

Crozet Community Advisory Council

**Thursday, September 28, 2008
7:00 pm-9:00 pm
The Meadows Community Center**

CCAC Members in Attendance: Beverly Ergenbright, Mac Lafferty Mike Marshall, Jessica Mauzy, Jon Mikalson, Jo Ann Z. Perkins, Mary Rice, Jim Stork, Kelly Strickland, Terry Tereskerz, Tim Tolson, Bill Schrader, David Wayland, Barbara Westbrook

County Staff: Lee Catlin, Britton Miller, Rebecca Ragsdale, Ann Mallek, Tom Loach

CCAC members absent: Nancy Virginia Bain,

Visitors: Will Yancey, Susan Kalergis, Kathleen Jump

Minutes prepared by Jo Ann Z. Perkins

Agenda Review (Mike Marshall – CCAC Chair) Mike welcomed everyone and asked for agenda additions.

Approval of Minutes (CCAC) The minutes of the August meeting were approved .

Yancey Comprehensive Plan Amendment (Will Yancey)

Proposal: Will Yancey, representing the owners of the R.A. Yancey Lumber Company, spoke on the owners' proposal to build a 148 acre business park close to the growth area. Mr. Yancey submitted a formal request for a Comprehensive Plan amendment to the County on September 2. The Comprehensive Plan amendment seeks an expansion of the Crozet Growth area to include the Yancey parcel. The parcel is currently zoned Rural Areas, and is adjacent to 36 acres of land zoned Heavy Industrial. Also the property is adjacent to Western Albemarle High School.

One of the main issues discussed with relation to this proposal was whether the County should postpone the request in light of the upcoming Master Plan Revision process slated to begin next year or to consider the request this fall. The Yanceys have requested that the proposal be looked at separately from the Master Plan revision process in order to move the proposal along. The first step in the Comprehensive Plan amendment process is to discuss the request with the Planning Commission, who will advise whether the application should be studied at this time or with the Crozet Master Plan revision process. County representatives/staff will provide a staff report that includes what options there are to studying this request, which includes incorporating the proposal into the master plan revision process, in order to allow for greater public input and the ability to review the proposal in the context of the entire Crozet Growth Area. If the County's preliminary review process is favorable to proceed ahead at this

time, the plan amendment study process would be further defined and brought back to the Commission. The County would have to amend the comprehensive plan prior to the Yanceys entering into the rezoning process.

Discussion between the group and Mr. Yancey focused on: the effects of extending the Crozet growth area to include this parcel, possible types of businesses that could be built in this zoned district, Mr. Yancey's reasons he thought this was a good use of the property and a benefit to the County and Crozet, the amount of zoned light industrial property in the county, traffic and pollution issues, and the Committee's reactions to the proposal. Tom Loach discussed an idea in which an area currently in the growth area would be down-zoned as a sort of swap with the Yancey parcel. CCAC members encouraged Mr. Yancey to be specific about the type of businesses that would be included in an industrial park such as this. The proposal will be discussed at a Planning Commission meeting in November.

Master Plan Revision Process: Public Participation Plan (Mary/David/Tim) Tim Tolson reported that the committee had met with county staff to review the Master Plan Revision process. A general process and timeline was agreed to, but once the plan has been approved by the Planning Commission, and the strategic planning retreat is held by the Board of Supervisors, a general time frame will be set for the revision. The hand-out from the Committee and the County of the public participation plan included: project description, work product for this Project, project methodology, level of public participation, public participation goals, role of the Crozet Community Advisory Council, other stakeholders, schedule of public participation activities, roles and responsibilities, the feedback loop, and evaluation.

-----See Lee's attachment-----

Planning for CCAC Master Planning Education Session (CCAC/Lee/Rebecca) Lee Catlin reported that the Master Plan Revision Comm. and the County staff are recommending that the two groups look at ways to bring the greater Crozet community up to speed on issues that will be brought up during the Master Plan revision process. Most likely, that will involve education sessions for the community this coming winter/spring.

Brainstorming Session: Neighborhood/Community Groups and Contacts (CCAC) In order to assure that we are adequately reaching out to the greater Crozet community as we go into the revision process, the County has asked the CCAC to gather contact names of organizations currently active in Crozet. To start, the County will give the CCAC a list of organizations that they have been working on, and will look to the CCAC to flesh out that list.

Committee Updates (CCAC)

Old Crozet School Reuse: The group discussed the recent public meetings held regarding the Old Crozet School Reuse. The lack of County funding to fulfill the consultant's final recommendation was discussed, as well as both the public's

perception of that funding and the County staff's understanding of how that funding (or lack of funding) had been reported over the last year.

Parks/Trails: Kelly Strickland mentioned that the Claudius Crozet Park is placing a funding request in to the county for a dome to cover the pool to swim year round. , the Park feels that having a dome on their pool could fulfill the current need for more lane swimming in the city and county YMCA could possibly have a year round fitness in the park. Kelly asked if the CCAC could make a resolution when Claudius Crozet Park fills the form to the county. The CCAC agreed to create such a resolution and Terry offered to write it up when the Park requests the resolution. Kelly mentioned how the dome could be used and possibly ready for next winter.

David Wayland mentioned that he had been to the Western Park meeting earlier in the afternoon.: Reilly & Company made a slide show of possibilities. It is going to cost \$1.8 million for 2010-2011. The total cost of the project is \$3 million. The project will have to be done in phases, with a shelter and restrooms built first, followed by trails and wetlands work. P personnel costs to run a park the first year will be \$150,000 and \$90,000 each year after that. Soon, the county will begin to gather suggestions to naming the park. Committee will come up with list of names for BOS to select.

The Glen: Mac Lafferty reported that the public meeting held by the PHC regarding the Glen was successful and that both the Crozet community and the CCAC were well-represented.

Library: Bill Schrader announced that the Sept 29th Town Meeting, there will be new drawings of the library for everyone to review. As the square footage of the library has been an issue that the group feels requires more clarity, Bill restated the group's understanding that the library, as approved by the Board of Supervisors, was to be built as a 20,000 sq. ft library. There are no plans to allow retail space in the library. There will be multi-use rooms, available for meetings, etc.. The plan calls for the building to be two story and have public entrance from Crozet Avenue.

Transportation: Mac Lafferty reported that Tim Tolson has been helpful with a survey on transportation that can be accessed on the web. Quite a few people have been completed the survey online already.

Infrastructure Project Updates/Crozet Town Meeting (Lee Catlin) Town meeting will be held next week at Western Albemarle High School. The format will be similar to the one we used last year.

Development Review Update (Rebecca Ragsdale) Rebecca Ragsdale reported that little house next to Dairy Queen has a submitted a proposal to become a coffee shop, called Green House Coffee. Also, the Yancey property proposal has been submitted.

Summary and other updates/agenda items for next meeting: October 16 Ann Mallek mentioned that on September 23 she would have a meeting at the White Hall Ruritan and, on September 25 at the Crozet Volunteer Fire House. Discussion will be

dealing with land use validation and proposed county changes regarding driveway access.

Jessica Mauzy volunteered to be the secretary at the October meeting.

Adjourn: The meeting adjourned at 9:15