

**Crozet Community Advisory Council**  
**Minutes of October 19, 2006**  
7:00-9:35 PM  
The Meadows, Crozet

**CCAC Members Attendees:** Tanya Brockett, Beverly Ergenbright, Gloria Johnson, Mike Marshall, Jo Ann Z. Perkins, Mary Rice, Jimmy Stork, Veronica Warnock, David Wayland, Barbara Westbrook,

**CCAC Members not present:** Ed Adam, Mac Lafferty, Terry Tereskerz, Tim Tolson

**County Staff Attendees** Rebecca Ragsdale (Senior Planner)

**Guests:** Sandy Wilcox, Nealy Hart, Sally Hart, Paul Grady, Sandy Everton, Jean Wagner, Bill Atwood, Mae Hazelwood, Tom Hurst, Jerry Finazzo

The minutes were prepared by Jo Ann Z. Perkins

**Review and approval of minutes of Sept 21;** The minutes were approved.

**Presentation and Discussion of Crozet Station Project :** Bill Atwood, the Crozet Station's architect, discussed the project, its progress, and how the concept of Crozet will be implemented into the redevelopment of the area. He has requested for 14-16 people to help him with developing the 12-14 iconic building designs to develop the "language of Crozet". He presented a plan to begin with the Crozet Great Valu (IGA) area as phase 1, Phase 2 will be the corner of 810 and 240. Phase 3 will be the center of the development.

The following have expressed interest in being on this committee:

Mike Marshall, Jo Ann Perkins, Sandy Wilcox, Gunnar Brockett, and Paul Grady. David Wayland will send the Crozet Community Association membership information about the commitment to be on this committee once Bill Atwood sends the time commitment.

**Discussion and vote on approval of the Econ. Development Paper.**

Veronica Warnock presented each member with a copy of the position paper to be sent to the Board of Supervisors.

David Wayland made the motion to accept the position paper with additions from the discussion. Jo Ann Perkins seconded the motion and the motion passed.

**CROZET COMMUNITY ADVISORY COUNCIL  
ECONOMIC DEVELOPMENT  
POSITION PAPER**

The Crozet community affirms Albemarle County's commitment to "preserving the scenic beauty, agricultural heritage and socio-economic health of its rural and urban areas."<sup>i</sup>

We envision a revitalized Downtown Crozet and neighborhood-scale business centers that spur commerce, create diverse jobs, and provide products and services for the Crozet community.

We encourage open communication and collaboration among residents, business owners, developers, builders, realtors, County staff and officials, and other interested groups to harmoniously bring about the redevelopment and economic growth of the downtown area as well as the development of emerging neighborhood centers.

**Guiding Principles**

Downtown Crozet should remain the heart of Crozet and the largest and most important of the socio-economic centers where civic, business and cultural activities take place.

The redevelopment and revitalization of Downtown Crozet should begin immediately. A new Zoning District specific to Downtown Crozet should be created to establish separate uses, setbacks, parking standards, etc. that will facilitate redevelopment.

New neighborhood centers should comprise a balanced mixture of residential and commercial development. Commercial area within each center should be sized to primarily serve the immediate community. The approved 250,000 sq. ft. of commercial area in Old Trail Village violates the principles of the Crozet Master Plan; and if developed faster than downtown revitalizes, it may pose an economic threat to the viability of downtown businesses.

The development of the neighborhood centers should be contingent upon the provision of sufficient infrastructure and services as provided in the Crozet Master Plan.

Businesses that have served the community over the years are greatly valued by Crozet residents. Every effort should be made to support longstanding Crozet businesses.

The expansion of locally grown, small-town scale businesses that provide jobs and a diversity of merchandise and services should be encouraged.

Businesses and organizations that employ and offer volunteer opportunities for Crozet residents are strongly preferred, especially those businesses employing young adults and senior citizens, keeping them active and engaged in our community.

**Recommendations**

The CCAC will collaborate with the County Business Development Facilitator<sup>ii</sup>, other county staff, and Crozet business owners to:

1. Create and implement an economic development program<sup>iii</sup> that supports the *Guiding Principles* above.
2. Assist in creating a Crozet Downtown Model and Crozet Architectural Style Guidelines and in creating a scaled-back Crozet Neighborhood Model.<sup>iv</sup> Both the Crozet Downtown Model and the Crozet Neighborhood Model will include specific guidelines for implementation (e.g. commercial square footage, phased-in development).
3. Compile an inventory of current and proposed businesses within the entire Crozet community. The inventory should be used to assess the impact of proposed commercial developments.

**References**

<sup>1</sup> Crozet Master Plan, page 1.

<sup>1</sup> The County Business Development Facilitator's position "is critical to achieving the desired Neighborhood Model form of development, particularly the viability of neighborhood centers and the mixture of uses they are intended to attract." Crozet Master Plan, page 23.

<sup>1</sup> "...an organized economic development program that clearly spells out priorities, funding expectations and relationships between public and private activities is needed to make the vision of the Master Plan a reality." Crozet Master Plan, page 23.

<sup>1</sup> This was recommended by Jo Higgins, former Planning Commissioner, White Hall District, in her email dated June 22, 2006 to the CCAC and county staff.

### **Updates from subcommittees/update:**

*Library:* Lee Catlin had sent an e-mail about the October 25<sup>th</sup> meeting at WAHS. See Attachment #1.

The meeting at WAHS on October 25<sup>th</sup> will have a general session and then break into small groups to give their concept of the library. Each group will submit their findings to the architects.

*Affordable Housing:* Beverly Ergenbright announced that Ron White will be attending the November meeting. She has already sent out to the members of CCAC a list of questions to ask Ron at the meeting. She requested that the members send her any questions, hopefully by November 8<sup>th</sup>, so she can forward the questions to Ron before the meeting. Jim Stork encouraged everyone to read the county's position on affordable housing prior to the meeting

*Eastern Avenue:* The Eastern Avenue Sub-Committee will meet on Tuesday, October 24<sup>th</sup> at 3:30 PM at the county office building. They are going to get an update on the project and its funding.

*Communications:* This committee will meet the first of November. Jo Ann Perkins mentioned that she had sent notices to the different churches about the library meeting at WAHS.

*Downtown Redevelopment Project:* Mary Rice read a note from Susan Stimart to Terry Tereskerz about the fact that CSX has given the go ahead to develop the area at the intersection of 240 and 810 and to keep the sidewalks. This was with the help from Delegate Steve Landes and Jo Ann Perkins. A suggestion was made to write a thank-you to CSX.

*Downtown Crozet Business Association:* Sandy Wilcox mentioned that the group has had several meetings and there is significant interest in the group. November 13<sup>th</sup> is the next meeting.

**Updates from County on upcoming projects.** Rebecca Ragsdale gave a listing of the Crozet development projects with upcoming meetings. See Attachment #2.

She mentioned the Development, Foothills Crossing. It is a by-right development of 75 lots on 89 acres. There will be no proffers. This

subdivision will enter from the road to Western Ridge and have several cul-de-sacs.

David Wayland mentioned that he had gone to an ASAP ( Advocate for Sustainable Albemarle Population) meeting. Jack Marshall will be give a presentation at the Crozet Community Association on November 9<sup>th</sup>. ASAP requests that Albemarle County amend its Comprehensive Plan to require identification of a sustainable optimal population size (or range) for the Charlottesville-Albemarle community.

The meeting adjourned at 9:35

---

<sup>i</sup> Crozet Master Plan, page 1.

<sup>ii</sup> The County Business Development Facilitator's position "is critical to achieving the desired Neighborhood Model form of development, particularly the viability of neighborhood centers and the mixture of uses they are intended to attract." Crozet Master Plan, page 23.

<sup>iii</sup> "...an organized economic development program that clearly spells out priorities, funding expectations and relationships between public and private activities is needed to make the vision of the Master Plan a reality." Crozet Master Plan, page 23.

<sup>iv</sup> This was recommended by Jo Higgins, former Planning Commissioner, White Hall District, in her email dated June 22, 2006 to the CCAC and county staff.