

# *Crozet Community Advisory Council*

**Thursday, March 20, 2008  
7:00 pm-9:00 pm  
The Meadows Community Center**

**CCAC Attendees:** Tanya Brockett, Beverly Ergenbright, Mac Lafferty, Gloria Johnson, Mike Marshall, Jo Ann Z. Perkins, Jimmy Stork, Terry Tereskerz, Tim Tolson

**County Staff Attendees:** Lee Catlin (Community Relations), Rebecca Ragsdale (Senior Planner), Britton Miller (Community Relations), Margaret Maliszewski (Planner), Tom Loach (W.H. Planning Commissioner)

**CCAC Absent::** Ed Adam, Mary Rice, Veronica Warnock, David Wayland, Barbara Westbrook

**Guests:**W. E. Schrader, Kostas Alibertis, Jennifer Hallock, Greg and Libby Paquin

**Minutes prepared by Jo Ann Z. Perkins**

**Agenda Review (Mike Marshall – CCAC Chair)** Mike welcomed all present and reviewed the agenda for the evening.

**Approval of Minutes (CCAC)** The February minutes were approved.

## **Historic Resources Study**

**(Margaret Maliszewski – Albemarle County)**

**(Jennifer Hallock – Arcadia Preservation)**

Margaret Maliszewski mentioned that a survey has been done on the historic structures in the Crozet area. This was a cost share grant with Virginia Preservation Council and consists of three products: updated architectural survey, recommendation of historic district, and strategies report.

Jennifer Hallock of Arcadia Preservation spoke about the survey and handed out a map of the boundaries of the historic district. The survey had to take into account that the buildings conveyed the history of Crozet and were built prior to 1955. Materials used in construction of the building and if there were additions to the building were made that they did not distract from the historic nature of the structure. All sites were visited, documented, and papers filled out for the Virginia Historic Register. There were 175 structures within the district boundaries and 50 on the outside of the boundary.. In June, the proposal for naming the boundaries as outlined will be presented to be reviewed by the State Review Board. This is an honorary designation with economic incentives ( such

as residential could get a state 25% tax credit and commercial could get 25% state and 20% Federal tax credits depending if renovation needs a specific criteria.) There are contributing buildings to the historic designation and non-contributing members. The non-contributing members would not have the advantage of the tax credit. Lee Catlin suggested that there would be a community meeting to discuss this district. This report is quite detailed about the structures within the boundaries to support data about Crozet for other projects now and in the future.

**Master Plan Revision Discussion (Mike Marshall)**

Mike Marshall asked the question, "What data do we want to get to start revising the master Plan?" A survey has not been done in a long time in Crozet and we are in need of another one. Two questions, "Where are we now?" and "What is the potential on undeveloped land?", should be answered by the survey. Tim Tolson will chair the Survey Development Committee and Mary Rice will chair the Demographic Committee.

**CCAC 2-Year Review Update (Lee Catlin)** The following have mentioned their wishes pertaining to their membership on the CCAC: Ed Adam, Tonya Brockett, Gloria Johnson, and Veronica Warnock have decided not to continue on the council. Jimmy Stork, Mike Marshall, Tim Tolson, and Jo Ann Perkins will accept a two year term. Mary Rice, Terry Tereskerz, Beverly Ergenbright, and Mac Lafferty would like a one year term. David Wayland and Barbara Westbrook were not present to give their term membership. On April 2<sup>nd</sup> the recommendation from the present CCAC will be presented to the Board of Supervisors. All CCAC members are encouraged to attend. The draft of the CCAC proposal is as follows.

**Draft Recommendations of Crozet Community Advisory Council for continuation of the Council (2/21/08):**

**Restructure the membership criteria as follows:**

- *Current members will be given the opportunity to leave the Council now, concluding their service to the CCAC after a two year term. Those members who want to stay on the Council to serve a second term will be divided into a group of one year terms and a group of two year terms to allow for continuity of existing members as new members come on. Existing members who stay on for a second term of either one or two years would not be eligible for a third consecutive term but could come back and apply for reappointment after not being on the Council for a term.*
- *Members will be permitted to serve two consecutive terms, but then must rotate off for at least one term before they can be reappointed. An exception to the two-term policy could be made for extenuating circumstances if approved by a two-thirds majority of the CCAC, but that member would be permitted to serve only one additional two-year term and would still be required to go through the regular application process with the Board of Supervisors.*
- *The Council should be composed of 15 members, with preference given to maintaining a broad scope of interests and perspectives and to involving a variety of organizations and neighborhoods*

**Recommended actions:**

- *All current members should be formally invited to serve another term, and those who want to step down should indicate that in writing/email*
- *Once the number of vacancies is determined, the Board should advertise and appoint new members to get to the desired total of 15 members, keeping in mind the preferences stated above*

- *Once the new Council is formed, new members will attend an orientation/Planning 101 training to get them up to speed on the Crozet Master Plan and basic land use planning strategies and policies*
- *Following the completion of Planning 101, the entire Council will attend an action planning retreat to identify major priorities and activities for the coming 12 months*
- *Current members of the Council will continue serving until the new Council is appointed*
- *County staff will continue to provide support to the Council as outlined in the operating procedures*

(David Wayland agreed to a one year term by e-mail)

Terry Tereskerz made a motion on the amended proposal to be presented and Mac Lafferty seconded. The motion carried.

### ***Infrastructure Project Updates (Lee Catlin)***

Old School Reuse: Contract is being signed by the consultant. The original committee members have all accepted to be on the next stage except Jo Ann Perkins who is on the Western Park Committee.

Downtown rezoning: This rezoning is moving ahead and the Board of Supervisors has to approve the zoning map and then approve the ordinance.

Western Park: Community meeting is scheduled for March 25 at WAHS from 7 – 8:30 PM.

Stormwater Project: The County has met with 6 property owners and 5 of the 6 have given easements.

Streetscape Project #2: Utility relocation seems to be the challenge. The county does not want overhead utility lines over the new streetscape project. Tabor Street may have the overhead lines. Just need to finalize the easements.

Library: The house is down. The county will need a steering committee to help with the design. They need about 9 members and April is when they plan to begin forming this committee. Preliminary site plans are to be done in '08 and construction to begin in July '09. There will be plenty of opportunity for public input.

Eastern Avenue: Alignment is in the beginning stages.

***Development Review Update (Rebecca Ragsdale)*** Rebecca Ragsdale mentioned the following projects: Patterson Subdivision was approved; Watkins project was approved.

Under review: 10 additional residential units over the parking garage of Crozet Station. Animal Wellness Hospital

***Summary and other updates/agenda items for next meeting: April 17, 2008***

Kostas Alibertis (WARS) and Greg Paquin (CVFD) spoke about the fee structure for the squads making a call. WARS is beginning its fund drive and they are hearing community concern about the proposed "fee" structure. A concern they have is getting volunteers to man the squads if this does happen. Community financial contributions to these two organizations may experience a drop. CCAC feels the need to continue to keep the established principle of these two squads since they are two superb squads, manned by volunteers. Crozet community needs to be aware of the need to support them.

***Adjourn:*** 9:15 PM