17, at which point all applicants will need to have their plans in shape. We will

know not know who is appearing until the agenda is announced. Wayne Cilimberg has pointed out that Milestone could step out of the typical loop and go to public hearing. Mr. Stoner told Tom that he has a new traffic prospectus and that he has two companies interested in the lumberyard as a job-centered occupant.

4. Open discussion/ brainstorming regarding ideas for future commercial development in Crozet and what types of businesses we would like to see: The Council was encouraged to think about the types of businesses that would fit well here. Who has ideas? Conversation among the Council followed. The master plan creates an atmosphere where the community has a voice. It is not that we do not want progress, but we need to see a good plan that includes elements that the community has identified as important to it.

Phil Best- Wants the developer to show how the development is going to be mixed use from the beginning, and not housing first, commercial second.

Kim Guenther- Noted that it seems that the developer wants to build houses first.

Mike Marshall- Observed that the developer seems to believe that it needs to build the road first and then pay for that with home sales.

Ann Mallek- On site improvements will allow the developer to be able to build.

David Stoner- Asked if we need to file comments with the Planning Commission? Should a resolution be made?

Janice Applebach- Asked whether we should have our meeting early next month so that we can read what the developer's statement says and hear back from Ms. Grant. We can then come up with a resolution. We need to describe those aspects we support and those we do not support.

It was noted that the Downtown Crozet District is a form-based development with the parameters laid out, including lot setbacks, etc., but the architectural details are left to the developer. Will Milestone supply details about phasing?

In General: The Council would like to try to meet prior to June 17th and develop a resolution submitted through minutes of the meeting, and in addition the CCAC will show up as much as possible to represent the community. It was noted that the CCAC may not act as a body at a non-CCAC meeting (unless notice was properly given). It was thought the CCAC will need to see Ms. Grant's response before we form a resolution.

Tom Loach: Tom said that he would like to see multiple companies that supply jobs in a building similar to the Joiner building. He also noted that the Planning Commission is sensitive to community advisory council resolutions and so any such resolution should be addressed to the Planning Commission as well as the Board of Supervisors.

Anne Mallek- Ann said that it sounds like CSX is in serious negotiations to sell the parcel that lies in the development area. Ann has a meeting with Audrey Watts in the city to see what they did to get a parking garage in the downtown area.

Bill Schrader- Bill recommended that we include specifics in our resolutions, noting that we have not seen specifics in Milestone's plan.

Tom Loach- Tom reminded the CCAC that the gold standard is being set by this development for the other side of the road and other developments that are to follow. High standards need to be set to guide other developments.

Beth Bassett- Beth pointed out that many people came to this area after the Master Plan was already in place. We need to be cautious about statements we make as a body, and we should strive to refrain from being too strong, harsh or negative about growth in the downtown area as it might not reflect the views of all.

Mike Marshall- Feels that the interconnectivity is weak in Milestone's plan and that the culture of Crozet is being ignored.

NEXT STEPS:

- 1. Ms. Grant will receive Milestone's response.**
- 2, Meg will share Milestone's response by sending it to the CCAC first.**
- 3. The CCAC will meet with Ms. Grant after she has had time to put her thoughts together regarding Milestone's response. Hopefully this will be on June 2 or June 9.**
- 4. We will use a computer poll to allow CCAC members to enter dates and times and members can vote for the best time for our meeting to decide on a resolution based on the Milestone filing and the County's response.**

The CCAC will work with the Secretary (Barlow) to develop a resolution outline after we have a meeting date.

The issues important to the CCAC were summarized as follows:

This development will be setting the gold standard of how the rest of downtown Crozet will be developed. As a body, the CCAC wants to raise the following key points that are of utmost importance to us as representatives of the community:

1. It is necessary that rental/residential uses be located vertically above commercial uses.
2. The CCAC supports job-centered businesses and commercial growth.
3. Connectivity and helping the flow of traffic downtown must be fostered.
4. We want a pedestrian friendly area with "walkability."

In closing, these are our recommendations and we hope that the County will stand behind the Crozet Master Plan, with the knowledge that it is the plan that our community designed as the ideal development for our future.

The CCAC was reminded that the June 17 Planning Commission meeting is a night-time meeting starting at 6:00 p.m. at the County Office Building and as many of us as possible should plan on going.

5. Items not listed on the agenda.

Beth Bassett asked about the crosswalk in front of Crozet Elementary. Ann said that she should check in with Jack Kelsey for the status. Beth reported that the parent's group at Crozet Elementary is getting anxious about the long-awaited sidewalks and this crosswalk in particular is very dangerous to traverse because cars come up over that hill at high speeds and this is a wide road to get across with kids.

6. Announcements:

Members reported that the recent pancake supper and Crozet Arts and Crafts Festival were successful events.

7. Future Agenda Items: None.

The meeting adjourned at 9:30 p.m. on a motion by Phil Best and seconded by Kim Connolly.

Leslie Burns
Acting Secretary