

## **Crozet Community Advisory Council**

### **MEETING MINUTES**

**Date:** July 20, 2006

**Time:** 7:00-9:00PM

**Place:** Meadows Community Center, Crozet

**Prepared by:** Jo Ann Z. Perkins, Secretary

CCAC: Ed Adam, Beverly Ergenbright, Mac Lafferty, Mike Marshall, Jo Ann Z. Perkins, Mary Rice, Jim Stork, Terry Tereskerz, Tim Tolson, Veronica Warnock, David Wayland, Barbara Westbrook; Tonya Brockett; and Gloria Johnson.

County Staff Attendees: Rebecca Ragsdale (County Senior Planner), Lee Catlin (Community Relations), Susan Stimart (Business Development), David Wyant (W.H. Board of Supervisors), George Shadman (Director of General Services).

**Visitors:** Gunner Brockett, Priscilla Harris, Christopher Murray (from JABA/Mountainside), Judi Burbes, Thomas Adajian.

**CCAC Members Absent:** Rachel Collier, Duane Zobrist

### ***Summary:***

#### **Introduction of New Members: Tonya Brockett and Gloria Johnson**

The two new members were welcomed to the Council.

**Review of Agenda:** Mary Rice reviewed the agenda items.

**Approval of June 15, 2006 Minutes:** Minutes were approved.

#### **Presentation of Streetscape Proposal by Albemarle County Director of General Services: George Shadman**

George Shadman showed the Council the plan for Phase I of the Streetscape in Crozet. David Anhold's landscape architecture firm has been hired to prepare the design. Phase I begins in front of Mountainside and continues to just beyond the library. There have been some issues such as easements, storm water drainage, cobblestones under the underpass, and utility lines in the design phase. While there are no plans to place utility lines underground for the Phase I, Phase II and Phase III will possibly involve putting utility

lines underground. Phase II is in front of the Methodist Church and Phase III is in front of the old post office. The County is currently looking at options for curb and gutter, street furniture, landscaping, and street lighting. The County has indicated they would like input from the Council on these various items in the future. Concerns were expressed on the part of the Council regarding how Crozet Station will be factored in the plan, when utility lines will be buried, and the Mike Marshall expressed an interest in the possibility of exposing the cobblestones under the underpass.

*Next steps: Anhold's final design for Phase I will be completed this fall and the County will come back to the Council for further input.*

**Announcements:** Lee Catlin gave the announcements of Public Meetings for the proposed Mountain Overlay district and Phasing and Clustering Ordinances. See attachment #1. She also gave the Master Plan Schedule for other areas in the County to be master planned. See attachment #2. Mike Marshall reported that the Crozet Businesses met the night before and they have started a plan of action regarding a downtown overlay district that would create a more business-friendly environment in the downtown area by relaxing some of the restrictions found in the zoning codes. Sandy Wilcox, a developer in the downtown area, is developing a document that would detail this proposal. This document will eventually be made public after the respective businesses have an opportunity to give their input. The downtown business owners group will present this proposal to the CCAC for review and possible support in the future.

*Next steps: Mike Marshall and Veronica Warnock will act as liaisons with the downtown business owners association as this zoning overlay district proposal is developed and keep the CCAC informed of the progress of the proposal.*

**Presentation of Position Paper by Tim Tolson on the New Crozet Library (Tim is also member of Jefferson Area Region Library Board)**

Tim gave the Council an update on the current status of the proposed new library. He passed out the draft of the position paper that had been sent to the Council via e-mail. Attachment #3. Library. The Council discussed the paper. Jo Ann Perkins expressed concerns regarding the one-story and she requested that some reference be included regarding energy efficiency and sustainability. Concerns were also raised about the 75 parking spaces requested by the Library Board, green space preference, and the need for parking for bicycles.

*Next steps: Tim will prepare another draft of the paper and send out information regarding the recommendation of 75 parking spaces. He will send this to us by e-mail hopefully a week or two before our meeting.*

**Commercial Activity in Growth Area: Ed Adam**

Ed Adam presented a draft paper regarding commercial activity in the growth area. Attachment #4. There was general discussion about the paper which resulted in a consensus that an inventory of the businesses operating in the Crozet community. To insure a sustainable community and maintaining the integrity of our present businesses in the community, this committee would begin working on an inventory of total square feet of proposed commercial activity as well as the type of businesses. These two inventories could be coordinated with resources from Susan Stewart, Business Development Coordinator for the County.

*Next steps: Ed Adam, Veronica Warnock, Tonya Brockett would prepare a one paragraph document that will state what the purpose of a recommendation regarding commercial activity in the growth area would achieve.*

**Discussion of Proffers from Developers:** Jo Ann Perkins brought up the issue of proffers, indicating that she feels that proffers are not being currently directed in a way that benefits Crozet and would like the Council to address this issue in the future. She cited the recent Haden Place proffers that all went to transportation and the proffers of Wickham Pond II discussion at the Planning Commission meeting.

*Next steps: Jim Stork and Jo Ann Perkins volunteered to bring this issue up at a future meeting for discussion.*

**Volunteers to Review CCAC Action Plan:** Mary Rice asked for a committee to work on revision of the CCAC Action Plan and recommendations regarding 12 month priorities with regard to the Plan.

*Next steps: Mike Marshall, Tim Tolson, Mac Lafferty, Jim Stork, Jo Ann Perkins, Gloria Johnson, and Terry Tereskerz volunteered to work with Mary Rice on reviewing the Council Action Plan.*

**Volunteers to work on recommendations for Eastern Crozet Area:**

Mary Rice asked for a committee to work on recommendations for the largely unrezoned areas of Eastern Crozet. The group would work independently and collaboratively with the County and developers on comprehensive recommendations for this area, including all of the inter-

related issues relevant to this area, such as transportation, watershed, commercial activity, density, etc.

*Next Steps: Mary Rice, Barbara Westbrook, David Wayland, and Beverly Ergenbright have agreed to work on these recommendations.*

**Review of Upcoming Matters before Planning Commission and Board of Supervisors:** Rebecca Ragsdale gave us a hand out of Crozet Development with Upcoming Meetings. Attachment #5.

Rebecca Ragsdale also presented the Library Development Process-Major Tasks/Timeline. Attachment #6.

Lee Catlin reported that the County had finalized the purchase of Harris property on Crozet Ave. Upon the recent purchase, the County has begun to clean up the property and is investigating the historical significance of several of the buildings.

**Review of Future Agenda items:**

Position Papers yet to be discussed

Crozet Station

Explanation of “Place Types” in Crozet Master Plan and how they are translated into re-zonings

Adjournment: 9:15 PM

Next meeting: August 17, 2006.