

Meeting Minutes

CROZET COMMUNITY ADVISORY COMMITTEE
The Crozet Library, Crozet
Wednesday, May 20, 2015 from 7:00 p.m. to 9:00 p.m.

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

CCAC members absent: George Barlow

Public attendees: Tim Tolson, Paul Grady, Emily Kilroy, DJ Stoeberl, JR Gough, David Oberg, Randy Caldejon, Dina Abels, Alan Franklin, Megan Yaniglos, Melton McGuire Robert McGuire, Georgia McGuire, Mike Marshall, June Andrewes, Hugh Meagher, Jonno Alcavo

1. Agenda Review. (Jennie More – CCAC chair)

Jennie introduced newest CCAC member, Alice Lucan. Welcome Alice!

The agenda was accepted as proposed.

2. Approval of Minutes.

Minutes of the April 15, 2105 CCAC meeting was approved by voice vote subject to (1) correction that Leslie Burns was present; and (2) if anyone has other corrections they should be forwarded to Cricket.

3. New Agenda Item – School Board Candidates

Jennie indicated that two candidates for the White Hall District seat on the Albemarle County School Board are present, and each introduced themselves and spoke briefly:

Jonno Alcavo – running for School Board; from Arizona, moved here 2010; his daughter is a freshman at Western and he said this is a big part of why he is running – to teach her the value of community service; This is his 40th year in business – a builder of businesses in the financial services industry; Built yellow pages.com; says he’s a listener; has no set agenda; has many friends who are teachers in the system; his focus is on kids and parents.

Dave Oberg – Is an attorney with Jones & Green in Cville; has been in Crozet since 2007, one daughter in Crozet elementary; from Alaska, most recently moved from NYC; moved here since it was listed as such a great place to live; His mother was a teacher; Says he’s a “loudmouth in meetings, very blunt” but straight shooter; He’s mostly out listening to what people want in the community; he would like to move away from the “SOL testing culture”.

4. Project Updates/Information:

William McKechnie, of Mechum's Trestle LLC gave a presentation about the restaurant project at Mechum's Trestle:

- See attached introductory letter to CCAC;
- Site is located at intersection of Route 240, Route 680 and Route 250;
- Bill McKechnie & 1 partner owns the property – owned it for 10 years;
- Site has long history of site of several prior restaurants over the years; Diner; Galleria, Ridge Restaurant in the '90's;
- Remnant of a building and gravel lot exists on site;
- Some aspects grandfathered due to current and prior use, but challenges exist;
- Has submitted a special use permit application; this is one of the public information sessions pursuant to that application;
- In initial site plan review process – meeting with relevant County departments to understand requirements, architectural review board, etc;
- Signed LOI with experienced restaurant owner – operates several establishments in Cville, Central VA, Richmond (not a franchise or chain); They develop restaurants with iconic themes which fit the surrounding community; Name of operator is confidential right now;
- Plan to develop a 100 seat restaurant; 4000 sf; water requirements of ~1600 gal/day
- Will be submitting a special use permit application, including Tier III groundwater assessment re: water supply;
- Don't have architectural review board information to present yet; but happy to return at a subsequent meeting to further discuss;
- Water supply will be from an onsite well; sewer service to be provided by County;
- Question about 100-year floodplain – is it within floodplain or not; Mr McKechnie's engineer said the footprint of the restaurant is not but some of the parking area is;
- Questions were raised related to easements for sewer line. A landowner raised the issue that easements for the sewer don't exist and/or aren't currently valid. This will need to be addressed by the developer; County staff will require proper easements;
- Application materials are in the library for review;
- Tentatively there will be subsequent at the June 16 Planning Commission meeting.

Tim Tolson, Frank Stoner, and Dave Stoner gave an update about upcoming Community Meetings hosted by Milestone/CCA for the Downtown Crozet Initiative: A vision for Barnes Lumber:

- Meetings are intended to solicit community input on the proposed redevelopment of the former Barnes Lumber site, and related developments in downtown Crozet
- A steering committee consisting of a number of volunteers and representatives from Milestone, the CCA, CCAC, DCA and others have met several times to plan for these meetings;
- First meeting will be held May 27 at the Field School (see attached flyer)
- May 27 meeting will start by providing background about the master plan, the Downtown Crozet District zoning, and background on the Barnes Lumber site. Input will be solicited on two key items: (1) future civic space, and (2) proposed road alignments on the Barnes Property;
- Format will include presentations and smaller group break-out & discussion
- A follow-up meeting will be held June 11 to summarize and present ideas generated at the

- May 27 meeting and further solicit input on those and implementation ideas;
- Further information is available on the CCA website, with a link to the DCI: Barnes Lumber
- CCAC will hold a special meeting concurrently to these public meetings since it is anticipated that more than 3 CCAC members are expected to be present;
- Comments included:
 - Leslie did a great visual of prior development plans – on Utube
 - Susan volunteered to drive folks who needed a ride
 - Bill suggested nametags for all participants

Ann Mallek presented information about KellyBronze Turkey Farm:

- This is a new free-range turkey production farm that has recently been announced;
- Site is located on Jarman’s Gap road after it splits from Greenwood road
- KellyBronze will produce outdoor, pasture raised turkeys
- Turkeys will be processed on site – dry plucking vs. wet which supposedly minimizes odor
- The operators will be following Best Management Practices and stormwater requirements
- 1250 turkeys now – will be 10,000 eventually
- See recent news articles:
 - <http://www.newsplex.com/home/headlines/Kelly-Turkeys-USA-Coming-to-Albemarle-County-301864771.html>
 - <http://augustafreepress.com/kelly-turkeys-usa-to-invest-1-4-million-to-build-operations-create-more-than-30-jobs-in-albemarle-county/>
 - <http://www.cvilletomorrow.org/news/article/20806-turkey-to-table-crozet-farm/>
- They will supply 12 organic butcher shops around the state, primarily for Thanksgiving

Update on Safe Routes to School – Beth Bassett :

- Beth gave a brief update on sidewalk project North of Crozet
- Substantial completion targeted for June 30, final July 30
- Phase II – a connector from this improvement to St George Ave - will be out for bid over the next month; Notice to Proceed planned for July/Aug; Scheduled for completion this fall 2015

5. Announcements

- Public Hearing on leases for the Old Crozet Train Depot Space will be held June 3 at the Board of Supervisors meeting (evening). Proposed leases are with the Crozet Artisans and Cville Albemarle Visitors Convention Bureau. Reed Engineers will be taking the vacant space downstairs in the library.
- The Independence Day parade and celebration will be Sunday July 5 at Crozet Park.
- CCA nominated 2 people for the “good neighbor award”.

- Faith McClintick, Economic Development Director – should be attending the May 20 CCAC meeting to introduce herself and give an overview of Albemarle’s economic development program

The meeting adjourned at 8:45 p.m.

Minutes by:
David Stoner
Vice President