

**Crozet Community Advisory Committee**  
**Crozet Library**  
**Wednesday, November 15, 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: Ray Grant, Frank Cerrone, Bob Rottiers, Charlie Bendig, Brenda Plantz, Pat Groot DCI, Jason Crutchfield, Erica Haskins, Bill Schrader, Dave Rockman, John Stoke, Danny Wisesong, Mark Graham, Pat Crosby, Jim Crosby, Mike Wysong, Jo Higgins, Don Long, Bill Fritz, Andrew Kuppel

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

County Representatives Present: Ann Mallek, Jennie More, Mark Graham, Emily Kilroy

November 2017 Agenda

1. Agenda Review (Dave Stoner – CCAC chair)
2. Approval of Minutes
3. Re-Store'n Station SP Amendment Presentation (Jo Higgins, Re-Store'n Station – 45 min)
4. Project Updates & Discussion (45 min)
  - a. Neighborhood Improvement Funding Initiative (NIFI) – Crozet Square Streetscape – approved
  - b. Barnes Lumber Rezoning – applicant's requested deferral
  - c. Western Park Master Plan Update – follow-up discussion
5. Downtown Crozet Initiative – Request for Virginia Main Street Affiliate Application Support
6. Items Not Listed on the Agenda
7. Announcements and Future Agenda Items

Motion to approve the October 2017 CCAC meeting minutes pending review and changes, if suggested and/or made, over 7 days following the CCAC meeting. Motion to approved October 2017 minutes presented by Tom Loach; motion seconded by Martin Violette. Minutes subsequently approved by all CCAC members present; no nay votes.

Dave Stoner: Begins with the Project Updates and Discussion on the Agenda before Re-Store'n Station presentation.

## Project Updates:

Dave Stoner: NIFI – BoD approved the square and streetscape

Emily Kilroy – \$200K BoD approved for Crozet Square and Streetscape along with the revenue sharing. There will be a match if the project is awarded; county expects to hear back from VDOT in May (2018).

Dave Stoner: Barnes Lumber rezoning. Frank Stoner submitted a deferral request. Milestone needs more time to work on easements; they are close to complete. He does not want alternative plan. Deferral can be up to one year. Frank wants the rezoning before the Planning Commission by the first quarter (2018); also would like the CCAC to say something (supportive) to the Planning Commission. CCAC should wait to respond until Planning Commission date set and Staff review are completed.

Ann Mallek – there are technical tiedowns from VDOT needed while the deferral is in process.

Dave Stoner – During October CCAC meeting we reviewed the county Western Park Master Plan; to follow-up, do we (CCAC) have an opinion on the WP Master Plan?

Tom Loach – How did we have this situation in the first place? We should have started with the Crozet Master Plan (the original plan). The county did not review the original plan, but created a new plan. Process-wise we should go back to the Crozet Master Plan. Another question – how did the Boy Scouts get involved in the process? This is a community park; there are specific references from Bill Riley stating that Western Park is a community park. CCAC supposed to lead the Master Plan; we missed it.

Ann Mallek – Outlying communities want to know why we can't use the park. FEMA changed how the land (Western Park) was classified. David Anholt will have ideas to come back and discuss options about Western Park with CCAC. Parks and Recreation procedure supposed to be used for Western Park. \$6 mil plan will not happen; soccer fields will not happen either.

Tom Loach – we need to start with original plan; Western Park was quid pro quo from accepting more houses in Old Trail.

Ann Mallek – Appendix B of Crozet Master Plan – Western Park – could be updated without update to full Master Plan.

Leslie Burns – What we have are perspectives of how people see Western Park being used now vs. years ago.

Jennie More – the Western Park plan is not online for some to see.

Allie Pesch – Dave Anholt did not present the map; it seems like we were starting over.

Kostas Alibertis – county is catching up; countless things stacking up for action like infrastructure; we need the infrastructure in place; we should review the infrastructure of our area and we should aggressively pursue that development.

Dave Stoner – anything for Western Park? Process – why not change the plan? New things couched based upon WHY we are changing plan? Other comment: many thought the Boy Scouts proposal was not right. It did not fit with what we want with Western Park.

Shawn Bird – could someone describe the history of Old Trail for us young folks. We need to understand context. Did Old Trail or the county drop the ball?

Ann Mallek - \$100 mil of projects during 5 years during recession did not get done. 1200 is the number of the rezoning

Tom Loach – the original library request was in 1984 and it was small then. Have Bill Riley come in to talk about it.

Dave Stoner – we need to have a prepared presentation; not do it on the fly.

Allie Pesch – how did the Boy Scouts get that amount of time to present?

Ann Mallek – it was an open Parks and Recreation meeting; we did not want to be criticized for not allowing the Boy Scouts the opportunity to present a proposal. Can't find the Western Park plan online either.

Bill Schrader – Have Parks and Recreation read the Master Plan; we can't use the 2008 story as a crutch; what Tom Loach said was FACT. More delay means we can't do it – self-fulfilling prophecy.

Dave Stoner: Introduces Jo Higgins to present the Re-store'n Station SP Amendment.

Jo Higgins – has the site plan for current development; thank you for allowing (me) to present; Legacy Markets is the name of the station now. Describes her experience: served on the Planning Commission; director of engineering and public works; original CCAC member; been on most side of issues. This SP Amendment is all about compliance; Michelle Sprouse here as owner; zoned Highway commercial; 2008 site plan for office, convenience and gas pumps; 400 gal/day on private systems; project that use half the average amount of water; plan always to open store and then get water usage data; no choice for SUP, had to set with one gallon; approved in 2010 on 9 conditions; section 12 of Albemarle County Land Use Handbook; need to understand the rules and compliance; SUP must be evaluated on reasonable standards; store opened in 2014; came in immediately to request expansion; proven use with 2 years of water usage at 250 gal/day avg, 380 gal/day peak usage; no impact; want to amend only two conditions.

No change to site plan proposed; 2 conditions

- 5 16 hours of operations; want 4 more hours
- 8 adjust customer parking
- pumps can stay open without restriction
- 6 9 pumps approved; 2 more pumps; alternative fuel

SUP is only related to water usage and nothing else.

Sandra Mears – is this this a trick way to continuously request changes?

Jo Higgins – based upon water usage, we are in compliance; will not exceed by right water requirements; site designs in compliance; property owners present have never been satisfied.

Jason Crutchfield – how many of the 9 conditions have you violated? Overnight parking, trees to block view, for example.

Jo Higgins – trees have been planted.

Kostas Alibertis – supplied misleading information to get the store open?

Martin Violette – seems that you setting yourself in the future to request expansion.

Tom Loach – this is really about the community impact.

Jason – using water as a loophole.

Jo Higgins – owners has never filed a lawsuit against the county.

Dave Stoner – what in your request will help mitigate the issues?

Jo Higgins – what ever we have done, we have spoken/met with the community.

Other neighbor – you have never met with me.

Crutchfields – none of the conditions you said have happened.

Meg/Citizen – we do not want to fight about this issue; we want a business to be a part of our community; exhausting; take in what we have said; make us embrace your business.

Jon McKeon – why can't Mr. Sprouse stand in front of the community?

Shawn – can we get a layout of the area to better understand?

Dave – thank you Jo.

Bill Fritz – Planning Commission Dec 5; this project will go before the Planning Commission then; Planning Commission will have a public hearing; then Planning Commission recommendation will be forwarded to the Board of Supervisors; date that SUP Amendment goes before the Board of Supervisors will not be set until the Planning Commission meeting held.

Citizen – is it possible to set up a meeting between two parties and the CCAC?

Dave Stoner – do we want to have a resolution to put before the Planning Commission?

Tom Loach – do not support SUP Amendment; it is not in line with growth on 250 and Master Plan.

Jon McKeon – Presents motion to say no to Re-Store'n Station SUP Amendment.

Phil Best – seconds the motion to say no presented by Jon McKeon.

Shawn Bird – include open channels of communication.

Dave Stoner – Planning Commission motion with mitigating factors should be included or taken into consideration; all CCAC members present vote yes to Jon McKeon motion. No nay votes.

DCI requesting to participate in the DHCD Commercial District Affiliation Program. DCI members will apply. Details:

- Wants to have Crozet a vibrant place
- Filing for non-profit status
- DCI paperwork
- Main Street Affiliate – related to corporate status; CDP
- Do now, grant available; due Dec 1
- \$7K application, bring in consultants to help
- Benefits – resources to access information to create revitalization

Leslie Burns presents motion to: Authorize DCI to participate in the DHCD Commercial District Affiliate Program; Tom Loach seconds the motion. All CCAC members present vote yes; no nay votes.

Dave Stoner adjourns the meeting at 8:52 PM.