

# **Crozet Community Advisory Council**

## **MEETING SUMMARY**

**DATE:** May 18, 2006  
**TIME:** 7:00 pm- 9:00 pm  
**PLACE:** The Meadows Community Center, Crozet

**CCAC ATTENDEES:** Barbara Westbrook, Beverly Ergenbright, David Wayland, Edwin Adam, James Stork, Mac Lafferty, Veronica Warnock, Mary Rice, Michael Marshall, Terry Tereskerz, Tim Tolson, David Wyant (BOS Liason)

**CCAC ABSENT:** Duane Zoborist, JoAnn Perkins, Rachel Collier, Jo Higgins (PC Liason)

**STAFF:** Lee Catlin, Community Relations Manager; Rebecca Ragsdale, Senior Planner; Susan Stimart, Business Development Facilitator; and Wayne Cilimberg, Planning Director

### **SUMMARY:**

#### **I. Introduction, Review Agenda and Meeting Objectives**

Ms. Catlin called the meeting to order and gave an overview of the topics to be covered for the meeting.

#### **II. Infrastructure Updates**

Ms. Catlin briefly described to CCAC members what County Infrastructure projects are currently underway in Crozet:

**Sidewalks-** This project has will be completed in three phases. The first phase to be completed, currently in process, is from the railroad underpass on the south side of Three Notch'd Road, ending in front of the Crozet Library. That phase has had final design and the next step is for the project to go out to bid. The County staff person for sidewalk projects is George Shadman, Director of General Services, who staff hopes to invite to a future CCAC meeting.

**Jarmans Gap Road Improvement Project-**On March 30, 2006, the Virginia Department of Transportation (VDOT) held a design public hearing for the Jarman's Gap Road improvement project. The purpose of the project is to improve Jarman's Gap Road from its

intersection with Half Mile Branch Road (Route 684) to its intersection with Crozet Avenue (Route 240). The tentative timeline for the project is for right-of-way acquisition to begin in the Fall of 2006 and construction in 2009. Staff noted that VDOT's brochure and additional information may be found at the County's website.

**Library Update-** Mr. Tolson gave an update on the Library project. The Request for Proposals (RFP) for an architect were advertised and eight responses to that RFP were considered. The eight RFP booklets were reviewed by the County, the Jefferson Madison Regional Library director, the Crozet Library director, and Mr. Tolson, as a member of the library's Board of Trustees. That group selected three architectural firms as the top candidates to interview; Mr. Tolson noted all of which were excellent firms. In addition to the group that reviewed the RFP booklets, the interview panel included two representatives from the Crozet Library Building Advisory Committee. A top firm was select following the three interviews and the County is in the process of selecting that firm and negotiating a contract for services.

### **III. Crozet Development Activity Update**

Ms. Ragsdale gave an update on development project activity in Crozet and provided the CCAC with a map of where these projects are located in the Crozet Development Area. This update included a summary of the projects and scheduled meeting dates, including a handout. (below)

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#### **CROZET DEVELOPMENT PROJECTS UNDER REVIEW & UPCOMING MEETINGS**

*This list includes Crozet Development projects currently under review and when meetings have been scheduled, where applicable. Meeting dates are subject to change and plans under review may be revised. Lead reviewers may be contacted at (434) 296-5832.*

#### **Crozet Station-Preapplication**

##### **Summary:**

A conceptual redevelopment project located in Downtown Crozet along the north side of Three Notched Road from Route 240/Crozet Avenue to the Crozet Shopping Center parcel. The proposal is mixed use commercial and residential, including approximately 42,000 square feet of commercial and 72 residential units.

**Lead Reviewer:** Rebecca Ragsdale

**Meeting Information:** **May 30, 2006**-Planning Commission Work Session

**Liberty Hall-ZMA 2005-05**

**Summary:**

A proposed residential/mixed use development of 51 units (16 single family, 8 apartments, 19 townhouses, and 8 live/work units) located at the end of Radford Lane, off Route 250 West behind the Masonic Lodge.

**Lead Reviewer:** Rebecca Ragsdale

**Meeting Information:** **June 14, 2006**-Board of Supervisors Public Hearing

**Haden Place-ZMA 2005-07**

**Summary:**

A proposed residential development of 20 single family detached and 14 townhouses located between Haden and Killdeer Lanes, south of Jarman's Gap Road.

**Lead Reviewer:** Rebecca Ragsdale

**Meeting Information:** **June 6, 2006**-Planning Commission Public Hearing

**Wickham Pond II-ZMA 2005-018**

**Summary:**

A proposed development with up to 124 residential units and up to 41,000 square feet of commercial uses located on Route 240, just west of the Highlands.

**Lead Reviewer:** Claudette Grant

**Meeting Information:** Not Scheduled-*Under Review*

**Westhall Phase V-ZMA 2006-01**

**Summary:**

A proposed residential development with 38 single family units on 8.9 acres at the end of Park Street in Crozet and adjacent to Crozet Mobile Village mobile home park.

**Lead Reviewer:** Elaine Echols

**Meeting Information:** **June 14, 2006**-Planning Commission public hearing

**Jarman Hill-ZMA 2006-03**

**Summary:**

A proposed residential and office development with 96 units on 8.7 acres located east of Rothwell Lane, west of Killdeer Lane and south of Jarmans Gap Road near the Old Trail development.

**Lead Reviewer:** Rebecca Ragsdale

**Meeting Information:** **June 14, 2006**-Planning Commission public hearing

**Albemarle County Service Authority (ACSA) ZMA 06-04**

**Summary:**

Request to amend a proffer to extend the sunset date from 2006 to 2016, for use of a contractor's equipment storage yard and warehouse facilities located at 4675 Three Notch'd Road.

**Lead Reviewer:** Judy Wiegand

**Meeting Information:** **June 6, 2006**-Planning Commission public hearing

**Pro-Distribution SP 2005-029**

**Summary:**

A request to allow retail tire sales and service associated with the wholesale tire business Pro Distribution located on Three Notch'd Road.

**Lead Reviewer:** Rebecca Ragsdale

**Meeting Information:** **May 30, 2006**-Planning Commission public hearing

**Birchwood Place SDP 06- 29 & SP 06-09**

**Summary:**

Request for approval for construction of one three-story office building totaling 19,500 square feet and a one-story bank of 3,090 square feet on 3.66 acres on Three Notch'd Road (Rte. 240), east of the Great Value Shopping Center.

**Lead Reviewer:** David Pennock

**Meeting Information:** **July 11, 2006**-Planning Commission public hearing

**West End at Western Ridge SDP 06-104**

**Summary:**

Request for final approval to create 17 lots on 8.25 acres located of Lake Tree Lane [SR #1251] in the Western Ridge

**Lead Reviewer:** Francis MacCall

**Meeting Information:** **June 6, 2006**-Planning Commission

**Crozet Children's Health SDP 06-22**

**Summary:**

Request for a site plan waiver for a 1,123 square foot medical office building located on Three Notch'd Road (US Route 240) approximately .25 miles from the intersection of Three Notch'd Road and Crozet Avenue.

**Lead Reviewer:** Francis MacCall

**Meeting Information:** May 10, 2006-Planning Commission

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Ms. Ragsdale indicated that these projects may be revised as they go through the County's review process and that they do not always stay on schedule. So the information in the update provided is subject to change.

**IV. Crozet Master Plan Interpretation & Examples of recent Rezoning**

Mr. Cilimberg and Ms. Ragsdale provided the group a presentation on how the Crozet Master Plan document and its components are used by the County in review of development projects. This presentation included examples of rezonings that have been approved and some that are under review. Some rezonings follow the Master Plan more closely while others do include some variation from the Master Plan based on many factors considered during the

course of the rezoning review. A hand out was provided to the CCAC with these examples. (below)

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## **Interpreting the Crozet Master Plan & Development Proposal Examples**

5/18/06

### **Considerations when applying the Crozet Master Plan:**

- *The Crozet Master Plan, an adopted part of the Albemarle County Comprehensive Plan, is intended as a **general guide** for future development and systematic change in the Community of Crozet. The Comprehensive Plan is **advisory in nature** and, with its accompanying maps, charts and other supplementary information, it sets forth the County's long-range recommendations for the development of land within its jurisdiction. The Comprehensive Plan also serves as a guide for the development and implementation of the Zoning Ordinance. Development guidelines contained in the maps, charts and other supplementary materials in the Comprehensive Plan are intended as **targets rather than specific requirements**, consistent with the advisory nature of the document.*
- Each development proposal is different and it may be easier for some projects to follow the Crozet Master Plan precisely than others.
- Staff evaluates proposals based on a number of Master Plan recommendations, both as shown on maps as well in tables and text. An important assessment is how a proposal meets the **intent** of the Master Plan.
- Consideration is given to how proposals fit within the context of surrounding existing conditions, such as a by-right development pattern that may have been established and environmental features.
- The Planning Commission helps interpret the Crozet Master Plan and closely considers whether any variations from the Plan are appropriate.

### **Examples:**

#### **Old Trail**

##### ***Consistency with the Crozet Master Plan:***

- Western Park provided
- Western Avenue provided
- No intensive development near Route 250 and other edges of project
- Greenway Trails provided
- Mix of uses and housing types proposed
- Provisions for employment opportunities in village center

***Variations from the Crozet Master Plan:***

- One center is provided rather than three
- Land use intensities organized around one center instead of three
- Western Avenue location somewhat shifted
- Maximum number of potential residential units approved was more than those suggested by the Plan based on subsequent analysis of net densities.

**Westhall Phase V**

***Consistency with the Crozet Master Plan:***

- Making provisions for Eastern Avenue right-of-way
- Buffer along future Eastern Avenue
- Providing interconnections to Eastern Avenue
- Providing Greenway dedications and trail head
- Densities are within ranges suggested by the Crozet Master Plan

***Variations from the Crozet Master Plan:***

- Not providing center in this area
- Road connections to Eastern Avenue may vary slightly from where shown on Master Plan maps

**Liberty Hall**

***Consistency with the Crozet Master Plan:***

- Density is within guidelines of Crozet Master Plan
- Housing types are proposed as suggested by the Master Plan based on land use designations (CT types)
- Greenway connections are provided
- Interconnections to adjoining properties are provided

***Variations from the Crozet Master Plan:***

- One road interconnection east-west where the Master Plan suggested two

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The CCAC had some discussion regarding the topic. They indicated they would like more information about Place-Types in the Crozet Master Plan, particularly the concept of Neighborhood Centers. The group also had some questions regarding the road sections along Old Trail Drive (Western Avenue). The questions asked for a level of detailed information that Planning staff were not prepared to provide at that meeting or were not necessarily be the best County staff to answer those questions. Staff said they would make sure they followed up on the groups' questions. Staff did note that some portions of the Old Trail development have been developing by-right and some areas were including in the rezoning review.

The CCAC had some concerns that there had not been a Planning Commissioner liason active in recent CCAC meetings and that they felt that representation to the CCAC was very important. Another member raised the broader issue of communication with Crozet citizens, including the lack of participation of citizens at County meetings such as the Planning Commission and Board of Supervisors meetings. A member noted that the phone line system for agendas does not always work properly or is not kept current. One suggestion from the group was to have a community message board sign that would be visible to drivers and would display important information and meeting dates.

## V. Capacity for Additional Residential Units in Crozet

Mr. Cilimberg provided the group with a handout, which was provided in the committee binders, summarizing potential residential units associated with development projects at various stages of approval and review. (below) This table is updated regularly by staff who monitors development activity in Crozet and is provided to the Board of Supervisors with Crozet development project staff reports.

### COMMUNITY OF CROZET

	Units
Number of <u>Existing</u> Dwelling units as of 6/05, estimated by GDS	1451

### SUBDIVISIONS

Number of By-Right Dwelling Units/Lots Approved\* (**FINAL** SUB & Final SDP) 2004 & 2005 - No CO's as of 6/05

SUB 04-136	Ballard Field	63
SUB 04-102	Upper Ballard Field	43
SUB 05-113	Westhall I & II (SF)	49
SDP 05-17	Ballard Field Townhouses	79
SUB 05-391	Old Trail Creekside II-Phase 1-Final	35

<b>Total</b>	<b>269</b>
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*\*Final approval and building permits may be issued on these lots.*

Number of Units/Lots on Approved **PRELIMINARY** Plats and Site Plans

SUB 04-288	Old Trail Creekside	24
SUB 05-259	Old Trail Creekside II - Phase I	96
SUB 05-229	Clayton	27
SUB 05-146	Westhall Phase III	9
SUB 04-134	West End at Western Ridge	17
SDP 05-90	Westhall Phase IV	36

<b>Total</b>	<b>173</b>
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**REZONINGS**

**Number of Units-Rezonings APPROVED in Crozet since Master Plan Adoption**

ZMA 04-24	Old Trail Village	2275
ZMA 04-17	Wickham Pond	107
	<b>Total</b>	<b>2382</b>

**Number of Units-Rezonings UNDER REVIEW**

ZMA 02-05	<del>Foothill Crossing</del> --- <b>withdrawn</b>	600
ZMA 05-05	Liberty Hall	51
ZMA 05-07	Haden Place	34
ZMA 05-18	Wickham Pond II	127
ZMA 06-01	Westhall Phase V	38
ZMA 06-03	Jarman Hill	96
	<b>Total</b>	<b>346</b>

**VI. Election of Officers**

CCAC members discussed election of officers, which would include a chair, vice chair, and secretary. They agreed to nominate and vote at the meeting for those officers with the following members elected:

- Mary Rice, Chairman
- Jim Stork, Vice Chairman
- Rotation by alphabetical order among members for Secretary

The group discussed Ms. Ergenbright serving as secretary for the next meeting.

**VII. Meeting Summary and Agenda Items for Next Meeting**

Future agendas for CCAC meetings will be coordinated with the Chair. The CCAC members indicated the following items as agenda topics or items that needed follow up by the appropriate County staff/representative:

- Discussion on Neighborhood Centers/Place Types in Crozet Master Plan
- Information on Western Avenue Road Sections, including an overview of transportation and traffic flow under full implementation of the street network recommended in the Crozet Master Plan
- Communication Issue: Ensure phone lines are working properly and are kept up-to-date; Provide members with copies of the Development Activity Map and Summary for posting at public locations in Crozet such as the Post Office and Library.
- Provide a CCAC binder for the Crozet Library
- Address the issue of the ensuring a Planning Commission liason to the CCAC