

**Crozet Community Advisory Council – Minutes**  
**Thursday, May 16, 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, Phil Best, Leslie Burns, Kim Guenther, Jennifer Jennie Lafferty More, John Savage, Meg West, Ann Mallek (Board of Supervisors), Tom Loach (Planning Commission)

**CCAC members absent:** Brenda Plantz, Bill Schrader, Janice Applebach

**Public attendees:** Mike Marshall, Bob Helt, Jim Duncan

**Chair Meg Holden called the meeting to order at 7:06 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 April 18, 2013 meeting:** John Savage moved to accept the minutes of the April 18, 2013 meeting as presented, seconded by Phil Best, and the minutes of the April 18, 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. Bob Helt spoke about the proposed reduction of the stream buffer at 1278 Crozet Avenue, as proposed by Charles Schreck at the April meeting. Mr. Helt said that he lives 70 yards downstream from, or east of, the property in question, and is therefore familiar with the stream, which then runs by the rescue squad and behind the US Joiner building. Mr. Helt explained that the creek starts one house down from the funeral home on St. George Avenue, and ultimately runs behind the shopping center and then meets up with another creek at Braeburn Farms, and then runs to Beaver Creek. Mr. Helt said that he wants to protect the stream by maintaining the buffer required by the County. He had called the General Services Department and talked with Greg Harper, who is active with StreamWatch and learned that there is no protection for the stream except the buffer, which only prohibits permanent structures (things like moveable sheds are permitted). Mr. Helt described an 8.5 foot wide drain behind US Joiner that empties right to the creek, adjoining Florence Massey's property. He said that because there are no teeth to the law, it is possible to install things like this. He questioned the reduction of the buffer from 100 feet to 50 feet and wondered if we know enough about the size of Crozet and its runoff? The County made Virginia Oil put in a large sand trap for the BP station, and Greenhouse Coffee was required to install a lot of gravel or porous concrete to protect the creek. Mr. Holt said that 1278 Crozet Avenue could have many cars and if this reduction in the buffer is allowed this could happen all the way down the creek, which feeds into our drinking water system. He reminded us that it takes very little to pollute a stream and this change could have an impact. If we change the buffer now, what's the long term impact to Crozet? Ann thanked Mr. Helt and said that this was a preliminary discussion and we would need to see more. It was pointed out that the Council liked Mr. Shreck's proposed use but that we needed to see more and no decision has been made. Meg H. asked about the possibility of greater or lower density and the impacts from that. Mr. Held said that the problem with the

property is that if you tear down the house, you cannot replace it because it is in the buffer (but it can be restored). Apparently some people thought about making the lot a park because only \$69,000 was being asked for it. Mr. Helt concluded by asking the Council to consider maintaining the buffer. We understand that Mr. Shreck needs to tear down the house, and his plan is contingent on getting the buffer reduced. Meg H. suggested that Mr. Helt come back when Mr. Shreck comes back. John S. noted that we do not have approval authority and can only recommend to Ann and Tom the sense of the community.

#### **4. Project Updates/Information:**

- Update on Library Fundraising: Bill Schrader was not present and Meg H. asked if anyone had an update. Mike Marshall said that at the recent Crozet Community Association meeting it was announced that they are at \$772,000 and doing well on matching grants. The application had made it to the second round at Dominion. John Savage said that that Bill and his team have done a great job. Appreciation was expressed for the Lions Club efforts too! Phil says that Lions International has encouraged them to apply for additional grants. It was also noted that the \$1.6M goal is to be raised over several years and things were going well. A question was raised about what is to become of the old library.
- Library – plans for unused space: Ann said that there are interested parties, and perhaps the Albemarle County Police Department could put a satellite office there if feasible. Mike reported that many people say this is a good spot for a town museum. It was noted that if the ACPD did not need all the space perhaps both uses could be made of the structure, but parking could be an issue. Perhaps the County Parks and Recreation Department could put an office there, or a Department of Finance office. Many people have said that the depot is emblematic of Crozet and a use like this would be good. Leslie Burns noted that it would be great if the platform were put back.
- Blue Ridge District Advisory Team: The group is meeting for the first time from 10:00 a.m. to noon on the 22<sup>nd</sup>. Tim Tolson told Meg that he might be on there for the Crozet Community Association, but Meg said that she has not been contacted about CCAC representation. Tom is going to go and can report back. Tom said that the new police chief wants community policing and it will be helpful to have this group help plan how this is done in the western sector. It will be helpful to the Police Department to have knowledgeable and friendly faces to share information on policy changes. How will this plan fit into the proposal that Tom made in April? Tom said that he has been working with the community police officer on neighborhood public safety, crime prevention and disaster prevention. Ann said that the advisory group is for whole district, which is very large, whereas Tom's proposal is for the Crozet area. There is still just one police officer on patrol for the district. Tom will fill us in after meeting and CCAC should think about participating. Ann recommended that Meg e-mail Greg Jenkins at the ACPD to see if they want representation from CCAC.
- Any news on development of Barnes Lumber Company property: Ann reported that there is a new party interested in the property who is working with staff to see how the process will work. If there is to be a rezoning, the bank wants to rezone it for a particular buyer's needs, but this is difficult to coordinate. The property is 29 acres, extending from the church at the

railroad crossing to the Square. Meg H. said that this is a cornerstone property in Crozet and the right person needs to buy it to do the right thing with it. Ann said that the staff feels that it needs to be an employment center, to buffer the southern and eastern ends for the existing neighborhoods. Development of the property might be done in stages, doing residential first, followed by commercial. It is hoped that something “substantial” that has community appeal would be built on the west end facing the Square. VDOT wants highway improvements to improve flow for the Square, but not much road area is in the owner’s control. The completion of Library Avenue is the major proffer that is needed. It is thought that some buildings would be tapered (in height) to the residential areas so that tall buildings are not next to existing residential areas. Meg W. asked about the Katurah building. Ann said that it has been reported to her that he is looking for an additional investor. Meg H. says someone does want to operate the restaurant. The stormwater issues have been resolved, permits are ready, and the project can start when the financing is ready. As for the Barnes Lumber tract, it was noted that buyers are shy after the downturn and developers need to have considerable backing before they can break ground (as was the case with Stonefield). The sale price is still thought to be in the millions, the auction having gone to \$1.8M.

- Update on streetscape: Ann said that they were halfway through installing the utilities last week and need final approval of that from VDOT before bidding. Things are moving along. Beth said that the heavy equipment is already coming to the Methodist Church parking lot.
- What do we know about re-zoning request at 1306 Crozet Ave.: It is thought that this will be similar to the neighboring property, keeping the house and putting up an accessory structure. Tom said that if the owner has the development right, it will not have to go to the Board of Supervisors, and will not go to the Planning Commission unless someone complains and asks for review. Not much can be mandated by the County if the owner sticks to by right development. Leslie says she thinks that the property is labeled Lots 1-3, so this might require more approvals. We can ask staff to look into it and see if there is a permit application for this. Many properties that have a larger house and a bungalow, so perhaps that would work, but for more residences, parking is an issue as there is no on street parking.
- Present growth issues concerning our schools: Beth spoke about school enrollment for the fall, having researched the enrollment figures for last year. Was the spike in enrollment last year a fluke? The projection for Fall 2013 kindergarten at Crozet is 55 students and 52 are already enrolled (which is larger than the number of departing fifth graders), and the number generally goes up by a third at this point, dependent on summer growth. School population is projected at 325 and they now have 323, and so any growth will exceed projections. At Brownsville they have projected 99 kindergarteners and now have in the 70s enrolled with a big potential for change. Brownsville serves a larger area and so this is harder to pin down. The capacity at Brownsville is 756 and houses are still being built, as more families move in. Henley’s capacity is 928 students and they have 769 now. Eric Strucko has indicated that the School Board will not let Henley get bigger and would move students instead. Mike said that the limit used to be 450 students for an elementary school, but many zoning approvals were made in this area and that grew the schools. The planned school had been at Foothill Crossing, but that was when the neighborhood was planned for higher density townhomes; when it changed to single family homes, the school was scrubbed and the donation for the school went away. In the

long term, there may be changes on the fringes of the district, with students moved out of the district if these schools grow in Crozet. Western Albemarle High School will soon be overcrowded, and the ten year capital plan includes another row of classrooms there.

- Pedestrian crossing concerns at Clover Lawn/Harris Teeter and presentation of a resolution to request action to improve safety at this location: Phil Best started by saying that more of Route 250 than the Clover Lawn area should be changed and that two westbound lanes are not needed from the trestle west. Meg said that she did not think that this part of 250 is as dangerous, but Phil says the problem is bigger and needs to be addressed. Ann said that this needs to be tackled in manageable pieces, and a sidewalk from Old Trail to Foxchase would be good. Meg H. asked if we should give specific suggestions. Should the Clover Lawn area be like the Musictoday area on Route 240? Speed limit changes? Enforcement? Repaint the center turn lane? A proper crossing with streetlights? This latter suggestion requires the construction of “landing places” on both sides of the road. Ann said that there is sidewalk money in the budget and the County is already trying to do this. Meg asked whether VDOT would really drop the speed limit and it was thought that they might if pressed. Should the developers of these properties be on board with having these changes? Presumably so, as they would expect their customers to be safe. Ann said that she would look into that. Jennie said that she knows person who developed the Harris Teeter (Chuck Rotgin). Ann said that the zoning approvals for these projects were given long ago, before it was common to require land be donated for sidewalks. Phil Best moved that the resolution be adopted and John Savage seconded. The resolution was approved unanimously.

- Plans for Crozet Independence Day Parade, Celebration and Fireworks on July 6: The plan this year will be similar to what was planned for last year. The CCAC membership will be asked to volunteer at the gate from 5-9 p.m., in two shifts of four people each, to collect suggested donations. Whether we could be in the parade and do the parking depends on where we would be in the parade. Usually we have many fire engines and they need to have priority departing. Many people will leave after the parade and come back for fireworks, with a surge of people at 9 p.m. Each person will get a program and if they leave should show that when they come back. Hopefully it will be possible to raise enough money to pay for the event and hopefully pay for next year, thereby making the event self-sufficient. The gate produced about \$3,000 last time. Mary asked if the program could say something about keeping it for readmittance. The planning committee is open to all. Mike thinks they had 1,500 to 1,800 cars last time, and hopes for 3,000 people. Mike said they are not sure who the recipient of any extra money would be. Although the community is being asked to come up with a lot of money, for the pool dome and the library, it would be ideal to get off the footing of having to ask for money every year for fireworks. If it is possible to make \$15,000 on the night, it might become self-sufficient. They are trying to get the CCA to run it with the Park as a partner. Should this be a fundraiser for other local projects each year? If so, how would it be chosen? Most folks are willing to donate to pay for the fireworks and this should be emphasized. We will have a sign-up sheet next month. Meg noted that the CCAC might be taking July and August off. Mike announced that the Shriner motor corps will be in the parade. Ann said that the CCAC can be with her and her truck in the parade. Two breweries and two wineries will be at the park and the organizers receive a portion of sales. ABC rules do apply and there are limitations on how this

works. The parade is at 4 p.m. The program will list business donors and has the words of patriotic songs. People running for office will be invited too.

- **June 19 Joint Advisory Council Meeting:** Elaine Echols has sent out a notice regarding zoning rule updates for critical slopes and staff is seeking input from the Advisory Councils. Right now, the rules are the same for development and rural areas, the latter of which have septic fields. The meeting will be June 19 at 6:30 p.m. at the County Office building. After explanations of the issue, the Councils will break up to discuss this. Meg said that we might hold a regular meeting after the joint meeting, as the joint meeting is not expected to take that long. Ann said that we should recall the issues with Westlake Hills, in which the first plan went to the borders of the property. After a significant uproar it was a critical slopes issue that caused the developer to change the plan, which saved trees and added more green space. Topography is a significant issue for a developer, but it can be used to make the project look better. Ann is concerned that some of these protections may be removed perhaps by differentiating man made slopes. It is also possible that they will try to place more decisions in administrative approval, which could be a problem.

## **5. Old Business:**

- **Ombudsman – members of CCAC and the role they will play for the Council:** Beth and Jennie will cover schools, Mary for southern Crozet with Meg, parks and trails are Leslie, Phil and Kim. Library is Bill and John. Police, fire and rescue are Tom and Ann, and Nancy will support. Nanchy Virginia has northern Crozet, with Leslie helping. Utilities will be covered by Meg W. and George Barlow. Transportation is Phil and Meg H. Meg H. covers economic development. Historic district is covered by Kim, Brenda and Jennie.

**6. Items not listed on the Agenda.** Phil said that the Crozet Arts and Crafts Fair went very well and thanked Leslie. Saturday was a record low day because of the forecast, but Sunday went very well. The event usually makes \$24-26,000, but this year made \$29,000. Leslie said that the excellent music helped a lot and there was lots good programming for kids. Phil said that the Lions sold 40 brooms, a record.

Jennie reported that Maupin's Video is moving to where the tile store was and Crozet Pizza will expand into Maupin's for more dining space. Apparently the renovation of the tile store is starting.

Tom said that the effort to allow paid firefighters to volunteer as firefighters did not pass. They are going back June 5 with three chiefs to try to get them to change. The County has said that there is a Fair Labor Standards Act overtime problem when an employee volunteers for his or her employer. Ann is trying to get this change approved, and wants the County to think creatively for a solution, as apparently other counties (Augusta) make this work. The group is asking fire chiefs to meet with all electoral candidates to have them learn about this issue from the chiefs. Many of the current volunteers are paid firefighters in other jurisdictions. It is possible to make the companies clearly separate, but that solution has problems too.

Dog park: Randolph Byrd, who lives in Old Trail, came to the Board of Supervisors meeting the other day and said that a dog park is needed in Crozet. Ann directed him to Kim's group. Kim says Crozet Park proposed some land for this use but she met with Dan Mahan and he wants to use County land just down the hill from the ballpark. This space has good trees and shade. Kim walked it with Jessica and believes it is the preferred site, and it is also convenient to trails.

**7. Announcements: None.**

**8. Future Agenda Items:** Send in items for the meeting on June 19.

**The meeting adjourned at 9:09 p.m. on a motion by Nancy and seconded by Phil.**

George Barlow  
Secretary