

Crozet Community Advisory Council

Thursday May 21, 2009

7:05pm- 9:45pm

The Meadows Community Center

CCAC Members present: Nancy Virginia Bain, Jim Stork, Paul Clark, Jon Mikalson, Terry Tereskerz, Tim Tolson, Barbara Westbrook, Mike Marshall, Mary Rice, Bill Schrader, Kelly Strickland, Meg Holden, Jessica Mauzy

CCAC Members absent: Jo Ann Z. Perkins, David Mellen

County Staff present: David Benish, Tom Loach, Rebecca Ragsdale, Britton Miller, Elaine Echols, Margaret Maliszewski

Guests: Will Yancey, Kevin O'Conner, Sandy Housman

Minutes prepared by: Jessica Mauzy

Agenda Review (Mike Marshall—CCAC Chair): Minutes were approved.

Historic Resources Study Update (Margaret Maliszewski): The Archeological Resources Study is complete, called the Crozet Historic Preservation Strategies Report. Copies are available at the Crozet Library and on the Albemarle County website. This report shows the potential historic district and describes why it is significant. It also outlines the opportunities and strategies to coordinate goals and future planning. The Strategies Report, along with the two preceding documents, Crozet Historic Resources Survey and Crozet Potential Historic District, are available on the County website.

The next step is to find (hire?) a consultant/ architectural historian to complete the application forms regarding historic preservation status. Preliminary determination was undertaken in March, 2008 and Crozet has five years from then to complete the process. The County gave an estimate of approximately \$5000 for the work to be completed, since the Crozet District is relatively small.

Mike asked about the chances of getting on the Federal Register of Historic Places. The County responded that it sounds like it's fairly certain. The hired or volunteer consultant will need to make the official request for nomination and all the property owners in the district will be notified. When asked who currently "has the ball", the County responded that their part, the Archeological Resources Study, is complete, so it is now up to Crozet to get the nomination. Currently, the quest for a nomination is a grass-roots operation, which David sees as a positive for this type of endeavor. When the initiative is locally driven and community generated, the process often benefits. If funding is still an issue, after fundraising attempts, the County may be able to help.

Mike asked if Jennifer Hallock of Arcadia Preservation, LLC (who did the historic resources inventory) would do it. The County responded that it is likely she'll be interested to have the work. The Council raised the issue that although tax credits on in-district renovations could be an important draw, the next community meeting is four months away, and someone needs to take this on sooner than that. Some members of the Council suggested that the CCAC work on getting the word out to the community and especially to the homeowners in the potential historic district. Once a committee is formed in the community, the CCAC can step down. Mike Marshall and Jon

Mikalson volunteered to start the process. Bill asked why the CCAC needs to get involved; shouldn't the homeowners in the community be interested? It was then expressed that the idea is to get things started quick; to let the community know what's coming, and what it will mean.

This district and the results from the survey and application will be incorporated into the master plan. Jon suggested that the CCAC could sponsor a meeting with the homeowners and other Council members expressed that, even though the group of homeowners were at one time informed of this project, it should be assumed that at this time, they need reminding. The County agreed to send a list of the affected homeowners and their addresses to the CCAC. David reminded the Council that there will be implications to the property owners who want to do any renovations using federal funds. The County will put together a list of those implications/ regulations.

County announcements, Development updates (Rebecca Ragsdale):

Rebecca reported there was no new development activity to update CCAC on but two items to note for Crozet:

The Old Crozet School special use permit will be on the agenda of the Board of Supervisors, which will allow its reuse for Old Crozet School Arts along with the Field School (June 3rd meeting) . The *Old Crozet School Arts* lease of the Old Crozet Elementary School and an amendment to SP 91-10 to allow for the existing Old Crozet School building and grounds to be used for both a private school for arts instruction (OCSA) and also the Field School, a private middle school for boys.

The Planning Commission passes a resolution of intent to initiate the corrections needed to the Downtown Crozet Zoning District, which include provisions for signage, setbacks for secondary buildings on lots, and waiver provisions for sidewalks/street trees.

There was a question as to the status of Foothills Crossing (By-right project). Rebecca will get an updated status by next months meeting. There was some discussion/questions among members as to future development to the east of Foothill Crossing in that area and where New Main Street would come in from Crozet Avenue

Master Plan Revision Tentative Schedule (Elaine Echols/ Rebecca Ragsdale):

May 21, 2009 Finalize Questionnaire for May 27 release

Review process and schedule

May 27, 2009 Community meeting—Methodist Church

June 18, 2009 Review/ Understand background data

July 16, 2009 Preliminary list of focus areas for public review

Late July/ Early August Public review and input on focus areas (several venues)

August 20, 2009 Final list of focus areas to recommend to PC and BOS

September PC meeting PC to review focus areas and recommend to BOS

October BOS meeting BOS to review and endorse focus areas

Early November Begin participation in meetings on focus areas

November 2009- July 2010 Develop recommendations for revisions to master plan

July 2010 PC (tent.) PC to review recommended revisions to master plan

Meg expressed concern about getting so much done over “summer break” and the possibility of not getting the feedback we need due to vacationers. Mike pointed out that this isn’t a time for starting over, but an opportunity to “tweak” the existing master plan. The County reiterated that the time from May- August will be used for gathering input regarding which areas should be focused on, but that the majority of the development input will come later.

Kelly suggested that on the opening day of the Crozet pool, May 23rd, there should be a stack of informational Master Plan post cards available for pick-up.

Educational Session Plan (Britton Miller):

Wednesday, May 27, 2009 at the Crozet Methodist Church—7-9 pm

Wednesday, June 3, 2009 at the Crozet Library—3-6 pm for questions regarding the Master Plan Update

Britton will send out a list of neighborhood associations for the CCAC to contact.

Crozet Community Questionnaire (Tim Tolson):

The CCAC and representatives from the County reviewed the draft questionnaire, question by question, and discussed and revised when necessary.

Tim will make any additional revisions based on the CCAC comments and send out the revised edition in the next few days. There will be a drop box in the Crozet Library and maybe a condensed version in the Crozet Gazette.

Terry made a motion to accept the questionnaire and the motion was seconded by Barbara. The remainder of the CCAC agreed.

It was decided that June 30th will be the deadline for accepting questionnaire responses. For the June 18th meeting, the data acquired thus far will be used.

Election of Officers for next year (CCAC):

Mary nominated Mike for Chair and Bill for Vice Chair. No one else expressed a desire to be nominated, and no additional nominations for those positions were made. Jo Ann agreed to continue as secretary.

Terry moved to accept all nominations. Meg seconded the motion. All agreed.

There will be further discussion regarding appointing future position-holders within the next year to succeed the Chair, Vice Chair, or Secretary who may be leaving at the end of their term in March 2010.

Committee Updates(CCAC):

Postponed until June meeting due to time constraints.

Adjourn:

9:45pm