

**Crozet Community Advisory Committee – Minutes**  
**Wednesday, June 17, 2015 from 7:00 p.m. to 9:00 p.m.**  
**The Crozet Public Library, Crozet**

**CCAC members present:** Jennie More (Chair), Dave Stoner (Vice Chair), Mary Gallo, Beth Bassett, Kim Guenther, Phil Best, Kim Connolly, Brenda Plantz, John Savage, Phil Best, Jon McKeon, Lisa Marshall, Susan Munson, Alice Lucan, Ann Mallek (Board of Supervisors), Tom Loach (Planning Commission)

**CCAC members absent:** George Barlow

**Public Attendees:** June Andrews, Bill Schrader, Bill Andrews, Mary Miller, Emily Kilroy, Lisa Goehler, Faith McClintic, Russell Gough, Paul Grady

1. **Agenda Review:** Jennie More welcomed visitors, distributed the agenda and reviewed it with the Committee, and welcomed any additions.
2. **Approval of Minutes from May 2015:** Jon Savage moved to approve the May 20, 2015 CCAC minutes with any deletions, edits, or changes communicated to the Secretary within one week from today. Phil Best seconds and the motion carries unanimously.
3. **Greg Harper, Water Resource Manager for Albemarle County:** Here today to give us an initial review of the water resources program. If you really want to learn more, you can attend on Wednesday at 6:30 for a broad county-wide open house about the water resources program. The Board of Supervisors (BOS) may pay for the water sources fund. Over the last several years the state has thrown mandates to this group, which include regulating development. State obligations were being worked on before they were required. But now the program will be demanding more county resources as it grows.

**Here are some terms that he covered:**

**TMDL=** Total Maximum Daily Load. The amount of sediment or pollutants that a stream or lake can receive without compromising the health of the water body. 70-75% of streams in our county are impaired. Recreational or water-supply quality is compromised. Fish and bugs can't live easily in this environment. The question is how to arrest the problem and make changes. Counties are being held responsible by the state now.

**Public awareness.** Increased knowledge and responsibility of storm water management, pick up pet feces, etc. Lots of ways to accomplish making the public aware and there are ways that communities can help spread the word, 1-2 million dollars a year is the new cost our municipality is burdened with to work this plan...all of us in the Chesapeake Bay watershed are responsible, etc.

The state Department of Environmental Quality is responsible for enforcing this new plan.

Businesses, Homeowners associations, etc. will have to pay somehow to support the cost of programs now and in the future. They are doing studies as to overall cost of the programs and how it is going to be divided and split amongst the property owners in the county. (Will taxes increase?)

Some areas covered are: Dam safety, public education, stream buffer protection, groundwater management, and non-mandated stream restoration.

#### **Two ideas for creating revenue for water:**

**Stormwater Service District:** Property value based tax which would create a separate pot of money dedicated to water resources programs. No net gain in tax. Tax exempt properties are exempt from this tax.

**Stormwater Utility Fee:** Which is based on physical metric of impervious area to the overall size of property. The more water and sewer you use every month the higher your bill is. Creates a nexus between GIS impervious service calculations and the billing system so that the cost reflects services used. Good data on roads and parking lots and property lines. So the County can figure out the impervious cover pretty accurately. Except for federal, state and local holders of Municipal Separate Storm Sewer System permits (MS4) and public roads, all landowners (including tax-exempt owners) pay this fee. Credit may be given for taking steps to have pervious pavement, rain barrels, etc.

Most communities have waste combined with storm water, but we do not have this problem in the county because sewer and waste water discharges are run differently.

**MEETING!** June 24<sup>th</sup> at 6:30 at the county office building there will be a meeting that further explores this. Check out the video on the web [Albemarle.org/waterfunding](http://Albemarle.org/waterfunding).

#### **4. Mary Miller of the Garage Gym:**

She has been here for two years, having lived in NJ, FL Puerto Rico, NOVA. She is now in Crozet. Has owned gyms for a long time and coached gymnastics since she was 16. She tells us she has had a difficult time in finding the type of building that would work for them. She will offer gymnastics, weightlifting etc., and is looking for lower price point per square foot. Location is important. Open spaces. No machines, all free-weights. Seeking a barn or other large place, or a place of 3000- 5000 square feet.

Contact info: [www.TheGarageGymJunkies.com](http://www.TheGarageGymJunkies.com)

#### **5. Faith McLintic- Director of Economic Development-**

Introduction and Overview:

Since 1985, has worked in local development office in Chesterfield County where population grew from 10,000- 300,000 citizens who were living in the county but working in other places like Richmond and Fort Lee. People lived there as a bedroom community but they were not paying for services expected. They expected to have their kids educated without a tax base. It is important to have a revenue stream. A lot of competing demands in a municipality for schools, parks, library, roads, etc.

What is economic development? Means different things depending where you are. Economic vitality, creating opportunities to develop wealth and strength of the community. Good, solid, sustainable jobs. It is a team sport involving....

-- **County Leaders, County departments, Fire Dept., Police Dept.;** all of these can be ambassadors.

-- **State development office, Film office,**

-- **Business communities need to service these groups.**

-- **Universities, like UVA, JMU, academic institutions. These are pipelines for workers.**

-- **Allies: Power company, Railroad, Telecom, Service Authority**

-- **Real estate, development community**

-- **Planning commission**

-- **Board of Supervisors**

#### **WHAT IS REQUIRED for economic growth??**

Available buildings, and land that is zoned appropriately.

Accessibility, Utilities, Competitive tax structure.

Available, qualified workers.

Affordable operating cost.

**Streamlined permitting- this is a way that a community can affect the way businesses are attracted to them,** flexible regulations, confidentiality, attractive way of life, political and community support....

Businesses are starting their search and we don't even know about it. They will whittle away the options and then they ask for voluminous amounts of information. "How far away is a fire department?" etc. The quicker the community can react to the inquiries- the better... However, it is a mistake to "buy" companies with incentives. It can cost the tax payer in the end and they may not have anything to show for the payment. Flexible regulations provide ways to get to a certain place via many routes. Look outside of the box.

#### **COMMUNITY SUPPORT!!! VERY IMPORTANT.**

Best practices and Successful Strategies:

Define what you want to be; otherwise, the market will do it for you.

Determine a long-term vision and stay the course.

County wide strategic Plan (with measureable goals & objectives)

Economic Development Plan (aligned with County wide goals)

Set the stage for ED activities and have a product ready to go including:

Comprehensive Plan and Area Plans: minimize the unknown

Proper zoning/Proactive  
Key Components:

**Build an inventory, Business Retention and & Expansion Programs  
Professionalism and Responsiveness.**

PERCEPTION IS REALITY!!!!!!

**Cost of services:**

\$6750 per household

Taxes paid are \$3519

This leaves a Shortfall of \$3231....that is why we need to the business sector to help us out.

Albemarle County is doing pretty well – in comparison to most municipalities.

She is going to be collecting data in order to compare us to other communities that we will be competing with for the type of jobs that will mesh well with the rest of the demographics of our community.

We have limited light industrial properties that have been zoned.

339 acres of zoned and designated properties.

UVA has 234 acres of those properties, and this leaves 105 acres. So one parcel is 10 acres and one parcel is 20 acres.

STRATEGIC PLAN WILL BE THE ROAD MAP

Sustainable economic development opportunities for Albemarle that match the community's assets and support for business growth.

**Basic Sector employment**

**Basic wage= living wage.** Public input. Welcomes feedback and ideas.

Agricultural base is important. [fmclintic@albemarle.org](mailto:fmclintic@albemarle.org)

**6. Information and discussion regarding the CDBG Planning Grant - David Stoner:**

Presented the work he did to apply for the Block Grant that the county submitted.

The whole thing came together very quickly in the last month.

It could provide a source of funding for a number of things that Crozet might be trying to do. Dave and Ann and Frank worked to put this together and Ann took it to the BOS. There was a 7 day turn around to submit it.

The grant is seeking funding for several challenges put forth in the master plan. Funding for economic diversity, strategic plan, etc.

It could help provide funds for design efforts for a future square- what Milestone started... following up and supporting this effort as specified by the Master Plan.

Continued community engagement process.

30 days turnaround before we hear from state either Y or N or Q & A to be answered.

\$500,000 from the state every year, which we could try to get some of. We can keep applying even if we don't get it this time.

Kim Connolly makes a motion to take up this discussion at the next meeting.

The meeting adjourned.

Leslie Burns – Sitting in for George Barlow