

CROZET COMMUNITY ADVISORY COUNCIL

The Meadows, Crozet
Thursday, March 18, 2010
7:00 pm-9:00 pm

CCAC Members Present: Nancy Virginia Bain, Paul Clark, Meg Holden, Mike Marshall, Jessica Mauzy, David Mellen, Jon Mikalson, Jo Ann Z. Perkins, Mary Rice, Kelly Strickland, Bill Schrader, Terry Tereskerz, Tim Tolson, Barbara Westbrook

County Staff Present: David Benish, Lee Catlin, Elaine Echols, Rebecca Ragsdale, Ann Mallek, Tom Loach

Visitors: Paul Grady, Celeste Ploumis, Tom Murray, Meg West, Will Yancey, Lucy Goeke

Minutes prepared by Jo Ann Z. Perkins

Agenda Review: Mike Marshall, CCAC Chair, welcomed everyone and reviewed the agenda for any additions.

Approval of Minutes; The minutes of December 10, 2009 were approved.

CCAC Member Terms & New Members: Lee Catlin reviewed the terms of [Council](#) and seven members would be retiring. The Council members whose terms were complete were: Mike Marshall, Terry Tereskerz, Jo Ann Z. Perkins, Mary Rice, Tim Tolson, and Barbara Westbrook. Mike Marshall and Tim Tolson would remain on the Council one more year to establish the rotation of one-third of the fifteen member council every three years.

Master Plan 2009 Update Process: Rebecca Ragsdale and Elaine Echols

a. Rebecca Ragsdale reviewed public input received on series of forums and gave a summary of recommended updates to the master plan in the following areas:

- ✓ Land Use: Addressing Population Issue
- ✓ Downtown: Promotion of the vitality of small businesses in the central Crozet business districts, addressing public infrastructure needs, boundaries of Downtown, potential historical district and parking
- ✓ Business and Industry on Rt. 250, including a proposal at I-64/Rt. 250 in the Yancey Mills area. Preserving Scenic 250 and recommendation of denial of Yancey and Ploumis CPAs.
- ✓ Preserving Crozet as a small town
- ✓ Transportation
- ✓ Environment and Community Facilities

| ✓ Consider pros/cons/policy goals of various options that have been discussed for some areas of Crozet (Route 240 Corridor between Downtown and Music Today, north of Downtown) Rebecca reviewed the maps as the Council and public had proposed. Some of the highlights were:
|

- ✓ Jarmans Gap Road: Have the text to reflect the improvement of the road needs to be done before more development on the road.
- ✓ Wayland Park- respect existing neighborhood integrity.
- ✓ Stream buffer is boundary of downtown
- ✓ Preferred empty lots to be filled before new sites approved.
- ✓ Firehouse Lane: remain residential, let commercial happen naturally as downtown Crozet develops; permit cluster development in area owned by a development LLC, and not to be industrial.
- ✓ Eastern Park Area: keep the park concept and the possible school site concept in the plan
- ✓ Old Trails will have a connector road to the two schools without going onto Rt. 250.
- ✓ Ploumis area: has requested a CT-5 for a garden center site which does not meet any of the goals and will remain residential
- ✓ Yancey LI Park CPA will not be recommended by the staff for approval.

Staff will re-word and revise Crozet’s Master Plan language to simplify and make it consistent with the plainer, clearer language used in subsequent Master Plans, for example, Rivanna Village and Pantops.

Project Updates

- a. Re-store’n Station Review Status: Rebecca Ragsdale mentioned that April 20 the Planning Commission will have a hearing on this project. The special use permit is under review at present time. Mary Rice, Meg Holden, and Terry Tereskerz volunteered to be an ad-hoc subcommittee on this topic to keep the Council involved and informed.
- b. Board of Supervisors Industrial Land Study recommendations and status of initiatives, including Interstate Interchange changes Rebecca Ragsdale reported that the BOS is considering changing zoning ordinances for existing land to allow LI zoning. Under consideration is the inventory of LI countywide and does it need to be increased. There will need to be a public process to address the interstate interchange.
- c. Streetscape Update: Ann Mallek reported that the easements are almost complete and the construction on the streetscape will happen soon. Utilities will have to be moved first.
- d. Other announcements**

CVFD training on Amato property: Tom Loach reported that this will begin next Wednesday.

April 5: Jo Ann Perkins reported that the JABA will present a program at the Crozet Library in reference to services for senior citizens.

April 9 and 10th: Barbara Westbrook announced the Lions Club Show, “Crozet Has Talent”.

Tom Loach asked about the parking for the new 400 acre Byron Park in White Hall.

The proposed 59 parking spaces is not consistent with wineries parking. He believes the park will need more parking spots.

The meeting adjourned at 9:20 PM.

Calendar for Crozet Master Plan Revision

<i>Date</i>	<i>Organization</i>	<i>Plan</i>	<i>Comments</i>
April 6 tentative	<i>Planning Commission</i>	Reviews draft recommendations from staff and CCAC, provides comments and directs changes	
May 6 Tentative	<i>Draft sent to CCAC</i>	This includes text changes sent to CCAC	
May 13 tentative	<i>CCA meeting</i>	Open House to discuss the draft of the plan	
May 20 tentative	<i>CCAC meeting</i>	CCAC meeting to discuss Draft, recommendations to PC	
June 15 tentative	<i>Planning Commission</i>	PC reviews draft, receives any additional community comments and advises staff on final changes needed	
<i>June</i>	<i>Staff</i>	Prepares final Draft Plan for Public Hearing	
June 13 or 27	<i>Planning Commission</i>	PC holds public hearing and makes recommendation to Board of Supervisors	