

Crozet Community Advisory Council – Minutes
Monday, March 24, 2014 from 6:30 p.m. to 8:30 p.m.
Albemarle County Office Building, Charlottesville, Virginia

CCAC members present: Meg Holden (Chair), George Barlow, Beth Bassett, Phil Best, Ann Mallek (Board of Supervisors), Tom Loach (Planning Commission), Jennie More, Brenda Plantz, John Savage, Kim Connolly

CCAC members absent: Leslie Burns, Mary Gallo, Kim Guenther, Janice Applebach, Dave Stoner, Matthew Sposatos

Public attendees: Wayne Cilimberg (Albemarle County), Trevor Henry (Albemarle County), Rachel Falkenstein (Albemarle County)

A joint meeting of all of the Community Advisory Councils was held in which we were briefed on public meeting and Freedom of Information Act laws. After the joint meeting, we divided into groups to discuss various topics, and then the Councils each met with County representatives.

As the CCAC had just met on March 20, there was no formal agenda.

Barnes Lumber Property: The CCAC noted that this issue is the focus of the community's interest right now. Wayne Cilimberg said that Claudette Grant and Elaine Echols will be communicating with us on the project. He noted that they had just received a resubmittal from the developer, Milestone, in response to Ms. Grant's comments on the first submission. Ms. Grant will attend the April CCAC meeting, and he expects that more will be known then. Meg said that we approved of her comments in support of the master plan, which we consider to be central. Ms. Grant can be contacted at cgrant@albemarle.org

As for a timeline, the County will comment on the resubmittal, and the developer can resubmit again, or ask that it go to public hearing. Mr. Cilimberg said that this part of the process is in the applicant's control. See ZMA201000018 (zoning change) and SP201400001 (special use permit request). He explained that with the zoning text amendment, the Planning Commission was allowing for a greater variety of housing types along the residential boundaries to make it easier to buffer the adjoining residential areas. He said that the purpose of the ZTA was not to overturn the mixed use plan. We also pointed out the jobs component to the master plan. Concerns were also raised that Milestone does not want to pay proffers. No public hearing will be held on the resubmittal (if the developer goes that route) before the CCAC meets on April 17 (although a hearing technically could be held on the original submission).

Old Crozet Library/Square Issues: Tom had been in the public safety discussion group and asked about the status of the old library and whether it would be used as a police substation. It was reported that the police department likely would want a larger substation to serve multiple geographic areas and not just Crozet. Perhaps the old library could still have a police purpose, but it is not clear at this point what the ultimate use will be. Tom said that the CCAC might put together a subcommittee to look into possible uses, knowing that lack of parking is still an issue. The public needs to understand how much parking is needed for some of the uses that have been suggested over the last year or so (such as restaurant). The CCAC then discussed various parking options around Crozet, particularly in the Square, which the County owns. Tom suggested that perhaps the County

could set time limits on parking in the Square. Brenda noted that there are many people parking there to ride-share, and cyclists leave their cars there on the weekends. Mr. Cilimberg said that he would look into public ownership of the Square, as part of it still belongs to the railroad. He also said that a plan for the Square, to tie into the Barnes project, is an unfunded project in the Capital Improvement Plan.

Safety Issues: Tom said that as a result of the recent fatal house fire in Keswick there is more discussion of allowing paid firefighters to serve as volunteers for other fire companies within the same jurisdiction. The new Crozet Safety Corps was also endorsed as a good plan for other areas to follow. At the next Crozet Community Association meeting, safety signs will be distributed for various neighborhoods.

Capital Projects: In the capital projects breakout session, Trevor Henry had described and given the status of various projects, including the Crozet Streetscape, library and sidewalks. Crozet's proactive efforts were reflected by the list of projects, most of which were identified in the master plan. In addition, other than Scottsville, Crozet's downtown is the only commercial area in the County and so it attracts this kind of interest. Credit was also given to the communications efforts by the Crozet Gazette and Jim Duncan's blog.

Parks and Recreation: Phil attended this session and reviewed Crozet Park's status. Dan Mahon had commended the volunteerism in Crozet, and especially the Trails Crew. CACs clearly have a role in promoting volunteerism.

Sidewalks: Mr. Cilimberg asked if the Jarmans Gap Road sidewalks have led to more pedestrian traffic, and the CCAC responded that they clearly have, with many more people walking downtown from Old Trail and other neighborhoods. This has helped the library as well, and so there are requests from other areas for sidewalks. It was noted that there is a long term plan for pedestrian improvements for Route 29. There is some federal money for these projects, but lots of demand and so the wait can be long. On the Safe Routes to School project in Crozet, the bid for the work is still too high and the County is working with the contractor to try to cut the cost.

Several remarks were made on how long it takes to get projects off the ground, and it was noted that the library was fifteen years in the making and the Streetscape has been in the works for several years too.

Mr. Cilimberg said that he will work with Ms. Grant to channel materials to the CCAC for the Barnes project. It was noted that there had been a single planner devoted to Crozet who attended CCAC meetings. This worked well because she knew how the community felt about new projects early in the process.

No more information was available regarding the possible brewery near Old Trail.

At 8:37, John moved to adjourn, seconded by Kim and the motion carried.

George Barlow
CCAC Secretary