

# *Crozet Community Advisory Council*

Thursday, November 20, 2008  
7:00 pm-9:30 pm  
The Meadows Community Center

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

**County Staff:** Lee Catlin, Britton Miller, Ann Mallek, Ton Loach, Bill Letteri, Summer Frederick, Bill Fritz

**CCAC Members Absent:** Jessica Mauzy

**Visitors:** Will Yancey, Elsa Strickland, Maggie Rossberg, James D. Johnston, Chris and Anne Suh, Irene Woodward, Gordy Bloers, Jeanne M. Doucette, Stacy and Jonathan Hunt, Richard R. Brown, David Fisher

**Minutes prepared by** Jo Ann Z. Perkins

**Agenda Review** (Mike Marshall – CCAC Chair) Mike Marshall asked for any agenda revisions and mentioned which items would be presented first. Revisions approved.

**Approval of Minutes(CCAC)** The minutes were approved with a date change. Thanks were expressed to Jessica Mauzy for preparing the October minutes.

**Capital Projects Update** (Bill Letteri) Bill Letteri mentioned that he was pleased how progress has been proceeding in the downtown Crozet projects.

*Streetscape:* 90% complete so far on documents to be reviewed by VDOT and other agencies. There have been about 20 locations that have been identified for acquisition of easements. On December 4 a meeting is planned with owners to talk about easements. As early as March, the bidding may begin. The coordination of businesses and traffic problems during construction has not been completely solved. Money for this project is still in the CIP. Utility relocation has been in progress and is a separate phase.

*Library:* The Library Advisory Committee has been meeting more often for the conceptual design. January is the time frame for the project to appear before BOS. Formal design may take a year. There are several challenges to deal with

in the design. In 2010, the project can be in place for bid. The final funding of the library project is 2009-2010 CIP. July 2011 has been the projected date for funds in place to begin construction.

Economic times have hurt the county budget and may delay some projects because of transfer of funds to other critical projects. Two committees in the county have to review the CIP projects. There is a committee that takes the proposals and reviews them as an individual project and another committee, the Budget Oversight Committee, that reviews the priorities of the projects in the total county plan.

Question: Do we want a design for the library before finding the funding if the funding delay is as long as five years?

Bill Letteri shared his e-mail if we have other questions: [bletter@albemarle.org](mailto:bletter@albemarle.org)

**Update on SDP200800154: Re-Store'n Station** (Summer Frederick and Bill Fritz)

Summer Frederick reviewed the project of the gas station proposed next to Moose Lodge on Rt. 250. This plan has already been approved by the site review committee and there has been no change in plans. There has been a request on some clarification and change in landscaping. This is a by-right highway commercial zoning with no county water and sewer to the property.

Concerns expressed by the neighbors summarized as following:

- 1) traffic and the impact on 250
- 2) groundwater assessment. Contradictory remarks on how to measure groundwater study was a concern as to whether the measurement should be on the whole site or just on the impacted part of the site. Result: Write to zoning administrator, Amelia McCauley, for clarification/appeal. Summer Frederick will send us by e-mail a groundwater assessment study for this project.
- 3) Neighbor's driveways: Will the neighbors have to share a driveway with the station? The turning lane for the station is in front of their driveway.
- 4) Storm water run-off. Neighbors expressed concerns about their wells/springs/ponds and the quality of their water supply.
- 5) Health, safety, and well-being of the neighborhood may be in question.
- 6) When will VDOT release the traffic studies?

Conclusion of this discussion: Mary Rice, Terry Tereskerz, and Mike Marshall will meet with the neighbors and the developer to reach a compromise on their concerns.

### **Master Plan revision process Update** (Lee Catlin)

Lee Catlin reported that the Master Plan Revision would continue on schedule.

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

Glen Subdivision: Mac Lafferty reported that there are 89 units by right and that there are plans to redirect a part of Blue Ridge Avenue.

Western Committee: Jim Stork and Jon Mikalson reported that Old Trails is becoming a rental project in the commercial part. Old Trails development will be putting apartments as well as an assisted living unit. The concept of this phase is changing because of the market and economy. There are 300 families living in Old Trails. Sections for 8 business are in the commercial section and the developer already has commitments from 7 businesses. There have only been 1 or 2 foreclosures so far in the housing part.

Library: Terry Tereskerz reported that there has been a disagreement of entrance to the library on Crozet Avenue.

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

Rebecca Ragsdale could not be at the meeting but had sent e-mail that there were no new projects from the list she had sent last month. She reminded us by e-mail that the Planning Commission agenda and staff reports are available online and also there is a link to the ARB agenda. Re-Store' n Station is scheduled for the December 1 ARB agenda.

### **Resolutions** (CCAC)

Terry Tereskerz has volunteered to write resolutions pertaining to:

- 1) Light Industrial Park
- 2) Park's Dome over the pool

Mac Lafferty made the motion to approve the resolutions written by Terry. David Wayland seconded the motion. The motion carried. Any changes to the resolutions written by Terry will be voted on by e-mail before being sent to the Board of Supervisors.

Irene Woodward asked the question about any news on the Industrial Park. Mike Marshall reviewed a summary of the happenings with the project

The meeting adjourned at 9:30 PM.

Next meeting is January 15.

Happy Holidays to All!