

Crozet Community Advisory Council – Minutes
Thursday, October 17, 2013 from 7:00 p.m. to 9:00 p.m.
The Meadows, Crozet, Virginia

CCAC members present: Meg Holden (Chair), Kim Guenther, John Savage, Jennie More, Brenda Plantz, Bill Schrader, Phil Best, Mary Gallo, George Barlow, Ann Mallek (Board of Supervisors)

CCAC members absent: Janice Applebach, Leslie Burns, Nancy Virginia Bain, Beth Bassett, Meg West

Public attendees: Wayne Cilimberg (County of Albemarle staff), Tim Tolson, Chris Henry, Mike Marshall, Kelly Strickland, Cliff Fox, Jessica Mauzy

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. Jessica Mauzy from Crozet Trails Crew was in attendance to talk about a trails matter, and this was moved to the beginning of the project updates.

2. Approval of Minutes from September 26th, 2013 meeting: John Savage moved to accept the minutes of the September 26, 2013 meeting as presented, seconded by Bill Schrader, and the minutes of the September 26, 2013 meeting were approved by vote of the Council.

3. Project Updates/Information:

- Jessica Mauzy said that she would like to speak on behalf of Leslie Burns, who was unable to attend tonight. Leslie sent her thanks for support of the Crozet Arts and Crafts Festival, which was successful, but numbers were down due to the rain. Jessica reported that Scott Watkins, a residential landscaper, had approached Leslie about doing a roadside beautification project improve and maintain a central spot in the Crozet area. After considering several spots, Scott said that he was most interested in the intersection of Crozet Avenue and Route 250 (the little triangular area), or the area across the street from (and west of) the Dairy Queen just north of the Square, where a couple of evergreens are located now. Leslie will do research work about Virginia Department of Transportation, Albemarle County and CSX approvals, and work with Scott. Leslie had been inspired by a similar project in Rhinebeck, New York. Jessica passed around photos of the Rhinebeck project. Phil asked what our role would be and Jessica said that they just wanted a bit of support. Perhaps other groups will pick other areas to beautify. Phil Best made a **motion** that the CCAC support this beautification effort, **seconded** by John Savage, and the CCAC voted unanimously to approve it. Phil also pointed out that the recent 5K at the Arts Festival was a great success, and Jessica added that over 140 runners were in the event.

- Library fundraising update – Bill Schrader: Bill reported that even though the library is up and running, the fundraising effort will continue through September 2014. At the end of this

month on October 28-30, Fardowners will host Library Days, in which a percentage of food orders will go to the library. Here is a good excuse to go out for dinner! Bill said that on the day before the soft opening, Fardowners sent lunch over to the librarians, and Mudhouse has been sending coffee drinks too. On November 8-10, Barnes and Noble will hold a book festival with events to support the library. Look for the Build Crozet Library crew, who will put a sticker on a book being purchased and part of that book's proceeds will go to the library. We then discussed the possibility of moving the CCAC meetings to the library and a discussion of the library's hours of operation followed. The library is open late (until 9:00 p.m.) only on Monday and Tuesday. At this point, many groups have already booked the meeting spaces during those evenings. Bill said that Monday, December 16 is available and Bill has booked it. Ann said that we might also consider the lower level, which will have a large foyer area, in the spring when it is ready. It will have a separate key. Bill said that he is getting lots of calls for more hours at the library. He suggested sending these requests to the Board of Supervisors and John Halliday at Jefferson Madison Regional Library (JMRL). Extended hours would be useful to people who want to use the library after work, and particularly to Henley and Western Albemarle High School students (who get out of school so late that they do not have a chance to use the library when it closes at 5:00 p.m.). It was suggested that we meet at the library in December and see how that works. Lastly, the library is about to order another \$40,000 worth of books. Funds are sitting at \$1,026,500 with several grant proposals still in the works. Giving Tree leaves continue to be added. Ann said that she had just won a raffle at a Chamber of Commerce meeting and donated her prize (golf for two at Old Trail) to Bill to use as an incentive. The library currently is second or third in the JMRL system for circulation. There will likely be a spring fling in March with proceeds to benefit the library. Phil reinforced the need to extend the library's hours of operation and said he plans to recommend this to the BOS. Phil suggests that multiple people support this at different times in the meeting, particularly parent groups. Ann says that it is possible to calculate the cost per hour of remaining open and specifically ask for this to be added to the budget. The next meeting is the first Wednesday in November. Jennie will work with Beth on coordinating with the PTOs.

- Discuss ZTA for downtown as it relates to applicant – Wayne Cilimberg: Wayne Cilimberg told us that this request is regarding the potential development of the Barnes Lumber property. The developer (Frank Stoner) has identified a need for a combination of residential and commercial development. The current ordinance allows residential use on upper floors, but not residential uses by right on ground floors. The zoning text amendment would permit this use on the first floor by special use permit (SUP). Originally, this restriction was thought best for density and verticality like a typical downtown. Because there are existing single family detached residences in downtown Crozet, it is believed that this use would be appropriate with a SUP. This change would allow an apartment building to seek a SUP to have its first floor in residential use. Note that professional offices are permitted on the first floor by right under the ordinance as currently written. The change would allow some flexibility, especially if a landowner was unable to lease the ground floor of a building to a business. Ann said that perhaps we want to see mixed use in the project (19 acres) as a whole, but not necessarily every building. Mr. Frank Stoner has the right to buy the land from bank, contingent on this zoning text amendment (ZTA). Wayne said that his office is waiting for a concept plan. Meg H. said that there was the plan for downtown was intended to balance commercial and residential uses so that businesses would locate there. Wayne said it was important to remember that nothing would

be changed without the Board of Supervisors (BOS) first approving the SUP. If this ZTA is approved, the SUP process would include identifying where the residential uses will be and the relationship with adjoining properties. It was recognized that the Barnes property should be mixed use and not all residential. So a developer's SUP request has to be scrutinized by the BOS to be sure that the mixed use ideal is implemented. Wayne reminded us that right now, there is no SUP process at all, and so this change would add flexibility. A CCAC member asked whether an SUP would be for the entire property, or just part. Wayne explained that the request could be for any portion of the property, but the County would scrutinize the proposal to see what the impact would be. CCAC members were asked to consider the role this property will play for downtown and the interplay between commercial and residential uses. Phil asked whether this change will allow for a broader range of housing, such as affordable housing. Wayne said that under current policies, 15% of the units in a rezoning have to be affordable. The proposed ZTA will not affect that rule one way or the other, but the affordable housing goal would still be a factor in a rezoning request. Bill asked whether a developer could do a trade-off and have horizontal mixed use and not vertical (such as permitting an all residential building but require the building next door to be all commercial). Wayne said that there is precedent for this in the County at Stonefield, which was going to be vertical. While the CCAC was generally interested in this proposal, it was asked that the minutes reflect that the CCAC could only support a ZTA that emphasizes the commercial uses of the area, fosters employment opportunities, and does not promote residential uses to the detriment of commercial ones, as embodied in the current master plan.

Frank Stoner will bring the project in to CCAC when he has it ready, and is targeting November 12 for a Planning Commission hearing, and then on to the BOS. Timing is important as he is trying to do this under the existing request that is before the County. As part of this ZTA request, the Zoning staff is looking to see if there are any other issues to fix with the Development Area, but Wayne was not aware of anything at this point. Wayne did say that there have been discussions about adopting into the Downtown District the same rights as in the Commercial Office District for small scale industrial uses (up to 4,000 square feet of research and development space by right, and any more than that requires a SUP). Other industrial uses require a SUP in the commercial office district.

Bill asked about County oversight of the Acme Visible Records site. Wayne said that the Economic Development staff was involved with the site generally but he was not sure about the County's involvement with environmental issues and would look into this and see who the County contacts are. Bill also asked about the I-64 interchange, and Wayne confirmed that there was nothing on the horizon about the I-64 interchange and that no development-area uses had been proposed for it. He said that they have considered agricultural uses/processes, as long as the use does not need utilities (for instance a local food hub could go to an interchange location). That was the maximum use for rural interchanges. Tim Tolson said that there is going to be a public meeting about the Acme site before they do anything there in terms of a teardown. Apparently a Texas company is working on this and Bill said that their PR person is keeping the neighborhoods informed and is supposed to meet with Susan Stimart. Remediation of the site is going on now and final remediation plans will go to the Department of Environmental Quality and the Environmental Protection Agency for review, but they have to have a community meeting too. The current plan is to knock down the little house by the fence and a larger

building in the back that cannot be seen from the road. The pollution is from the sheet metal manufacturing work that occurred on the site and in particular the degreasers they used. So far, no contamination has been found in the peripheral monitoring wells. Jennie asked whether any other projects might benefit from this ZTA and Wayne said that he has not heard of any. The CCAC thanked Wayne for coming to meet with us this evening.

- News on plans for the old library? There was nothing new to report but the CCAC agreed that this item should be kept on the agenda.

- News on streetscape. There is no breaking news but it was noted that work was being done on a pole near the railroad tracks this evening. Ann will check with Trevor Henry on the status. Ann said that there are stormwater facilities to install, but because the overhead utilities have not been moved, they will have to have to move the stormwater structures around on the ground and not by crane, which will take a lot longer. There was some discussion of the library sidewalk on Library Avenue (the height of the walk over the adjacent grass areas). It is believed that this will be fixed with the landscaping.

- Any word on plans for pedestrian crossing signal at Clover Lawn/Harris Teeter, seems nothing is happening there. Ann said that the BOS has been looking at its six year plan. She asked Joel DeNunzio and David Benish when this would happen and was told that it is in the budget now, for FY14, to stripe the road and that there is other money in the budget for next year.

- Update on Safe Routes to School project, with information specific to the crossing at Crozet Elementary: Ann said that this project is fully funded and is moving along. She was not sure about a crossing at the library, but on November 6, County staff will come to the PTO meeting to update them.

- Follow-up on board of supervisors meeting regarding convenience centers: Ann said that the County is working on criteria for decisions for solid waste convenience centers. She had asked about using part of the Albemarle County Service Authority site on Route 240, but that does not seem to viable because RWSA might want to build something there. This would have been a favorable site. Ann said that she has not fully given up on it because the convenience center is not a permanent use and RWSA could have the area back if needed. A circle has been draw around Crozet to figure out where to put a center. One is in the works for Esmont, but Crozet needs one too. Ann also said that Buckingham Branch Railroad had been approached about reactivating a crossing on the east end of the Barnes tract, but that the railroad, due to liability concerns, is unlikely to permit more crossings. Cliff Fox asked if a location near Crozet Self Storage was possible, just west of Western Ridge on the south side of Route 240. He said that there are 14 acres west of the self storage area and perhaps this might be a good spot. It would have to be supervised to prevent midnight abandonment of couches, etc. Ann said that Van der Linde wants to get these set up.

4. Any news concerning area schools affecting development and need to be discussed: Nothing new to report. Because there will be no school in Foothills Crossing, the BOS will talk about the proffer system. Should the current system of not requiring proffers for by-right

development continue? Should proffers only be charged on increases above by-right? There would need to be considerable public buy-in to make this change.

5. Change of meeting date and place – Third Monday at the new library – Bill Schrader: It might be possible to meet at The Lodge on Mondays, but there was some recollection that this was a conflict for some CCAC members. Tuesday is the Planning Commission meeting day. It was suggested that we meet on December 16, 7pm-9pm at the Library. Bill will see about blocking out the first quarter. We'll discuss further at the November meeting, here at The Meadows. Meg will let Lee know.

6. Items not listed on the agenda: Jennie asked about the dome at Crozet Park and reports of noise issues. Residents are saying that the new wall did not resolve this and the noise is still a problem. It was reported that one person sold their home because of this. Phil said that the Park board is aware and thinking about this. He said that the low frequency goes through the ground. The unit was put on concrete and may need rubber dampeners, but there may be other solutions to try. It was commented that the dome is not as noisy as the lumber company had been, although that was during business hours. Phil said that the Park wants to be a good neighbor. The blower unit's starting and stopping draws attention. CCAC members asked if the blower company be held accountable? What do they have at Fairview? The noise can probably be dampened but not blocked. Jennie will report to the neighbors that this is being worked on. Jim Duncan lives in Parkside and says that this is a major issue there. He had represented the seller who sold their home in part because of this. Ann said that staff have been out there to investigate and measure the sound but their detectors are not picking up the problem. The dome will go up on the 23rd.

7. Announcements: Phil says there is a Crozet connector trail, and that the Western Ridge board just approved putting in a bridge between Western Ridge and the trail to connect up, so that it is possible to walk all the way to West Hall.

Bill commended John for his work in attending the BOS meeting at which the tourism zone was approved. Lee did a good job answering the many questions from the board. The National Park is back open after the shutdown.

8. Future Agenda Items: We will need to discuss the meeting date question and there will be more on the ZTA issue when that gets to the Planning Commission. If you have other things, send them to Meg.

The meeting adjourned at 8:48 p.m. on a motion by John Savage and seconded by Bill Schrader.

George Barlow
Secretary