

# **Crozet Community Advisory Council**

## **MEETING MINUTES**

**Date:** January 24, 2008

**Time:** 7:00-9:20PM

**Place:** Meadows Community Center, Crozet

**Prepared by:** Jo Ann Z. Perkins, Secretary

**CCAC Attendees:** Ed Adam, Tanya Brockett, Beverly Ergenbright, Gloria Johnson, Mac Lafferty, Mike Marshall, Jo Ann Z. Perkins, Mary Rice, Jimmy Stork, Terry Tereskerz, Tim Tolson, Veronica Warnock, David Wayland

**County Staff Attendees:** Rebecca Ragsdale (Senior Planner), Lee Catlin (Community Relations), Britton Miller (Community Relations), Ann Mallek (W.H. Board of Supervisors), Tom Loach (W.H. Planning Commissioner),

**CCAC Absent:** Tanya Brockett, Barbara Westbrook

**Guests:** William Schrader, Sandy Wilcox, Mary Jane Ritchie, James B. Ward, Earlene Ward, Jon Michelson, Jim Baber, Delores Baber

**Call to Order:** Mike Marshall called the meeting to order and welcomed all in attendance. He introduced Ann Mallek and Tom Loach as members of the CCAC table. He reviewed the agenda for possible additions to the agenda.

**Minutes:** Minutes of the November meeting were approved with addition of subsequently being placed prior to the Resolution in the minutes.

### **Crozet Downtown Zoning Discussion (Rebecca Ragsdale)**

Rebecca Ragsdale gave each Council member a copy of the proposal to be given to the Planning Commissioners. This proposal is involving approximately 76 acres, 54 acres recommended for County-initiated rezoning. This proposal is for potential rezoning of portions of Downtown Crozet to a new zoning district to allow for new development and redevelopment in Downtown Crozet, including reduced setbacks, minimum two-story and maximum four-story building heights with some exceptions, reduced parking requirements, reduced buffer/screening requirements, flexibility in allowable land uses with residential, parking garages, and stand alone parking uses by right. The County staff recommends the Commission consider the outstanding items noted in the packet and forward the attached draft zoning district regulations and boundaries for County-initiated rezoning to the Board of Supervisors to consider for eventual public hearing.

Jon Michelson, representing Carter Street and Blue Ridge Avenue residents (Neighborhood Association), spoke on the history of the association and their concerns. He presented to the Council a list of nine principles and ideas that the association wanted to have considered in the plans of future development of their neighborhood. These included

- 1) In the plans for the development of our neighborhood, consideration should be given to the interests of the current residents.
- 2) Development in our neighborhood, unlike most of the development occurring in the Crozet area, will take place not in open fields or orchards but on vacant lots within a long established residential community of single family homes, and any new development should be designed to respect and integrate with existing homes.
- 3) The fundamentally and predominantly residential nature of the neighborhood should be preserved, and the recent designation of our neighborhood as part of the “urban core” of Crozet should be reconsidered.
- 4) New buildings should not, by their size, height, density, or proximity, overwhelm the existing homes in the neighborhood.
- 5) Any new development should unify the existing community rather than isolate and divide the existing residences.
- 6) Any new development should not form an “enclave” which turns it back on the existing homes and neighbors.
- 7) A plan for the infrastructure of road improvements, sidewalks, and parking should be established and implemented for the whole neighborhood before the individual developments are constructed piecemeal. The increased traffic from new developments cannot simply be channeled onto the existing Carter Street and Blue Ridge Avenue with expectation that it can all be funneled to Jarman Gap Road.
- 8) Vacant lots in and adjoining our neighborhood which are being held for development purposes should be sufficiently maintained so as not to be eyesores and hazards for us and our children.
- 9) We should receive timely notice of discussion and negotiations between developers and the County that may lead to new development in our neighborhood, and we should be given the opportunity to express our views and concerns at the earliest possible stage of the planning process.

He presented a letter from Elaine Echols of the County Planning Staff in response to these nine points. This letter was written in 2005.

In conclusion of the entire discussion, Mike Marshall asked that the Council voice their opinions on four concepts heard in the discussion.

- 1) Does the Council agree with the staff’s lines drawn as boundary lines? All agreed
- 2) Does the Council agree that there should be a description of Neighborhood Commercial Zoning for West Carter Street compatible to the one that was used for Parkside Village? All agreed.
- 3) Does the Council agree with the County’s downtown rezoning areas? All agreed.
- 4) Does the Council agree with the County resisting rezoning of West Carter Street and boundaries until Neighborhood Commercial rezoning is described? (early revision of Master Plan for Crozet ’09 or this special definition, whichever comes first) All agreed.

The Barnes Lumber Company wants to stay in their present High Industrial Zoning. If the company goes under the County plan, the Company could be restricted in their usage of some of their underdeveloped acreage for future expansion of their business.

**Development Activity Updates (Rebecca Ragsdale)**

Rebecca Ragsdale presented the latest development updates. This is a summary of those updates.

Project	Summary	Planning Commission Date	Board of Supervisors Date
Crozet Downtown Zoning	Packet we were given on buffers,	1/29/08 Work Session	3/5/08 Brief Presentation

	set-backs, and boundaries etc		3/17/08 Work session
Patterson Subdivision	Rezone 3.52 acres from R1 to R6	1/22/08 Recommended for denial	3/12/08
Watkins Landscaping	Rezone 3 acres R1 to HC Highway Commercial	1/22/08 Recommended for approval	3/12/08
Blue Ridge CoHousing	RA zoning to PRD Planned Residential District	10/9/07 Recommended for denial	11/14/07 Approved
Liberty Hall	To amend Proffers	10/30/07 Recommended for approval	12/12/07 Approved
Crozet Station	30 residential units above Crozet Shopping Center	10/16/07 Recommended for approval with conditions	11/14/07 Approved
Three Notch'd Center	L1 to PD-SC	10/2/07 Recommended for Approval	12/12/07 Approved

(Rebecca said she would send more details about Watkins Landscaping)

**Infrastructure Projects Update (Lee Catlin)**

Lee Catlin mentioned that the Harris building will soon be demolished and some building items in the house may be given to the usage of the community. The Library project is waiting for the zoning issue to be resolved. The streetscape project Phase II is moving forward.

**CCAC Update/Welcome for Ann Malleck/Tom Loach**

A welcome to Ann Malleck and Tom Loach to CCAC and an invitation to be a part of the CCAC meetings was given.

**Advisory Council Review Update (Lee Catlin)**

Lee Catlin gave each of us a portfolio which included a survey for us to respond. The CCAC has been in existence for two years. In February, the BOS will decide if the CCAC should continue in their mission.

**Summary and other updates/agenda items for next meeting February 21, 2008 (Historical Review Update, Advisory Council Review)**

Questions concerning Recycling Center, old Crozet Elementary School, and Western Park were raised as possible reports for February meeting.

**Adjourn 9:20 PM**

