

**Crozet Community Advisory Council – Minutes**  
**Thursday, October 18, 2012 from 7:00 p.m. to 9:00 p.m.**

**CCAC members present:** Meg Holden (Chair), Meg West, Brenda Plantz, Phil Best, Bill Schrader, John Savage, George Barlow, Kelly Strickland, Leslie Burns, Lucy Goeke

**CCAC members absent:** Nancy Virginia Bain, Mary Gallo, Kim Guenther, Ann Mallek (Board of Supervisors)

**Public attendees:** Mike Marshall (Crozet Gazette), Amanda Burbage, Jenny Martin

**Chair Meg Holden called the meeting to order at 7:06 p.m.**

**1. Agenda Review** (Meg Holden – CCAC chair): Meg Holden distributed the agenda, reviewed it with the committee and welcomed any additions. Meg said that she had a few updates and announcements at the end of the meeting.

**2. Approval of Minutes from September 19, 2012 meeting:** Bill Schrader moved to accept the minutes as presented, seconded by John Savage, and the minutes of the September 19, 2012 meeting were approved by vote of the Council.

**3. Public Comment:** Meg Holden greeted our visitors and encouraged public comments or questions now or at any time during the meeting.

**4. Project Updates/Information:**

- **Update on Downtown Streetscape Projects:** Mike Marshall said that he understood that the project was ready to go out to bid for utility work and the County was close to obtaining the last easement for the project. The County has just moved the dumpsters off of Charlotte Dammon's property and would move them back after alley work was complete. Utilities are marked on the square. There are still cables under Library Avenue and they are trying to determine what goes where. We will hear about this from Ann Mallek at the meeting on the 29<sup>th</sup>.

- Amanda Burbage from the Thomas Jefferson Planning District Commission's Livable Communities team gave a preview of the upcoming meeting of the *Many Plans One Community* project, to be held on October 24, 2012 at the Lodge at Old Trail to discuss ways in which the City and County might work together in developing the comprehensive plan. Because not all of us could make the meetings, Meg Holden asked Mandy if she would come give preview of the project and its context. The City, County and the University of Virginia applied for a Sustainable Communities grant to fund inter-jurisdictional cooperative planning for the upcoming updates to their comprehensive plans. There has been a great deal of public input in this process, which includes a preview for the public of the City's and County's comprehensive plan goals and getting information to various committees as they update plans. Over 700 comments have been provided so far, and they want more public input. TJPDC is working to prioritize goals. See the website [1-community.org](http://1-community.org) to see these goals and the comments received, along with the priorities for City and County residents. After that, the planning commissions

have been meeting together and have identified eight general areas where the City and County governments can act together. The project will include not only joint vision and goal language, but will also specify kinds of activities that they can undertake together, and have the public weigh in on these. The goals vetted by the public will appear in both comprehensive plans. Meg H. noted that the County gives a lot of money to the City every year under the revenue sharing agreement, and asked how that would factor into this. Should the City use that money on these programs? How much more burden will fall on the County? Mandy said that the project's purpose is to identify and prioritize goals, but not to determine what money gets spent on these activities. For instance, Mandy said that in the Land Use category we need consistent vision on what happens along the Rivanna River. Many of the park, recreation and natural resource goals affect both the County and City. This impacts not just the development area around the City, but comprehensive plans affect everyone and so it is important to get input from residents outside the urban ring, as in Crozet. What about I-64? Mandy said that the plans need to deal with these roads as barriers to pedestrians and bikes. The process is not a site-specific like a charrette, but is to get input in this process. Four meetings are being held, and the last two are next week in Crozet and Pantops. The TJPDC teams meet with City and County residents and will take comments and put these together for review at the December Joint Planning Commission meeting. These recommendations may be incorporated into Plan updates to be adopted next year. Note that this process is to provide public input for these particular goals, while other parts of the Comprehensive Plan will have other opportunities for public comment. Bill Schrader asked about whether the rural appearance of entrance corridors would be maintained. Mandy responded that it was desirable to have a clear transition into the urban area, and maintain our rural appearance. Meg H. noted that creeping commercialization would not be desirable in this corridor. Mandy explained all three entities (County, City and UVA) applied for the sustainable communities grant from the Department of Housing and Urban Development. The City identified the funding source and then brought to TJPDC for consideration; TJPDC then approached the other entities because the grant was required to be multi-jurisdictional. We are one of 42 localities around the country receiving these grants. Leslie Burns asked what other communities have done this? Tysons Corner has been working on sustainability issues, particularly in trying to make better pedestrian communities. Our grant is in the first cohort of grants (which includes grants to Roanoke and New River Valley) and because it is a new program it is difficult to point to accomplishments because the grants are not complete yet. The goal is to cut down on car transportation, and make better use of energy and housing. What are the crosscutting issues? For example, transportation and land use decisions are not made separately; we need to combine our understanding of both and determine how development is served by transportation. This is a three year grant, starting at the beginning of 2011. Planning is wrapping up but it still involves a long range transportation plan, carrying into 2014. The grant has five stated deliverables, which the staff has been working on at different times, including developing a common vision for land use and transportation, using common land use features on one map on website, identifying a set of indicators or quantifiable measurements to gauge success of comprehensive plans, and the need to update the data regularly. The last three of these relate to the comprehensive plan. The vision for the grant is to develop ways to translate goals into implementation on the ground. This idea is embedded in the comprehensive plans, but they are still different. The TJPDC is not promulgating these goals, but instead it is trying to coordinate the goals of everyone. The grant deliverables are listed on the website; look for drop the down menu for the livable communities project. All of the goals would probably influence

the Crozet Master Plan, which likely would not change. This is an update of the comprehensive plan and we need to determine whether the goals still work for the County. Bill Schrader said that the supervisors said that they would not let this process affect the Crozet Master Plan because that was too far along already. Leslie Burns said that the community does a good job staying on top of this and keeping our officials on the master plan. Kelly Strickland said that this is a coordination effort, so as not to duplicate things in the urban ring, but at the same time, our area can be deprived of services creating the need to run into Charlottesville 400 to 500 times per year. You can see this with respect to parks; there are many more services in the parks closer in to town. How get the services we want but maintain the rural character? Mandy said that there indeed are geographic differences around the county and so everyone should speak up. Bill noted that because of our master plan Crozet is not like traditional suburban development, and that's what we want here. Protecting the rural area is key, and limiting rural area growth is a top goal. Meg Holden said that we must be honest with ourselves; light industrial is expensive in Albemarle and there is a tension to try to convert it to commercial use, which can have unwelcome results. Meg thanked Mandy for her time.

- Plans for October 29<sup>th</sup> Ann Mallek Town Hall meeting and Albemarle County Open House on Crozet projects: This will be held at Western Albemarle High School and include updates on infrastructure, police and fire, park and recreational activities.
- Any news on development of Barnes Lumber Company property: Bill said that nothing is happening. Apparently the phantom buyer was the bank. Kelly says that the bank is still looking at rezoning. It is zoned for heavy industry now, but may be trying to get it to downtown Crozet district, for which they had established a timeline. Members asked about the project across from the Library. Apparently this lacks a needed sewer easement, which would run across Library Avenue. The owner needs the bank to cooperate on an easement request and is waiting on that. Apparently there are enough tenants to proceed.
- Update on Crozet Library Fundraising (Bill Schrader): Bill reported that they had a good week, having received a \$100,000 matching grant from the Perry Foundation, starting on October 11. This should be good leverage and good publicity, with a year to raise the match. Three new proposals are going out this week, and they are working on a mailer to most of western Albemarle. This will go out after the election is over so it won't be lost in all the junk mail. They will be at Mudhouse to launch "Build the Library" coffee beans and selling pins. At Barnes and Noble, the library will be featured recipient of funds there. Christa Wye is the contact and it will be November 2, 3 and 4, with live music. Leslie took a picture of a volunteer fireman reading books and this will be in an ad in the Crozet Gazette. Another ad will tie into the film festival. From the event at Old Trail, the park got \$2,500 and the library got \$2,500. They are receiving more gifts by regular mail than from the website. The next meeting will be Monday night. They are considering tiers of giving, and already have a program whereby a \$1,000 gift gets you a leaf on the giving tree.
- Developments at the I-64 Interchange: Last we heard, the owner could not get an easement for stormwater for the Restor N Station, as the stormwater needs to go off site. There is some thought that the County's requirements as to open store hours affect the profitability of

the store. The County will only let him be open 16 hours, and we understand that to be profitable such a store needs to be open 18 hours.

- CCAC Participation at Crozet Trails Day booth on October 21, 10 a.m. to 2 p.m. at the Crozet Park: Chris Holden will be playing music. It's easy to volunteer on the website. There will be tree planting. Wear your tee shirts. It costs \$100 to donate a tree. All members voted to pay up and plant a tree.
- Others? Steve Houchens from Haden Place thought next month would be better to attend one of our meetings, but Mike says it probably will be December. He reportedly will improve a small part of Haden Lane and will connect through Old Trail. See Jim Duncan's website. Thirty-four houses, 20 single family, 14 townhouses.

## **5. Old Business:**

- Brief discussion of plans for reconnecting with school PTOs: This is hard to do now because of redistricting and the PTOs will be focusing all their efforts on that. It likely would be good for us to keep track of redistricting, for instance we could ask what the recommendation is before it goes to Superintendent Moran in January. We could contact Josh Davis with the County Schools or contact one of the parents. See if they'll come in November? Meg can contact parents to see if they'll come.

## **6. Announcements:**

Remember Crozet Trails Day on October 21.

*Many Plans, One Community* meeting, October 24, 2012 at the Lodge at Old Trail.

Ann Mallek town hall meeting and Albemarle County Open House on Crozet project, October 29<sup>th</sup>.

Redistricting meetings are being held at various schools.

## **7. Future Agenda Items:**

- Meet with New Old Trail Management – who can make the contact? Bill has tried to call Dave Brockman at Manchester Capital, has not heard back. Mike Marshall could not get through either. Scott Collins at Collins Engineering might be able to help. They are hiring Nelson Byrd Woltz to do some changes, reduce number of lots, etc.
- Start dialogue with school PTOs: See above.
- Steve Houchens and Haden Place: See above.

**Adjourned at 8:51 p.m. on a motion by Lucy Goeke and seconded by Bill Schrader.**

George Barlow  
Secretary