

# **CROZET COMMUNITY ADVISORY COUNCIL**

**Albemarle County Office Building**

**Monday, April 11, 2011**

**CCAC Members Present:** Mike Marshall, Charlie Mitchell, Mary Gallo, Brenda Plantz, Lucy Goeke, Meg Holden, Kelly Strickland, Tim Tolson, Jon Mikalson, Bill Schrader, Ann Mallek and Tom Loach.

**CCAC Members Absent:** Nancy Virginia Bain, Jessica Mauzy and Meg West.

**County Staff Present:** Elaine Echols

**Minutes by:** Bill Schrader

**Agenda Review (Agenda item 1)** Mike Marshall called meeting to order at 8:12 pm, and asked if there were any changes or items to add to the agenda.

**Agenda Item 2: Update on Development Activity in Crozet by Elaine Echols.**

- A. Ms. Elaine Echols presented a preliminary plan for the new Crozet Square conversion from Collins Engineering.
- B. Next step is for a traffic study to understand impact on roads and intersections.
- C. Stream Buffer site must be changed as no detention facilities can be located in stream buffer.
- D. County needs comment from developers on location of road, residential and employment uses.
- E. CCAC had a discussion to ensure the development plan for the Crozet Square matches the downtown district as outlined in the Updated Master Plan. Discussion about balancing, at this stage, the need for the project to move forward with enough specification to know it's in keeping with the Master Plan, but enough flexibility to be able to meet the needs of interested investors and business interested in locating there. General consensus by CCAC was that it does match the Master Plan and seem to have that balance. Expressed desire that County staff review keep these points in mind.
- F. CCAC wants plan for Crozet Square to set boundary transitions correctly from business to residential so impact on current adjacent homeowners is minimal or non-existent. Outer perimeter of Crozet Square project, where it's adjacent to residential, should be in a similar size and feel of existing adjacent residential properties.
- G. Ms. Echols has received no new request from West Village.
- H. County continues to see a great deal of building activity in Old Trail.

**Agenda Item 3: Update from Ann Mallek:** Ann reported that she and the Albemarle County attorney Mr. Larry Davis had a telephone conference discussion with a CSX attorney (in her Florida office) concerning the ownership of the property in the Square. They pushed CSX for an answer within a week for the use of the space for. The CSX attorney committed their Virginia attorneys (McGuire Woods) to work with Mr. Davis on a solution acceptable to all parties.

**Agenda Item 4: Mike Marshall again pushed for a resolution of officers for the next year.** At the last CCAC meeting general approval by members was given for Meg Holden to be Chair and Charlie Mitchell to be Vice-Chair. (Charlie was not at the last CCAC meeting on March 17). Charlie expressed serious reservations about being vice-chair. He just took on a new business that's demanding more of his time and out-of-town travel and may make regular attendance at CCAC difficult. Other members were asked about their willingness to serve at vice-chair, but no one was immediately forthcoming. Meg Holden expressed willingness to chair if someone would support her in the vice-chair role. We'll work to have a slate for elections at our next CCAC meeting on April 21, 2011.

**It was agreed that CCAC would meet for its regularly scheduled meeting on April 21<sup>st</sup>, 2011.**

**The meeting adjourned at 8:51 pm.**