

CROZET COMMUNITY ADVISORY COUNCIL
The Meadows Crozet
Thursday, July 15, 2010

CCAC Members Present: Charles Mitchell, Brenda Plantz, Tim Tolson, David Mellen, Meg West, Nancy Virginia Bain, Paul Clark, Meg Holden, Mike Marshall, Mary Gallo, Kelly Strickland and William Schrader.

County Staff Present: Ann Mallek, Tom Loach, Lee Catlin, David Benish and Elaine Echols.

No visitors log was maintained.

Minutes prepared by: William Schrader

Agenda Review: Mike Marshall called the meeting to order at 7:06 and asked if there were any additions to the agenda. 4.A was added so Mr. J. Shifflett could present request for change of property density. Also 6.C was added so The Business Development Plan could be explained and discussed. After these two additions the agenda was approved.

Approval of Minutes: Minutes of June 15, 2010 were amended to reflect 10-2 vote to not expand mixed use north of downtown and then minutes approved.

After disclosing that he is consulting for J. Bruce Barnes Lumber Company, Mr. Kelly Strickland requested to disqualify himself from discussion of this item. Items of business for CCAC discussion were altered to allow Mr. Strickland to outline the new project concerning the Barnes Lumber property. R. E. Lee Consulting has been hired by Barnes to develop a plan to sell the property currently zoned heavy Industry. (See page 27 of CPA 2009-002 Crozet Master Plan Five Year Update). Mr. Strickland is requesting changes in the revised master plan that will allow for flex in uses and geometry of site to make best use of location. After discussion that included incorporating new Main Street into site planning and best use of rail siding for business development, CCAC voted unanimously 11-0 with Mr. Strickland abstaining to adopt the language as prepared by county staff for Downtown/Office-R&D-Flex-Light Industrial Area.

Mr. J. Shifflett presented case to change density of TMP 55-78 from neighborhood to urban. Prevailing thought of CCAC was that current density was correct to: A. meet lowered population goals and B. not increase automobile traffic on Jarman's Gap Road until VDOT has widened and corrected safety issues.

Mr. Loach explained thinking of Planning Commission during meeting of July 13, 2010. The commission first voted 4-3 to not include Yancey Mills Business Park as a part of Master Plan update. A second vote was held and based on feedback from community and CCAC the commission voted 5-2 not to approve Yancey Mills Business Park as a project.

During discussion of available HI /LI property and importance of staying with master plan as it impacts business sites within the boundaries Mr. Marshall stressed that real estate in Crozet was selling faster than other locations in the county due to master plan.

Ms. Echols commented on number of new persons that attended and presented at the July 13, 2010 Planning Commission meeting and that it continued to demonstrate the commitment of the citizens of Crozet.

Ms. Lee Catlin outlined several project and the current timelines:
Piedmont Construction has won bid and will begin work August 1, 2010 to build new Main Street to entrance of parking lot (future library site) and build the parking lot with full paving, striping and signage. Parking lot is to follow library steering committee plans as closely as possible as to number of parking spaces, bus turning radius and exit plan. This project will involve a new water main across Crozet Avenue that may have some short term, minimal impact on Crozet Avenue. County will work with contractor to minimize that impact. Erosion controls will be in place for all projects. CCAC members requested that as many trees as possible be saved during this construction. Construction equipment will be staged away from Crozet Avenue to reduce congestion.

Utility Relocation is pending as several easements are not completed. Approximately 60 days after all easement contracts are signed work can begin on utilities. All companies involved in relocation work are ready to move ASAP. Streetscape can begin in phases after utility relocation is complete.

Ms. Ann Mallek explained that latest draft of agreement concerning parking at the square is expected on July 20, 2010 from CSX.

CCAC then took up discussion of election of officers and future meeting cycle. Ms. Catlin stated that after Board of Supervisors completed review and acceptance of updated master plan, support from county staff would probably be reduced and number of CCAC meetings would need adjustment. It was suggested that more active CCA could be used to supplement CCAC and involve community however CCA is not board appointed. Prevailing CCAC thought was too many issues are on the agenda and new issues are sure to arise and CCAC must continue to meet regularly. It was agreed that until Updated Crozet Master Plan Update is approved by Board of Supervisors current officers will stay in place and CCAC will continue to meet monthly.

Next CCAC meeting will be on August 19, 2010 at the Meadows at 7:00 pm.

July 15, 2010 CCAC meeting was adjourned.