

CROZET COMMUNITY ADVISORY COUNCIL

The Meadows, Crozet

Thursday, January 20, 2010

CCAC Members Present: Mike Marshall, Meg West, Mary Gallo, Kelly Strickland, Jon Mikalson, Brenda Plantz, Bill Schrader, Lucy Goeke, Meg Holden, Nancy Virginia Bain, Tim Tolson, Ann Mallek, and Tom Loach

CCAC Members Absent: Jessica Mauzy, Charlie Mitchell, and David Mellen.

County Staff Present: Elaine Echols and Lee Catlin

Public Attendees: Larry Swift, Mary Lee Swift, Jenny Martin, Katurah Roell, Carroll Conley, Candie Maupin, Leslie Burns.

Minutes by: Tim Tolson

Agenda Review (Agenda item 1): Mike Marshall called the meeting to order at 7:04 pm and asked if there were any additions or changes to the agenda. Tim Tolson asked to add review of Crozet Historic District application and review of the "Meet the CCAC" flyer to item 7. Old Business. The revised agenda was approved.

Approval of Minutes (Agenda item 2): Jon Mikalson requested changing the spelling of "verses" to "versus" to be correct spelling and meaning in the minutes of November 18, 2010. With that change, the minutes were approved unanimously after motion by Jon Mikalson and second by Ann Mallek.

Public comment (Agenda item 3): Mike Marshall recognized the visitors and asked if they had any comments before moving into the agenda. No comments offered.

Mike offered condolences on behalf of the CCAC to Lee on the death of her father-in-law, whose funeral was that morning.

Lee said she appreciated it; Avery was very supportive of public and community service, so he's agreed she should be at our meeting.

Project Updates (Agenda item 4): Elaine Echols gave updates on the following projects: Proposal for Wind Turbine at Henley Middle School. Faculty and staff applied for a grant to erect wind turbine at Henley Middle School as an educational tool and power generation purposes. It will facilitate learning and experience with alternative energy sources. It will be connected to the power grid. The turbine

would have 12-foot blade spread (tip to tip), its pole will be 17 inches in diameter at the base and be approximately 30 feet tall. It would be located behind the school and probably not seen from Route 250.

For comparison, a typical two-story family house is 35 feet tall. The light poles on the baseball field at Henley Middle School are 80 to 90 feet tall.

Mike asked if the ARB would need to review it, since it's adjacent to the entrance corridor. Elaine said it's not yet known if ARB review is needed. They expect it to be on the Planning Commission's agenda on February 15.

Crozet Station. No update or change; didn't mean it to be listed on the agenda.

Re-Store'N Station Update. Nothing has been submitted to ARB or Planning Commission yet, but expecting they will be.

West Village (re-submittal). Units are down to 59 from 65. Proposal is re-configured, such that occupying small area, so not eligible for density bonus. No dramatic changes.

Jon asked about VDOT approvals? Elaine said they're working with VDOT, resubmission in VDOT's review phase. Have met VDOT's requirements to get approval.

Jon asked about a public hearing planned? Elaine said no, only staff approval is required; it's a by-right development. Their preliminary site plan approval let's them start and then they submit final drawings and get final approval.

Not yet known if they need a critical slope waiver or other issues.

County staff and we can give feedback, but the developer not required to follow suggestions.

Tom Loach said he's been advocating for work force housing, place for firefighters, teachers, police to buy a house and live.

Jon said he's also concerned about impact on existing neighborhood and lots where density is R1. The neighborhood has given input on four occasions, without any of the resulting plans reflecting any of their input.

Tom said it's supposed to be one-third affordable housing and two-thirds market rate. He's been suggesting to them to leave some of the market rate with unfinished second floors, just roughed-in to make them more affordable.

Lucy Goeke asked who's overseeing the project.

Tom said it's by-right, so no one. Basically this re-submittal is similar to the last one, lots of townhouse units, and no condominium units.

Barnes Lumber parcel rezoning to Crozet Downtown District. Elaine said that drawings have been submitted for re-zoning. First set of staff reviews in progress, staff comments due to applicant by February 4. Getting VDOT comment.

Can see a plan via countyview (www.albemarle.org/countyview) Application number is: ZMA201000018.

They could request downtown zoning without drawings. Have had lots of conversations about what commitments can be made.

Katurah Roell, of the Piedmont Development Group, said he's at the meeting to listen and get CCAC input. He thinks there needs to be discussion about things like road alignments, green space, etc. There's time to work things out. They need to negotiate with CSX about the *notch* of property. For him, one big question is public space – should it be covered? Small and modest, accommodate a farmer's market?

Discussion of possible uses of such a public space, such as movie nights. A group should get together to give feedback and brainstorm ideas.

Have also heard this project could include a hotel, pedestrian mall, senior housing, as well as the greenspace and housing mix.

Elaine Echols clarified during discussion that a commitment for 15% affordable units is needed; however, these affordable units would not be subject to cash proffers.

Mary Gallo said it would be wonderful for it to have a safe space for teens to gather, skateboard park or like.

Katurah said he's talking with the Music Resource Center in Charlottesville about having a second MRC in this place.

Bill asked about "New Main Street" as the traffic conduit eastbound, yet on the project drawings it curves through the area. Doesn't seem like this matches what the Crozet Master Plan envisions.

Katurah replied the design is so it's not a raceway.

Ann said the speed limit would be 35 MPH maximum.

Elaine said they're working with VDOT on this roadway and will keep these comments in mind.

Katurah said he does have investor(s).

Mike pointed out that the road from Park Side village to Crozet Avenue is a really important piece to the future of Crozet. It's make or break.

Katurah agreed. It's a big deal. This project will have a long lasting impact on the community.

Lots of discussion about the project.

Mike said he personally fully supports this parcel being part of the Downtown District. Seemed to be general agreement with this opinion.

Meg Holden said it's important that architecturally it have a small-community feel. Ann said needs to fit locally, not have an "Anywhere, USA" feel. Katurah said he's designed for that. It needs to be sustainable, efficient site and buildings. There's going to be special engineering. Likely there won't be an "anchor" store, rather it'll be a mix of small business, shops.

Mike asked if there was general consensus to support their Downtown Zoning District application? Generally yes. Discussion about making a resolution, decided to wait for the project to progress further.

Street Name Resolution (Agenda item 5 @7:58 PM) Lee asked if we had checked the names to be sure they would be allowed? Mike said yes, he submitted the names to Tex (Tex Weaver is the manager of Albemarle County's Geographic Data Services).

We tried to make the process public and accessible. We discussed it at the Crozet Community Association (CCA) in November. Had Jim Duncan put a poll on his RealCrozetVA web site for more than six weeks. The names on the poll were the top preferences from the November CCA meeting. There were over 60 votes for *Library*, 30 for *Barnes*. 11 for *Lumber* and a few write-in votes for Peach, Cider, and a few joke names. The County did take down the hand made "Peach Street" sign. Unfortunately, Peach is not a viable name because of the E911 restrictions. Discussion about the names and whether it ought to be *street*, *avenue*, *boulevard* or *lane*. Bill Schrader made a motion to name it **Library Avenue**, Jon seconded. It was unanimously approved.

Lee and Elaine will check if we need to write a formal resolution to the Board of Supervisors. They think that our process and public, formal vote is sufficient.

Mike said there's also the question about the "old Oak Street", shown on plats. Again, the name cannot be official because of E911 restrictions. Elaine said there are no houses currently on that street, it can be named in process like we just used for Library.

Mike pointed out that *Barnes* was the runner-up name, and would be particularly appropriate given this street's location.

Carroll Conley said that's fine, but right now, remember, that street is private.

Mike agreed and remind that Oak Street is fine as long as its private, but if/when it becomes a public street, it will have to change names. It could potentially run all the way to Tabor Street.

A motion to name this street *Barnes* when it goes public was made by Bill Schrader and seconded by Mike Marshall and unanimously approved.

April meetings of the Community Advisory Councils (Agenda item 6 @8:05 PM) Lee said that the *Places29* has been delayed, so that council and Rivanna Village are still being formed and getting running. The role of these councils has evolved; they're not just related to master plan oriented. In addition, lots of county change, staff reductions due to budget, new police chief and County Executive, new staff. So they're thinking this all councils meeting would start with general topics, then break out for individual councils to meet with county staff, give a tutorial on CountyView. She also thinks we (CCAC) has a role to share as the first advisory council and the first to have meetings without county staff, so we could offer advice to the others. She commends us on what a good job we've done complying with FOIA, that we've stepped up and lead by example.

Ann added that there should be plenty of time to ask questions.

Mike asked that once all the advisory councils are formed – will there be a council in five or all six districts? Lee and Elaine weren't sure.

Mike added that it's been important that both our Planning Commission representative (Tom Loach) and our Supervisor (Ann Mallek) make it to nearly every meeting. If they weren't regularly attending, it could have been a problem.

Bill Schrader said that Lee's presentation to the Board of Supervisor's about the Advisory Councils was very fair and equitable. She handled the pushback from some board members well. Both Lee and Ann had fine things to say about the council and why they felt it important that the new ones be formed.

Elaine said that it's been important that our minutes have reflected our decisions; it's helpful to have it writing.

Old Business from November meeting: Sub-committees and ombudsmen (Agenda item 7 at 8:20 PM). Lee said that there's a county meeting tonight about voter re-districting. The data will be released in March and there will need to be a quick turnaround, which will include public meetings. Each of the county's six magisterial districts have to have approximately one-sixth of the county population with some mix of rural, urban, and suburban. Mike pointed out that we could change the number of magisterial districts, been discussion in the past of making it seven. However, tie votes on the Board of Supervisors are a good thing in his opinion.

Lee said the proposed county budget for FY11-12 first draft would be released February 25. Things are better than last year, not as big a hole; reassessments are

down slight or flat. The unknown is the state contributions. A county priority is to unfreeze the police positions.

Ann said she'll have a series of Town Hall meetings, will announce dates soon.

Lee reminded us that the Crozet A-list email is still available.

Discussion about the condition of the track at Western Albemarle. Channel 29 did a story on it. Replacement of it was in the CIP; it's in really bad shape. Can't have meets there. We need to be supportive of its replacement.

Ann and Lee will check on this. It's a school project, which is a shared CIP list with the county.

Historic District for Crozet. Mike said that Jennifer Halick did the first report, which she thinks is exhaustive and that not much work would be needed to get it into form that can be submitted. Laura Purvis said she'd be willing to take a look at doing the work. According to Jennifer, should be able to do this for less than \$5,000. We need to do fund raising for this, but should wait until we get done fund raising for the Crozet Welcome signs.

Ann asked who has a copy of the report? Mike said that Jennifer does, and he thinks David Wayland has a copy.

Crozet Welcome Signs. Meg West reported that Jim Duncan, local realtor, and web master of RealCrozetVA has donated the funds for one sign! The Lions Club has agreed to do the mulching and maintenance around the three signs. We need to raise \$410 per sign (covers sign and installation). She's checking to see if Blue Ridge Building Supply will donate the signposts.

Ms. Jenny Martin asked about required approvals necessary?

Meg West said that she's checked with both VDOT and the county staff and the locations and size of the signs don't require ARB review or approval. All we need is property owner permission and VDOT review and approval of their actual location. Ann added that she's double-checked and it's all OK.

Mike said that after we finish fund raising for the signs, we need to raise money for the Fourth of July fireworks (about \$6,000.00) followed by fundraising for the Historic District application.

Tom Loach asked about street pole design for the streetscape and *Library Avenue*. They should include hangers for flags and flower baskets.

Lee said that good time to bring that up is next month. Trevor Henry from County Facilities Development office will be at our meeting to talk about the final parking lot and library design and ARB submittal.

Tim handed out copies of the "Destination Downtown Crozet Projects Update" sent from Trevor. This document was also reviewed at the Crozet Community Association meeting last week. It's attached below as Appendix 1.

Ann said that there's a meeting about the parking lot and library design on Monday.

Ann said she's continuing to try to work with CSX about the parking lot in The Square. She has a new contact person. They're still saying 90 days for eviction, and Buckingham Branch Railroad (BBR) not happy that we continue to need 30-day extensions. Ann is still trying to get a quitclaim.

Tim and Ann described the Swing Dance on February 5th as a fundraiser for the Crozet Volunteer Fire Department and Western Albemarle Rescue Squad. Volunteers to help with setup bring snacks and drinks, etc. are needed.

Tim distributed the latest draft of the "Meet the CCAC" document. (Attached as Appendix 2). Several corrections of phone numbers and email addresses were made, as well as new assignments to sub-committees. Two new sub-committees were formed. *Economic Development* to monitor and promote economic development and tourism in the greater Crozet area. Meg Holden agreed to be ombudsman.

Also a *Historic District* sub-committee was formed, with Tim as ombudsman and he's going to recruit David Wayland to assist.

Bill asked about the status of the development of the I-64 interchanges in relation to the Comprehensive Plan update?

Ann said yes, review of this is tied to the Comprehensive Plan update and there will be multiple public meetings.

Lee said she thinks this will start late in April, she can see about getting an update.

Future Agenda items (agenda item 8 at 9:00). I-64 interchanges are topic of interest. New library parking lot and library design update from county staff next meeting. Need to think about officer elections and replacing Mike as chair.

Next CCAC meeting is February 17, 2011.

At 9:04 PM Bill Schrader moved the meeting be adjourned, which was unanimously approved.

**Appendix 1
Crozet Project Status Update "Destination Downtown"**

DESTINATION DOWNTOWN CROZET
Crozet Community Advisory Council Meeting
January 2011

1

Crozet Projects Status – CCAC Update JANUARY 2011

FACILITIES DEVELOPMENT

➤ "Streetscape" Project:

"Main street + 20' alley"

This first phase of project is nearly complete. The base asphalt in the alleys and the final layer of asphalt will be placed and then paint striping added as soon as we get a few days of adequate weather and temperature.

Utility Relocation

Our goal is to give the utility companies notice to proceed toward the end of the 1st quarter of this year. Currently only 4 of the 26 utility easements are outstanding and the county is actively working to obtain remaining owner signatures by end of February.

Crozet Ave design

Upon completion of the right-of-way and easement dedications, the design plans will be finalized. Once the right-of-way dedications and utility relocations are complete, VDOT will provide their final approval (requirement of the grant funding). 33 of the 47 right-of-way/easement dedications have been signed by owners or recorded. We are actively working with the 5 owners of the remaining 14 right-of-way/easement dedications. Anticipate

construction to begin by the 3rd quarter of this year; approx. 10 months to complete.

Crozet Projects Status – CCAC Update JANUARY 2011

FACILITIES DEVELOPMENT

➤ **Library – Parking Lot**

- Scope: 58 spaces in the Phase I parking lot plan, with 52 spaces plus 4 HC spaces in the Phase II plan (Building construction)
- Construction of parking lot phase authorized and funded
- Amato House demolition completed Sept 2010
- Site Plan for parking lot under review
- Delays from previously communicated schedule due to the following:
 - on-site SWM required since regional basin not in place
 - revisions to elevation and grade made to meet updated ADA requirements and more user-friendly standards
- ARB reviewing for any additional screening needs – expect complete by late Feb 2011
- Bid End of first quarter. Construction commence Second quarter, approx 3 months to complete

➤ **Library Design**

- BOS authorized design completion (construction money not yet identified)
- Initial re-start meeting with Ann Mallek and Architect and staff held in December to work out programmatic plan (contract confirmation, schedule and process for design completion)
- Scheduled informal discussions with ARB to determine what changes may be needed – expect by end of January
- Update meeting with Executive Committee of Steering Committee expected in Feb 2011 (meeting to be scheduled)
- Targeting late summer design and detailed cost estimate completion

Crozet Projects Status – CCAC Update JANUARY 2011

FACILITIES DEVELOPMENT

➤ Storm water Management Project

- Plans at 100%, anticipating final approval from Community Development 1st quarter.
- 2 easements acquired, 5 required easements remaining.
- Current plan is to bid/construct in 2 phases, first phase starting in the 2nd quarter of 2011:
 - First, Stormwater Wetlands + Henry Smith improvements (channel work and piping along Crozet Ave).
 - Second, Channel improvements for rest of parcels to north and tie in to JGR outfall once the remaining easements are acquired.
 - Estimate two months for each phase for construction. Final completion in fall 2011.

Appendix 2 "Meet the CCAC" follows on next page.

Meet...

The Crozet Community Advisory Council



Nancy Virginia Bain (appointed 2008)

823-4481

Mary Gallo (appointed 2010)

823-2325 • mmg613084@embarqmail.com

Lucy Goeke (appointed 2010)

823-1676 • lhg5h@virginia.edu

Meg Holden, vice-chair (appointed 2009)

823-4557 • mwholden@embarqmail.com

Michael Marshall, Chair (appointed 2006)

823-2291 • marshall1335@embarqmail.com

Jessica Mauzy (appointed 2008)

823-5106 • emmittster@gmail.com

David Mellen (appointed 2009)

823-1985 • david.mellen@vnb.com

Charles Mitchell (appointed 2010)

823-4824 • mitchellchas@msn.com

Jon Mikalson (appointed 2008)

823-2163 • jdm9x@virginia.edu

Brenda Plantz (appointed 2010)

823-2337 • brendaplantz@yahoo.com

Bill Schrader (appointed 2008)

823-8420 • LVRBRO@embarqmail.com

Kelly Strickland (appointed 2008)

981-6029 • kellyandcarrie@aol.com

Tim Tolson (appointed 2006)

823-5899 • tftolson@gmail.com

Meg West (appointed 2010)

823-5507 • megwest@earthlink.net

Ann Mallek, Board of Supervisors Liaison

amallek@albemarle.org

Tom Loach, Planning Commission Liaison

tcl4p@virginia.edu

What does the Crozet Community Advisory Council do?

The Crozet Community Advisory Council (CCAC) is a 15-member advisory committee appointed by the Board of Supervisors, that provides assistance to County staff and the Board on civic and community issues related to implementation of the Crozet Master Plan.

What is the make-up of the Council?

The membership is broad-based to incorporate a variety of perspectives and ideas and to provide citizens, business persons and representatives of active community groups a chance to be engaged and heard in a constructive and meaningful way.

When and where does the CCAC meet?

The CCAC meets on the third Thursday of each month, 7:00-9:00 p.m. at The Meadows Community Center, 5800 Meadows Drive (off of 240) in Crozet.

Who can attend a CCAC meeting?

The public is welcome and encouraged to attend any CCAC meeting. Meeting agendas will be posted on the county website at: www.albemarle.org/ccac and at the Crozet Post Office CCAC Display case before meetings.

How can I get involved?

- Come to CCAC meetings
- Talk with a CCAC member about Crozet projects and the Crozet Master Plan
- Encourage your friends and neighbors to participate
- Assist with committee work and special projects
- Apply to become a CCAC member when Council vacancies become available. Openings will be announced and interested citizens can apply through the Board of Supervisors webpage on the County website.

[http:// www.albemarle.org/ccac](http://www.albemarle.org/ccac)

<http://www.albemarle.org/crozet>

County Contact for CCAC Information: Lee Catlin, lcatin@albemarle.org

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Crozet Community Advisory Council Focus Areas

At their public meeting in November 2010, the CCAC revised the focus areas of the Council. We welcome anyone with an interest in these areas to join us in gathering community input in the following areas:

Focus Area	Description	Ombudsman	Supporting Members
Downtown	Downtown zoning, streetscape construction, building of the library, contact with Downtown Business Association	Mike Marshall	Jon Mikalson, Brenda Plantz, Charlie Mitchell
Eastern Crozet:	Eastern connector planning, rezoning proposed for	Bill Schrader	Kelly Strickland
Western Crozet	Eastern Crozet, old ConAgra and Acme Visible Records	Jon Mikalson	Meg West
Northern Crozet	West Village, Jamans Gap Road, Old Trail matters	Nancy Virginia Bain	
Southern Crozet	Old School, Crozet Station		
Parks/Trails	Development on Rt. 250 and Yancey Mills Western Park and reporting on park facilities at all parks	Mike Marshall Jessica Mauzy	Meg West, Lucy Goeke Tim Tolson, Kelly Strickland
Library	New Crozet Library (www.albemarle.org/newlibrary)	Bill Schrader	Tim Tolson
Police/Fire-Rescue	Contact these various agencies, get a picture of the issues facing these agencies as Crozet grows	Kelly Strickland	Nancy Virginia Bain, Tom Loach
Utilities—Water, Sewer and Solid Waste, Recycling	Keep informed of the proposed recycle center, water and treatment facilities.	David Mellen	
Transportation Issues	Keep informed of transportation issues and projects	Kelly Strickland	
Schools	Coordinating PTOs, linking CCAC with the schools, school population, re-districting concerns	Mary Gallo	

Do you have information or comments about the focus areas?

Focus area ombudsmen and supporting members will be gathering information from community members about their specific areas, and they welcome your input. To discuss your thoughts, please contact one of the CCAC



**CCAC Reps on the
Crozet Library
Steering Committee:**
Bill Schrader, Tim Tolson

CCAC Meeting Dates 2011:
January 20 • February 17
March 17 • April 21
May 19 • June 23 • July 21
August 18 • September 22
October 20 • November 17