

Crozet Community Advisory Committee

Wednesday, June 10, 2020

Meeting Minutes

*Note: Because of the ongoing COVID-19 emergency, the meeting was conducted virtually, using Zoom and shared publicly via YouTube and publicinput.com

- Members present
 - Valerie Long
 - Brian Day
 - Tom Loach
 - Shawn Bird
 - Allie Pesch, Chair
 - Kostas Alibertis
 - Doug Bates
 - Joe Fore
 - Ann Mallek
 - Mike Kunkel
 - David Mitchell
 - Josh Rector
 - Matthew Slaats
 - Jennie More
 - Sandy Hausman
 - Andrew Knuppel – County staff
 - Rachel Falkenstein – County staff
 - Michaela Accardi – County staff
- **The Chair called the meeting to order at 7:05 pm**
- Members introduced themselves
- **Procedural Rules Amendment**
 - Andrew Knuppel introduced an amendment to the committee's procedural rules to remove the two-term term limit for Chair and Vice Chair. At May's meeting, Joe Fore gave notice of such an amendment—a requirement for amending the procedural rules.
 - A motion was made to amend Rule 1.D. of the Albemarle County Community Advisory Committee Rules of Procedure, which prohibits

chairs and vice-chairs from seeking re-election, by striking that prohibition.

- **The motion was made, seconded, and passed unanimously via voice vote.**

- **Officer Elections**

- Andrew Knuppel briefly reviewed the available officer positions
- Chair
 - Allie Pesch was nominated to continue in her role as Chair. No other nominees were named, and she will serve as Chair for the upcoming year.
- Vice Chair
 - Shawn Bird was nominated to continue in his role as Vice Chair. No other nominees were named, and he will serve as Vice Chair for the upcoming year.
- Secretary
 - Joe Fore was nominated to be Secretary. No other nominees were named, and he will serve as Secretary for the upcoming year.

- **Master Plan Workshop: Architecture/Preservation and Historic Overlay Discussion**

- Michaela Accardi and Rachel Falkenstein led a presentation about the possibility of adding a historic overlay to the historic neighborhoods in and around Downtown Crozet that would allow greater density in older neighborhoods around downtown in creative ways:
- “Given the proximity to downtown, desire to promote a mixture of housing types and affordability, provide walkability, and preserve character and affordability of existing historic neighborhoods, staff recommends allowing density above the 3-6 units/acre guidance under the following circumstances:
 - Conversion of an existing structure to a multi-family unit to allow preservation of existing housing stock and/or historic buildings.
 - Addition of a detached accessory dwelling unit on a lot in keeping with existing development patterns including building location, scale, and massing.
 - Infill development that
 - preserves existing housing stock;
 - is in keeping with the prevailing development pattern of the surrounding neighborhood including scale, massing, and building location;
 - provides additional affordable and/or workforce housing opportunities;

- can include the following housing types:
 - single family detached
 - duplexes
 - fourplexes
 - multiplexes
 - bungalow courts
 - Committee members discussed the potential implications of the historic overlay. Some voiced concerns that adding density in these areas would further strain infrastructure—which is already lacking—in the area. Some thought that the added regulations could hinder affordable housing. Others thought they were a creative way to encourage new, affordable development that is in-line with existing neighborhood patterns.
 - **Master Plan Workshop: Site-Specific Land Use Changes**
 - Andrew Knuppel gave a brief overview of some site-specific Master Plan changes that staff is looking at:
 - White Gate Farm between Wickham Pond and Western Ridge, which is currently labeled as rural/greenspace under the Master Plan; and
 - Property on the northeast side of the intersection of Route 250 and Crozet Avenue
 - The Committee will have a more in-depth discussion of these designations and potential changes at a future meeting
 - **The meeting adjourned at 8:43 pm.**