

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

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

**CCAC members absent:** Janice Applebach, Tom Loach

**Public attendees:** Tim Tolson, Mike Marshall, Jack Kelsey (Albemarle County), John Anderson

**Chair Meg Holden called the meeting to order at 7:02 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 the October 17, 2013 meeting:** Meg Holden requested a change to more accurately reflect the CCAC’s assessment of the Zoning Text Amendment described by Wayne Cilimberg. With such change made, John Savage moved to accept the minutes of the October 17, 2013 meeting as revised, seconded by Bill Schrader, and the minutes of the October 17, 2013 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:**

- **Update on Library Fundraising** (Bill Schrader): A successful event was held at Fardowners to support the library, and the restaurant was very pleased with the response too. Barnes and Noble also hosted a successful fundraising event, with many donations from book sales. Bill said that there will be a spring swing dance featuring a performance by Leo Mallek’s band. Although the library’s collection currently stands at about 50,000 volumes, there are still more books to be purchased (see the Amazon.com site). The Crozet Gazette will run an advertisement for the Giving Tree for Christmas, and there are nine leaves at the engraver now. Visitor numbers continue to grow, with increased use of the community rooms and computers. Bill said that 462 new library cards have been issued. Library staff are talking about requesting funding for extra hours Wednesday through Friday, and the area schools are getting involved now to press for longer hours. Jennie More has been working with PTOs to get resolutions to support this. The new running shop is expected to open by the end of November and the outpost space is expected to open in the spring.

- **Streetscape update and overview of town hall meeting** – Jack Kelsey (Albemarle County): CenturyLink is working on utility relocation and expects to get wires live later this week and remove poles. Dominion was unable to remove poles this week because its crews had

been called to Michigan, but should start removal next week. On the contract, bids have been opened and tabulated, as required by VDOT. They have issued to the contractor a notice of intent to award the contract so that they can get bonds and insurance. A pre-construction meeting will be held with VDOT, and after that they can award the contract, probably in mid-December, with the contractor mobilizing after January 1. They hope to have most of the work done in October. A community meeting will be held on December 3 at the Western Albemarle High School cafeteria and notices need to go out for that. It was asked whether there are penalties and incentives. Mr. Kelsey said that there are penalties for missed dates, but no monetary incentive to finish early. It was noted that the work could be an issue with the Independence Day parade. Leslie asked about a light at Jarman's Gap Road. Meg W. says that it is difficult to pull out at this intersection. Mr. Kelsey said that VDOT has a series of warrants or criteria to meet to allow a signal to go in, including certain traffic volumes and pedestrian use. If the intersection does not meet one of these, no light. Leslie recommended that they put a conduit in now for a future light, which would save expense later. John asked about imbedded lights at the four-way stop in Crozet because drivers there are generally on the lookout for other cars but not pedestrians. Mr. Kelsey says some people say they work well and some don't, and that he feels the best solution is to illuminate the whole crossing. It was also noted that VDOT has not approved the flashers for any crossing in the county. Members noted that it would be good to have something there to help, perhaps at least a flashing light. Mr. Kelsey reminded us to come to the community meeting. The CCAC thanked Mr. Kelsey for talking with us.

- Discussion of Barnes Lumber Company – Leslie Burns and Meg Holden: Leslie talked to Frank Stoner of Milestone. She suggested that a design charrette be held to inform the development of the site. Leslie showed the CCAC a sample from one of several American Institute of Architects charrettes that were held for a project that she worked on. She described a charrette as a community meeting to get the public, the architects and the engineers together to talk about plans and throw out ideas. She asked Mr. Stoner about this and he said that this development could take ten years. Leslie said that a charrette allows people to draw their ideas and put them up on the wall for review, and some of these ideas usually end up in the final plan. Mr. Stoner told Leslie that he was open to this idea and likes idea of public spaces in the development. He asked about cost and process, and said that at the end of the zoning work he would be open to this. Leslie reviewed some of his drawings and said that they depicted more residential use toward the back, near where residential uses are now. He showed retail wrapping around where Crozet Pharmacy and its neighbors are now. He said that he wants the retail space to be continuous.

Leslie also talked to him about celebrating or embracing the railroad at this site and not simply putting in a chain link fence. Mr. Stoner told Leslie that he would like an at-grade railroad crossing over by Great Valu because of the long distance without a crossing. He acknowledged difficulties in doing this because the railroad tried to limit their crossings. At this point the County needs to put up a temporary fence, which the railroad wants it to do, but they need to get the utility work done first. Leslie said that Mr. Stoner seemed open to ideas. She would like to get the charrette going and involve CCAC. The library would be a good site for it. Mike Marshall agreed that the railroad is not in favor of crossings because they pay \$10,000 per year in insurance for each crossing. There is already a crossing for the Union Church and it won't be easy to get another one. Mr. Stoner would like to come to the December meeting for an hour or

so to talk about the plans. Mike Marshall said that the issue is likely to be the developer's perceived need to allow first floor residential uses on the site. Mike noted that he sees the community as about to enter into negotiation with Mr. Stoner and residential use in the downtown district will be an issue, but we should see a plan as to what he intends to do. Mr. Stoner will need a rezoning to join the downtown zone. It was noted that first floor residential use is a contentious issue and Mike recommended that the CCAC have as much information as possible before making a decision. One issue is how to make the edges of the site work with the existing neighborhood. Mike said that the master plan is predicated on Barnes Lumber being an extension of downtown. Leslie asked if it would be possible to allow first floor residential in the back part, away from the downtown. Meg H. cautioned against agreeing with Mr. Stoner's plan, but we need to be open, receptive, and ask hard questions. Note that the December meeting is on the 19<sup>th</sup> and that Mr. Stoner will want an hour, perhaps the minimum. John says maybe just have this on the agenda and the CCAC agreed that it would meet on the 19<sup>th</sup> and that Mr. Stoner's presentation would be the only item on the agenda that night.

- Update on plans for pedestrian crossing signal at Clover Lawn/Harris Teeter: Several CCAC members had received questions about this, including whether it is possible to have a machine or permanent sign that flashes a car's speed. Ann said that there is money in the budget to make improvements: VDOT plans to restripe the center lane (to discourage people driving in the turn lane) and have painted (at first) landing areas for pedestrian crossings. Mike Marshall asked about the western 240/250 intersection noting that the light should be synchronized so that each direction has an opportunity to proceed. Both north and south bound traffic should not have green lights at same time because vehicles from turning onto 250. It is also difficult to turn right onto 250 because of the stop sign; one never has the right of way. This would be an easy fix.
- Update on Safe Routes to School project, with information specific to the crossing at Crozet Elementary: The safe travel to school projects were bid out, but the bids exceeded estimates and so VDOT says it has to be re-bid. In order to reduce costs, the low bidders have been contacted about reducing cost. One cost factor was the discovery that a water line has to be relocated because of conflicts with relocated drop inlets, which has resulted in substantial cost increases. They are also making some changes to the plans, which changes have to be approved by VDOT before going back out to bid. They are hoping to do this by the end of the year. This project will not affect the Crozet north sidewalk because it is funded with a different grant. The numbers are tight on the sidewalk project but the same spring timeline is expected for this project. The County is getting VDOT to approve additional right of way acquisition. The schools want the sidewalk project completed because students and families are walking to town more and more.
- Hotel project: Meg H. reported that she understands that David Hilliard is close to having the financing together and that our support of tourism zone helped.
- Wilson Jones property environmental remediation: Representatives from the remediation company met with the community on Monday. They explained the use of test wells to track the pollutant plume, which seems to be staying put. They are now getting ready to do soil removal. The culprit is tetrachloroethylene (a degreaser). There is more information in the library and Tim Tolson will put additional information on the Crozet Community Association website. Ann

will let them know about the old cemetery located on or near the property. It was reported that they plan to take down one of the buildings and the slab will be last thing to come up, and they will check for contamination below that. They are also making significant effort to remove recyclables too. This site is moving along better than another in the county. We would also like to keep this property in light industrial. The owner hopes to sell it in 2016, depending on what's under the slab. Ann said that she has sent a query to them about having a convenience center there in the meantime. Mike asked if it could be an elementary school location when cleaned up, but it was noted that there are different cleanup standards for light industrial and residential, and their plans now appear to be for light industrial. It was also noted that they changed remediation contractors, which lengthened the process a bit. They will be having a public meeting on the remediation plan next year.

- Resolution for extension of Crozet library hours: Largely because of the work of the PTOs, this seems to be moving along on its own now and a resolution likely isn't needed. People should emphasize that as a budget request, this funding will be part of JMRL's regular budget and not special funding. Northside is open 52 hours per week because it is the busiest in the system. Crozet is currently open 40 hours/week and we are trying to get to 48 hours. They are also continuing with the increase for staff salaries, which are well below other areas. What happens if other counties don't approve? If Albemarle and Charlottesville approve it, the others usually do because Albemarle and Charlottesville bear most of the cost.

**5. News concerning area schools affecting development area.** Beth says that the Long Range Planning Committee developed its projections, and for Brownsville, they don't show a deficit for student occupancy for ten years and in Crozet there may be a deficit of 2-3 spots in the next couple of years. The Capital Improvement Program requests are based on these projections. Both Brownsville and Crozet have higher enrollments than projected based on the facts that the committee had previously used. The Crozet Elementary addition is not in CIP anymore so that seems to be off in the future for now. Beth said that they are doing a better job calculating these numbers now, particularly in how they deal with school population (for instance, by not counting art rooms as classrooms).

**6. Change of meeting date and place – Bill Schrader:** The date we picked to test is Martin Luther King Day and the library will be closed, so we may need to put off a test run at the library until February. Bill said he looked into booking the third Monday in February, but that is President's Day and so he will see if library is closed for that holiday. We will meet at The Meadows until we find a good date.

**7. Items not listed on the Agenda.** John Anderson, a longtime resident of Crozet, said that he recently took trip with his son to Disney World, passing through numerous towns along the way. He noted that in many of them the railroad was the centerpiece of the town, and so we need to incorporate all the good things here in Crozet, like the railroad and the area's agricultural heritage, in any plans for development downtown. Ann said that someday we might get a cap on liability that would enable us to have light rail here. This is the biggest part of the puzzle. John noted that Manassas has done a great job with rail. Ann said that light rail comes up in the General Assembly each session, but gets shot down. How can we lobby for this? Ann says she'll see if she can get someone here to talk about rail history.

**8. Announcements:** None.

**9. Future Agenda Items:** We will meet at The Meadows on December 19 provided Frank Stoner can come to the meeting. If not then, then we will invite him for the January meeting.

**The meeting adjourned at 8:53 p.m. on a motion by Bill Schrader and seconded by John Savage.**

George Barlow  
Secretary