

**Crozet Community Advisory Committee
Crozet Elementary School
Wednesday, September 20, 2017 from 7:00 PM to 9:00 PM**

Dave Stoner: Welcome's everyone and calls the meeting to order.

A quorum is established.

Introductions made by members of the CCAC and citizens present at the meeting.

Citizens Present: Mike Marshall, Jim Neligan, Bill Schrader, Peggy Schrader, Ray Grant, Terri Miyamoto, Ian Dabney, John Savage, Paul Granby, Kimberly Barker, Lynda Harrill (Quickstart Tennis), Cliff Fox, Jim Crosby, Pat Crosby, Atieno Bird

Crozet Community Advisory Committee (CCAC) Members Present: Dave Stoner, Phil Best, Kostas Alibertis, Mike Kunkel, Dean Eliason, Martin Violette, Leslie Burns, Allie Pesch, Shawn Bird, Doug Bates, Tom Loach

County Representatives Present: Ann Mallek, Jennie More

September 2017 Agenda

1. Agenda Review (Dave Stoner – CCAC chair)
2. Approval of Minutes
3. Transient Lodging Proposed County Rule Change (Elaine Echols, Albemarle County Chief of Planning – 45 min)
4. Crozet Traffic Discussion (Joel DeNunzio, VDOT Resident Engineer – 45 min)
Tentative
5. Neighborhood Improvement Funding Initiative (NIFI) Update (Dave Stoner – 15 min)
6. Items Not Listed on the Agenda
7. Announcements and Future Agenda Items

Motion to approve the July 2017 CCAC meeting minutes pending review and changes, if suggested and/or made, over 7 days following the CCAC meeting. Motion presented by Phil Best and seconded by Doug Bates. Minutes subsequently approved by CCAC members present.

Doug Bates: Please talk about progress on NIFI.

Bill Schrader: Recommended to later to talk about the Acme property.

Dave Stoner: Turns the meeting over to Rebecca Ragsdale, Senior Planner for County of Albemarle, Department of Community Development. (Colleague) from Albemarle County also present at meeting with Rebecca Ragsdale.

Rebecca Ragsdale: Presents the Albemarle County Transient Lodging presentation

- Policy and Procedure: Spoke to the Board of Supervisors in July. The discussion started in July. This land use was included in the discussion regarding the Comprehensive Plan.

- Zoning Regulations: Termed Accessory Tourist Lodging (ATL) in the development area and Bed and Breakfast (B&B) in the Rural Area; what you can do and what you can't do; example illustrations; zoning clearances in the development area and rural area.

- Review Steps: the five steps from contact zoning and application through taxation

- What we know about current compliance with Zoning
We have a compliance gap now; more business than permits

- Zoning Text Amendment Process
Consider Changes: Allow periodic whole house rentals with limitations; and allow rentals in townhouses, apartments, and condos

- Senate Bill 1278 – Creation of a Registry for Short-term Rental of Property; description of Virginia Code to include in our ordinance; we will have more enforcement codes for compliance

- Taxation – June 14, 2017 Amendments

- Questions about where the county is on the regulations?

Bill Schrader: What really is transient? Answer: is less than 30 days; do county or HOA covenants take precedence? Answer: HOA covenants more restrictive

Ann Mallek: HOA rules apply, but county will not enforce; 2012 BoD discussion was about space and additional income perhaps for those that needed the rental to keep financially stable.

Phil Best: Are all counties in VA passing the same ordinances? Are our rules different? Arlington and Blacksburg are two that are doing the same thing. This topic is being covered as a conference topic, discussed in webinars, etc. to educate and reach the right decisions.

Allie Pesch: Please define whole house rental. Answer: the owner has to be on property and available in both the development area and rural area.

Rebecca Ragsdale: Bonus rule for the rural area.

Kostas Alibertis: What was the fee structure ordinance?

Ann Mallek: We added this ordinance to our transient occupancy tax and to the county finance regulations.

Jennie More: How are we enforcing the changes? How can you do it?

Rebecca Ragsdale: 5 percent occupancy tax paid once per month; zoning enforcement is complaint driven.

Shawn Bird: Do you receive many complaints?

Rebecca Ragsdale: Only 10 complaints since 2005; Townhouse rentals mostly have no permits; accessory structures cannot be dwellings, cannot have a kitchen; zoning is about the use, not necessarily all "components."

Phil Best: What are the limits of intrusion?

Rebecca Ragsdale: A permit is required for transient lodging; tourist lodging requires the permit; host families and exchange students don't require a permit. We are collecting feedback for October 24 Planning Commission work session; the proposed ordinance schedule takes us through February 2018 for adoption; follow farm winery/distillery model on comment and feedback; we can adjust processes based upon public comment.

Dave Stoner: Next agenda item. Joel DeNunzio is here to talk about traffic.

Tom Loach: Some context on my letter to Joel. Jarmans Gap and Tabor Avenue are almost impossible to make left hand turn; can there be a short term improvement before the long term Crozet traffic solution?

Joel DeNunzio: Maintenance, traffic; what are the short term windows of solution (two hours in morning and afternoon); not sure what the solution is - Barnes Lumber, eastern connector relief?; we are all going to be miserable if Crozet Avenue full of stop signs and traffic signals.

Kostas Alibertis: I disagree with traffic control on Crozet Avenue from emergency vehicle perspective: no where to go, more likely to cause/have an accident; need to look real closely; peak hours only.

Joel DeNunzio: Traffic signal a problem; make pedestrian activated; most accidents near the four way stop; we need 5 preventable crashes over one year to have a traffic signal or sign; increase safety and increase efficiency; possibly put other signals in flash mode; there are currently no flash mode signals for VDOT controlled roads.

Diane Burns: People are concerned about speed.

Kostas Alibertis: The light at the square is a problem.

Concerned Citizen: Can an officer be stationed there to control speed?

Joel DeNunzio: Speed controlling signs are an option.

Shawn Bird: Speed bumps could be used for both traffic control and pedestrian safety

Joel DeNunzio: Put a table and pedestrian device at/near the intersection; it does not qualify for speed bumps, but would for other devices.

Tom Loach: Stripe pavers could be used; university has the pedestrian crossing with button to depress for flashing light.

Ann Mallek: Can gather info on table and traffic calming.

Joel DeNunzio: Need data to determine volume and speed; collect along Crozet Avenue corridor from four way stop to 250; will do volume and speed; lots of data on virginiaroads.org – speed, crash data anywhere in state of VA; Joel provided data sheets for traffic in Crozet; Crozet Avenue 7K vehicles a day avg daily traffic; peak hour 700 vehicles; data collected in 2016.

Tom Loach: Can you get prospective data on traffic based upon future construction?

Joel DeNunzio: There are challenges from growth; Barnes Lumber site – hopefully (new) roads will relieve some traffic problems we see now in Crozet.

Ann Mallek: Need marked crosswalk back from St George Avenue.

Joel DeNunzio: County working on pedestrian and traffic project across from Harris Teeter.

Bill Schrader: Update on the traffic circle at 240-250 merge/split?

Joel DeNunzio: Albemarle County putting traffic circle projects in one package/design build to save money and get done more quickly; 7 projects slated to move quickly this way.

Jennie More: What about the one-way road behind the post office?

Dave Stoner: One more item about traffic; going to meeting about the square; Frank Stoner made proposal; what about pool money with Frank Stoner to get VDOT revenue sharing for road infrastructure around the square?; subject to board approval; county seems positive; grant this fall, award next fall ('18); potential construction in '19; Frank Stoner at next (October CCAC) meeting to talk about Barnes Lumber site.

Ann Mallek: We have left money on the table when we did not get the revenue sharing/matching from the state.

Citizen: How is streetscape landscaping taken care of (watering)?

Dave Stoner: October 2 all CAC meeting hosted by the county; consultants on NIFI and Elaine will update capacity analysis/growth projections. Next month county staff revisions to Western Park Master Plan will be a main topic along with Milestone rezoning update. That's it.

Ann Mallek: County MOU on economic development; asked other jurisdictions how you prevent taking nearby business away; groundrule is to not have bad behavior; our MOU is well done; county staff got Partnership for Community Development input.

Dave Stoner: Adjourned the meeting at 8:52 PM.