

CROZET COMMUNITY ADVISORY COMMITTEE
Wednesday, May 18, 2016 7:00-9:00 pm
Minutes- DRAFT
Crozet Library

CCAC Members present: Dave Stoner (Chair), Beth Bassett, Kim Guenther, Phil Best, John Savage, Leslie Burns, Mary Gallo, Lisa Marshall, Jon McKeon, Kostas Alibertis, James King, Mike Kunkel, Martin Violette, Dean Eliason, Jennie More (Planning Commission), Ann Mallek (Board of Supervisors)

CCAC Members absent:

Public Attendees:

1. Agenda Review

2. Approval of minutes: Approval of April minutes moved by John Savage, seconded by Phil Best. Approved by committee.

3. Adelaide Discussion:

Jennifer More shared that the Planning Commission had approved the Adelaide Development on 250 at the public hearing the previous Tuesday. Six seats on the planning commission approved and 5 were against. She said that the interpretation of the map of the Crozet area trumped the language in the master plan. The commission feels that “when in doubt, look at the map.”

In the end, the commission liked the changes that had been made to the original development and went ahead and approved it.

Jennifer More: We could support the development but at a lower density.

4. David Stoner: But what does the community want? What does the CCAC feel should be done?

John Savage: CCAC should present its views at the Board of Supervisors meeting.

Ann Mallek: Come to any meeting and speak about what the Master Plan means to the community.

Bill Schraeder: The 240-250 entrance corridor needs to retain its character to pull in tourism.

Ann Mallek: The group could send a newer recommendation to the board.

Group will discuss next meeting.

5. The View Apartments: Blue Stone Development/Pinnacle Rental Units Apartment Management.

Jennifer More introduced the By Right development facing Blue Ridge Drive.

Mike Marshall: The property was originally owned by the Wayland family. Their land stretched from Beaver Creek Reservoir to Mint Springs. The Wayland Home- which is going to be razed to make way for this development- is part of Crozet history. It is said

the Claudius Crozet himself stayed in the house while here working on the tunnel. It was an impressive home with eight bedrooms and a large dining that could seat many guests at once. It is part of Crozet's history. Piedmont Housing Alliance bought the property and ended up selling the flood plains to Pinnacle Construction so that they could bump up the building zone from R6 to R18. The development- after the added unbuildable acres were added created a 21.85 parcel with 7 buildable acres. It will contain 4.29 acres of impervious surface, 9 apt buildings, club house and pool. (R18 is higher than the maximum of R6 recommended in our plan.) Blue Ridge Avenue is a road with single-family homes. This development does not reflect the character of the neighborhood. They are making no attempt to work with the community.

Tom Loach: Piedmont Housing Authority worked with Crozet Community to come to agreement on developing this land. They should be held accountable for their agreements.

Jennifer More: Staff asked that we document this house that if it is in the historic district. Also said that they would like to see a second entrance to this large of a development. Also they will need to show how they are to retain storm water...underground tanks?

Kim Connolly: This will impact our schools-especially Crozet Elementary. Is there to be affordable housing here? What is the process needed to go through for the county to allow developers the use of unbuildable land to increase the density to a higher zone?

David Stoner: Thinks CCAC could write a resolution to ask board to review the ability to effectively increase number of allowed units by adding undevelopable land. Thinks we are very exposed as a community to developers looking to take advantage of "Stale Zoning."

Action Item: Alice Lucan volunteered to help draft a resolution for CCAC stating our concern with staff allowing this type of shape shifting of parcels to increase number of units beyond what is designated by the Master Plan.

6. Andy Slack, Albemarle County GIS Specialist:

Here to discuss the plans for Park Ridge to Hilltop to Library Ave.

- Possible plan for one or two names to cover that span of roadway.
- It is widely held that Library Ave. should stay.
- The challenge is that it is difficult for Fire and Rescue to be able to locate homes that they are servicing if the road is too long and name changes are confusing.

Kostas Alibertis: As a member of the rescue team I can vouch for the difficulty encountered by our fire and rescue teams.

Andy Slack: We are currently researching how the house numbers would fit into the length of roadway when these roads join to one.

David Stoner: Thinks the researchers should look for ways to impact the least amount of Crozetians as possible, perhaps contact current residents. Would like to see a clear proposal of how the road is to be continued and where the name would change as progress on this project is made.

7. Potential Priorities and Goals:

Possible Special Events-

A) Social Gathering....King Family Vineyard is offered as the site for this by James King.

B) Priorities and Goals Discussion Session- during a regular meeting or have special meeting for this?

Designate areas of special interest for members of the CCAC as done previously- and have individuals report on their areas of focus?

Review our priorities and the way we cover review of specific projects that are presented at meetings?

Master Plan Review

Aggressive advocating for certain elements of the Master Plan?

These items and more need discussion. We will make an attempt to leave room in upcoming meetings to start the dialogue.

7. June Meeting: Beth Bassett has asked Dave Oberg from the School Board to meet with us and discuss the state of the county schools.