

# *Crozet Community Advisory Council*

Thursday, October 16, 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, Jim Stork, Tim Tolson, Bill Schrader

**County Staff:** Rebecca Ragsdale, Susan Stimart (Business Development Facilitator for Albemarle County), Ann Mallek, Tom Loach

**CCAC Members Absent:** Nancy Virginia Bain, Jo Ann Z. Perkins, Mary Rice, Kelly Strickland, Terry Tereskerz, David Wayland, Barbara Westbrook

**Visitors:** Matthew Stimart, Justin Bates

**Minutes prepared by** Jessica Mauzy

## **Agenda Review (Mike Marshall – CCAC Chair)**

Mike asked for any agenda revisions. Susan Stimart requested that her presentation be first. Approved.

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

## **Economic Development Policy Update (Susan Stimart)**

Ms. Stimart began the PowerPoint presentation by pointing out that the market thinks of Light Industrial (LI) land use as “our most affordable business space”, with the cheapest prices per square-foot or square-acre. The county is preparing for a presentation to the Planning Commission on October 21<sup>st</sup> regarding LI land use and zoning regulations (Objective II, Strategy 4). The three guiding principles of the presentation are: to increase LI land for local business expansion, work force development, and enhance economic viability of rural economy (mostly for agri-business). Ms. Stimart presented the LI zoning definition as well as three intended LI location scenarios: areas served by water and sewer; areas served by major highway, rail, air service, or secondary road improved to standards approved by the county and; areas having clearly demonstrated suitability- physically and geographically.

Numerous businesses have contacted Ms. Stimart's department, and the following is reported: several businesses have located or relocated in Zion's Crossroads; Several Albemarle County businesses are looking to expand, or have recently expanded their personnel numbers (Starr Hill, Music Today, Ivy Stacks, NGIC/DIA, Local Food Project,

a few small businesses); and several businesses are locating elsewhere, such as commercial green houses, a linen company, food distribution company, Fire department, recycling center, data center, roofing supply company, and others.

Bill Schrader asked how Albemarle County compares to other counties in terms of amount of LI property and vacant LI property.

Ms. Stimart presented an additional PowerPoint showing regional wage fluctuations and trends across education levels and years. She explained that the division between the retail and hospitality jobs and the post-higher education jobs is growing. Mike Marshall asked how this related to increasing the amount of LI land in the county. Ms. Stimart suggested that a wider range of companies could locate in the county, bringing mid-level jobs, if there was affordable land. Members of the council asked whether the issue was available land, or higher taxes. Members also discussed the price of land zoned Rural vs. LI. It is cheaper to buy a parcel zoned Rural, but it is a time consuming process to then apply for rezoning individually.

Jim Stork asked if the County gives incentives for businesses to locate here. Ms. Stimart discussed the program set forth by the county last year as well as the Workforce Training program. There was then a discussion about the percentage of local employment versus outside recruiting.

When asked how the proposal of Will Yancey fits into the plan, Ms. Ragsdale said the County has not reached the point of specifying the parcels that will be considered for rezoning to meet light industrial demands. Some members of the Council expressed concern that the Yancey proposal is contradictory to the Crozet Master Plan, and that any consideration for rezoning that parcel should be in conjunction with the Master Plan update next year. Other Council members suggested the possibility that the type of business that would be attracted to the Yancey property are not the same businesses that would do well in downtown Crozet, therefore negating a conflict. There was expressed concern that any commercial/ LI development on the Yancey property could lead to undesirable development all along 250, from the new Harris Teeter to the I-64 interchange.

Mike Marshall made a motion that consideration of the Yancey comprehensive plan amendment and potential rezoning request for the property along 250 at I-64 be wrapped into the Crozet Master Plan revision. The motion was passed by the Council. Mike Marshall said he would draft the recommendation and circulate it to the Council.

### **Planning Commission/Master Plan Revision Process (Tim Tolson)**

Tim Tolson reported that the Planning Commission unanimously accepted the proposed revision process. There was some concern that the Board of Supervisors seemed to think that Crozet is getting more than its share of funds and consideration. Another concern was that the current economic climate may hinder the progression of approved projects. Ann Mallek stated that if the funds had been appropriated, then the project will

move forward. She also said that if significant progress has been made on a project, it doesn't make sense to stop, only to have to pick back up later.

### **Committee Updates (CCAC)**

Mike Marshall agreed to draft a resolution for the Crozet Park pool bubble.

Beverly Ergenbright reported that there are several foreclosures in Wickam Pond.

Bill Schrader reported on the Library project. The project is moving quickly at this point, and there will now be two meetings per week to keep up with the pace. There was a discussion of having an entrance on Crozet Avenue and the needed additional personnel cost. Mac Lafferty stated that it would be short-sighted not to excavate the entire first floor for future use. The next issue to be addressed will be the entrance on Crozet Avenue, with concerns of security and staffing. Bill Schrader also clarified that the proposed downstairs conference rooms will be available for use by the public for a fee.

### **Development Review Update (Rebecca Ragsdale)**

On November 11, The Yancey Mills Business Park comprehensive plan amendment will go to the Planning Commission for a work session and Mr. Yancey will present his proposal to the Commission. The Commission

There have been no new projects submitted in the last month, but the county has received final development plans for some of the projects that CCAC is already familiar with. Rebecca said she would e-mail CCAC a project update once meeting dates had been confirmed.

The Meadows Expansion turned in their final site development plans.

Foot Hill Crossing has submitted final subdivision plats for some lots and already got preliminary approval; the final plats are the same plans as preliminary submission.

The Field School is going to the Board of Supervisors for a special use amendment to request staying where they are in Crozet Park and increasing the number of students.

Request for rezoning in Old Trail- to add assisted living to the zoning- will be going through the Zoning Map Amendment process.

Crozet Station went to the ARB and got approved, the final site plan may be reviewed under the new Downtown zoning.

Bill Schrader asked if the ACME building has been considered for LI zoning. Rebecca Ragsdale responded that it may not be available for use for 3-5 years, due to contamination and that she wasn't sure and would have to follow up on that question.

### **Summary and other updates/agenda items for next meeting: November 20**

Ann Mallek announced that the Library project will go in front of the ARB on October 20<sup>th</sup> at the 1pm meeting.

There will be a public forum on the Resource Utilization Study at 6pm on October 29.

Butch Davie suggested getting grants for the Jaunt extension. Ann will look into State Farm and UVA.

**Adjourn** This meeting adjourned just before 9pm.