

**Crozet Community Advisory Council - Minutes - Draft**  
**Wednesday, September 17, 2014 from 7:00 p.m. to 9:00 p.m.**  
**Crozet Library, Crozet, Virginia**

**CCAC Members Present:** Meg Holden (Chair), Jennie More (Vice Chair), Kim Guenther, Phil Best, Dave Stoner, Janice Applebach, Leslie Burns, Brenda Platz, Beth Bassett, Mary Gallo, Tom Loach (Planning Commission), Ann Mallek (Board of Supervisors)

**CCAC Members Missing:** George Barlow, John Savage

**Public Attendees:** Rod Higgins - Albemarle Co Zoning, Amanda Burbage - Albemarle Co Community Devel, LJ Lopez - Milestoner Partners, Trevor Henry - Albemarle Co Facilities, Tim Tolson CCA, Jim Crosby, Pat Crosby, Tim Dodson - student, Jim Duncan - realcrozetva, Paul Grady, Rich Pleasants - Pleasants Industries, Holly Pleasants

Dave Stoner took minutes in George's absence

Minutes:

Approval of Minutes:

1. June 26 - Phil moved, seconded, passed
2. July 2 - Kim moved, seconded, passed
3. July 17 - Beth moved, seconded, passed
4. Aug 21 - CCAC members had not a chance to review - thus tabled for later approval

Update on local county projects noted below

Trevor Henry - Office of Facilities Development

1. See handout with details of status (see attached)
2. Streetscape
  - o Close to finishing within next several weeks, punchlist, finish coat, landscaping, pavers left to install.
  - o Maybe have contingency \$ for seeding at corner & flagpole.
  - o Leslie mentioned the dips ("speedbumps") at Jarman's and Tabor helped slow traffic & helped traffic flow.
3. Crozet North Sidewalk Project
4. Route 250 Sidewalk & Crossing Project on N side of Rte 250 @ Harris Teeter
5. Trevor will try and give another update next meeting

Crozet Park Update

By Kim Guenther

1. Tim, Phil, Kim spent a day with the United Way Day of Caring

- a. 60 volunteers – including folks from Volvo, CFA Institutes, several groups from Cville
- b. they painted front fence, painted radio building, painted trim work, did landscaping
- 2. Goal is to have 2 volunteer days per year
- 3. Park’s Capital campaign started
  - a. A very generous family stepped in to fund replacement of pavilion; Drew Holdsworth has offered to give materials and supervision at cost; all should be done by Oct 1
  - b. Formal kickoff for capital campaign is tomorrow nite at the Lodge at Old Trail
  - c. Proceeds benefit Crozet Park – to fund amphitheater

#### Presentation on Zoning Text Amendments

Ron Higgins – Chief of Zoning, Albemarle County and Mandy Burbage – Sr Planner

- 1. Changes are to setback changes for Development Areas and specifically for zoned (not un-zoned rural) areas;
- 2. Doesn’t really affect Downtown Crozet District “DCD” – since it already has these setbacks; Does affect those areas outside the DCD but within the Crozet Growth Area
- 3. See attached handouts/presentation previously circulated for detailed diagrams on proposed changes
- 4. Neighborhood model has been in works for 12 years in development areas; Model brings community together by pushing buildings forward on lots; buildings engage the public more along the streetscape (for example vs. parking in the front). Also requires minimum side & rear setbacks, but allowing them to be greater
- 5. Not changing setback for commercial or industrial, other than encouraging “step back” of 4<sup>th</sup> floors
- 6. Public hearing on these changes with Planning Commission is to be scheduled in Oct
- 7. Possibly to the County Board in December...seeking to have it final in Dec or Jan

#### Update on Barnes Lumber Property

L.J. Lopez from Milestone Partners

- 1. Milestone has deferred the planning process to allow a different timeline – recognize they will need more time for the rezoning; so have “put that on hold” until they acquire the property;
- 2. Currently pursuing closing on both Barnes and CSX properties – hope to acquire both prior to end of the year;
- 3. Once that is completed, they then intend to re-start planning process.
- 4. Tom Loach reminded Milestone that “we have a good Master Plan”.

Discussion on Community Development Corporation “CDC” concept and potential application to Barnes Lumber Property

1. Meg reminded the group about the CDC and our prior interest in investigating it's potential applicability to the Barnes Lumber redevelopment
2. Meg informed the group that a potential speaker/resource on CDC's was going to be in the area Oct 2. That person is Nate Cunningham, former colleague of the Milestone folks, who is from Pittsburgh, PA but lived in Cville area for a time, and who was involved with East Liberty Development CDC redevelopment in Pittsburg, and thus has significant experience in CDCs. He was coming to speak with folks in Charlottesville about their potentially forming a CDC for a low-income housing redevelopment and also could be available to speak to our group (or we could participate in the meeting as it is scheduled).
3. We requested an evening, or midday (lunch?) time slots in that order of preference – on Thurs Oct 2nd
4. Rich Pleasants, community member, asked why would this group want a CDC – implying that is may not be the correct vehicle for this redevelopment
5. Meg and several other CCAC embers indicated we were merely exploring information relating to CDCs, and that the CCAC hasn't taken any stance other that we want more information

#### New CCAC Business

Rich Pleasants - Pleasants Industries, LLC gave a brief informal presentation about his potential business plans in the area. Rich stated:

1. He and his wife Holly and their son have moved to Crozet, are/have built a house, is going to live here rest of his life so it is very important to him work with the local community;
2. Has plans to develop a R&D & manufacturing plant which would utilize 2 patents he has on wind turbine rotor technology - mobile mold systems for wind turbine rotors;
3. Wants to develop on the railroad as close to downtown as possible; says he is "a railroad man from a railroad family"; in response to a question said he located here because of the site's proximity to the railroad;
4. Would include a small retail component to see what is being manufactured;
5. Also would include a renewable energy academy – training facility for 9<sup>th</sup> graders and renewable energy professionals;
6. Would like to acquire 1.5-5/6 acres;
7. Will have 25 employees initially; 50 second year, 125 long term;
8. Says he is "well funded" – has raised \$5 million. Has not gone back to the Federal Gov't for more funding yet, but is working with Susan Stimart for funding from County and also is pursuing/obtained (?) matching funding from the State;
9. Supports economic development via "a business incubator concept", rather than a CDC; In the 90's he participated in a business incubator project in Columbus County NC; utility company there formed it via public-private partnership; hopes his company could be an incubator by attracting 5-7 other companies

10. Primary clients for his technology are is Siemens and Vestas
11. Trying to get 80% of the business to run on solar & batteries; would have a zero emissions water facility
12. Said that the community “should look beyond just a few investors” for development in the area

#### Announcements

Ann Malek & family recently rode 8 miles with Boys&Girls Club

- Wonderful event
- Hope next year we have more teams participating

Meeting was adjourned at 8:50pm

Respectfully submitted,  
Dave Stoner