

Crozet Community Advisory Council

Thursday, November 17, 2011

7:00 pm-9:00 pm

The Meadows Community Center

CCAC members present: Mike Marshall, Chuck Johnston, John Savage, Meg West, Brenda Plantz, Bill Schrader, Jon Mikalson, Tim Tolson, Meg Holden, Mary Gallo, Kelly Strickland, and Tom Loach.

CCAC members absent: Nancy Virginia Bain, Ann Mallek, Lucy Goeke, and Jessica Mauzy

County staff present: None.

Public Attendees: Tom Oakley, Jenny Martin

Minutes prepared by: Tim Tolson

Agenda review (Agenda item 1): Meg Holden, chair, called the meeting to order at 7:07 PM and asked if there were any changes or items to add to the agenda. Mike asked to add an update on the Crozet Historic District process to items under 6. The agenda was approved.

Approval of the minutes (Agenda item 2): As there were no changes to the minutes, the October 20 meeting minutes were unanimously approved as presented on a motion made by Mike Marshall and seconded by Bill Schrader, with the caveat that they are sent to Mr. Josh Davis and Ms. India Haun for their review. Tim noted the draft has been sent to both already.

Public Comment (Agenda item 3): Meg asked the non-council members present to introduce themselves and let them know they are welcome to ask questions and express opinions on any agenda items as we discuss them.

Meg began discussion of Ann Mallek's town hall meeting last week in White Hall, at which Ms. Barbara Mouly was present. She heard some saying that parents don't want to live in Crozet Elementary school district. The redistricting and school districts are affecting property values. She heard that some people are saying they don't want to live in the Crozet Elementary school district, better to be in Brownsville Elementary's district. Realtors are saying homes in Crozet Elementary school district now selling as well. Crozet Elementary is now below the number of students needed to keep arts and special programs. At this White Hall town meeting people were saying children were being pulled from Crozet Elementary to be home schooled instead.

Report from Roundtable about Rural Areas section of Comprehensive Plan (Agenda Item 4, 7:28 PM)

- a. Attending next Comprehensive Plan update roundtable to review current industrial land inventory. Meeting is Monday, November 28 at 10:00 AM in room 241 of COB Meg H. can attend. Tom will be there. Mike will attend.
Tom said that we are stakeholders and should have a position statement. Our light industrial land statement, asking the Board of Supervisors (BOS) to incorporate it into the Master Plan process and the survey results do not support a change in the zoning. He also said that this is a joint meeting with the Planning Commission and the BOS. We need to remember we specifically addressed both the Light Industrial (LI) and Interstate interchange concerns with the master plan and process. When Watkins property wanted to be added to the LI we incorporated that.

To-Do: Tim will find our past relevant resolutions on this and send out. They should be linked into the CCAC web site on the Albemarle county web site (<http://albemarle.org/ccac>)

Bottom line: CCAC members should go to this meeting if they can go.

Old Business (Agenda Item 5, 8:03 PM):

- Follow-up on inviting Barbara Massie Mouly to our meetings.

Meg H. did email Ms. Barbara Mouly and ask her to attend all our meetings and if she could not, to send a representative. Meg also discussed idea of having Kim Taylor and Jane Kulow alternate coming to our CCAC meeting as well as having CCAC members rotate attending School Board meetings.

Mary said the School Board meets twice a month. She'd be willing to commit to going at least once a month, for continuity's sake.

Meg H. thinks Kim and Jane are the same old faces at the meetings; new faces at the School Board meetings are a good thing. Shows CCAC's interest if we can have someone go every time, Meg can commit to once a year.

To-Do: Meg H will find out when they meet and send a list of meeting times.

To-Do: Tom L thinks the CCAC ought to ask Jim Duncan to give us background on realty and school districts in the area.

Mary said to Meg H, you said that Barbara Mouly heard a lot of issues – what were some of the others?

Meg H. said there was discussion of the switch to the eight period day. Folks upset about how the Board forced a quick vote on the eight period schedule, with appropriate or sufficient information. Those present at the White Hall meeting voiced concern about how it was handled by the Board.

Bill and Jon expressed concern that these were not germane to CCAC business.

Tim suggested we stay focused on topics related to the schools that affect the master plan implementation. Re-districting and perceived quality and health of the schools are such issues.

Meg H. agreed, many of the families that have moved to Crozet have done so because of the quality of the schools. Also issues like walking and biking to school.

- Follow-up on inviting PTO presidents to our meeting.

To-Do: Tim will send the list from Jane Kulow of area PTO presidents and Parent Council representatives to Mary.

- Follow-up on outreach to other advisory councils.

Tom said County staff are planning another “all-advisory councils” meeting in January. Tom spoke with PC member, Cal Morris about giving more guidance to staff on the agenda for this meeting. We need to submit as early as possible what we’d like covered.

Discussion about possible issues that are likely to be of interest to all or most all of the councils are:

 Infra-structure concurrence – building roads, facilities, etc. before approving development.

Maybe we could find out who the other council chairs are.

Jessica is going to Pantops Community Advisory Council meeting in early November, she can report back.

Jon suggested we have a meeting of the councils after the County’s informational meeting. Try to get the chairs of the councils together before January to set an agenda.

Tom agreed that’s a good idea – set the meeting. It will have to be a public meeting, FOIA rules will apply.

Kelly continue saying need to find out what are the top 2 or 3 issues for each council and have them present to the rest of us on those at this all-council meeting.

Tom suggested we try to come up with an action agenda – these are the items we want to take action on in 2012; what do the advisory councils think needs to be achieved by the county to support these communities served by the councils?

While several members think education is another issue, several do not. Tom suggested that where it truly is part of the master plan is as it relates to re-districting and the growth areas. When they do school re-districting, they take children from the growth area to maintain schools in the rural area, and re-district kids around the growth areas. The school districts ought to be part of the master plan and part of the growth area, because they’re all linked. The first master plan had possible locations for new elementary school. If growth comes and population increases so much that you need a new school, do you build it inside or outside of the growth area? If it’s outside, you’ll likely end up expanding the growth area to encompass it.

Bill still thinks the BOS is going to ask why we’re involved with schools, particularly such issues as class size, scheduling, etc.

Tom re-iterated we need to make sure we include how schools are built out.

Remember that Crozet Elementary can’t be expanded.

Kelly suggested we've decided that infrastructure is one issue, and schools are part of that.

From the discussion the top issues that emerged were:

- Light Industrial and interstate interchange issue, probably not for Places29.
- Infrastructure concurrence. For us there's Crozet Library, Jarman's Gap; Streetscape; for Rivanna, Rte. 250; for Pantops EMS station; for Places29, Rte. 29.
- A tertiary issue is education, but several members felt it's not within our purview.

To-Do: Meg will get contact Elaine Echols to get a list of council chairs.

Project Updates/Information (Agenda Item 6, 8:01 PM):

- Crozet Square/CSX Parking log update. Ann was unable to attend. Mike said that the parking lot resolution is still waiting on CSX to review the quitclaim deed.
- Library parking lot construction and new Crozet/Western Albemarle library.
 - Tim read the email that Ron Lilley sent him on November 15 regarding this:
I hope the space-striping and wheel stops will be installed this week, and we can be online next week with the parking lot. Sign is in place, but covered for now. The site plan is the "final" stage of site plan review for the building phase -- we got preliminary site plan approval for it some time ago, and got final site plan approval for the parking lot phase, and now we're finalizing the building phase. We had to wait to make sure the basin project would be in place in order for the storm water from our site to be properly handled. It should be relatively straightforward at this point -- ARB has already approved. I've got to work out a construction easement on the Lawson property to take a couple of trees (which we can replace). I believe she will be agreeable on that.
 - Bill added that at the BOS meeting on the 16, Tom Foley did an outstanding job of explaining why the Crozet/Western Albemarle Library should be built as part of the two financial scenarios he presented.
There was discussion about whether the BOS were willing to raise the tax rate.
 - Mike asked if we should pass a resolution in support of building the library now. Bill thought it was probably best to let it flow for now, it's on a good track.
- Draft zoning ordinance changes.
 - Tim read the email that Elaine Echols sent him on November 15 regarding this:
The soonest some of the text amendments will go to the PC is January and perhaps February for a variety of reasons. However, in January we will be having a joint CAC meeting and want to go over all of the ZTAs that are in the queue.
Regarding the interstate interchange policy, this topic will be brought up in January at the PC with the Industrial Uses recommendations, rather than December, because there will be at least one new person on the PC.
 - Bill added that the last time he spoke with Lee Catlin, she assured him that there was nothing in the ZTA that goes counter to our master plan.
- I-64 interstate interchange review. Discussed earlier.

- Submittals/Projects under review: two at Old Trail (SDP201100078, SUB201100134) Foothill Crossing (SUB201100126)
 - Bill reminded us that Foothill Crossing is a by-right development with 84 homes, so no pro-offers/support for the Eastern Connector road in the master plan.
- Claudius Place (SDP201100022 & ARB201100051) and Crozet Square Development (ZMA201000018)
- Others? Yes, Crozet Historic District process. Mike said there's two parts to the process. First is the inventory of the properties in the proposed district, and the second part is an application to the state historic preservation department to have it officially established. The district would basically run north from Crozet Elementary to south of downtown, to St. George Street, Blue Ridge Avenue, etc. The inventory was done in 2007 by Jennifer Hallock, of Arcadia Preservation, LLC (<http://www.arcadiapreservation.com>) at a cost of about \$50,000, which was paid for from various grants and local contributions. Mike recently contacted her to find out how much she thought it would cost to do the second part. In so doing, he learned there's a five-year time limit on how long between the inventory and the application! So if we don't complete the application in the next 10-12 months, we'll have to start over! Jennifer thinks it'll probably cost around \$5,000. to get the application in shape for submission to the state. So Mike wants to start fundraising for this. Maybe use proceeds from the Valentine dance, and ask property owners in the district to contribute. Send a letter that briefly explains how the historic district works. Make it clear there's no downside. No restrictions on what you can or cannot do to your house as long as you don't apply for the tax credits. If you want to apply for the historic district tax credits for renovations or improvements, then you have restrictions. However, commercial property could get as much as 45% in tax credits.
- Jon added that those of us how live in the district could help with this fund raising effort.

Items not listed on the agenda (Agenda Item 7, 8:25 PM):

- None

Announcements (Agenda item 8, 8:35 PM):

- Second Annual Valentine's Swing Dance on February 11, 2012.
- The **One Community** Liveability Workshops: Topic: Housing and Economic Drivers Workshop, 4:00 to 7:00 PM, at the JMRL Library, 201 E. Market Street, McIntire Room. Details at <http://www.1-community.org>
 - Kelly is planning to go, Meg H. will try to go as well.

- BOS has a work session on the Capital Improvement Plan (CIP) and tax rate on December 7.
- Bill mentioned that the fire marshal had visited Crozet Library, set the maximum occupancy at 50. Comments about having a chalkboard out front with the current number of patrons, so you'd know if you should stop or not. Also, shame if we have to close the library because it's too busy.
- Crozet Elementary is having a pancake breakfast fundraiser this Saturday morning.
- Crozet Trails Crew (CTC) will be walking the greenway from Lickinghole Creek basin to Rte. 250 via Cory farms on Saturday.

Future agenda items (Agenda item 9, 8:39 PM):

- Meg wondered if thought our December 15 meeting should be cancelled. Consensus was to keep it scheduled for now, and when it gets closer see if there is enough business to warrant meeting.

On a motion by Mike Marshall and seconded by Bill Schrader, the meeting was adjourned at 8:40 pm.