

Crozet Community Advisory Committee Meeting Minutes

March 10, 2021

***Note: This meeting was held pursuant to and in compliance with Ordinance No. 20-A (6);
An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster.**

Committee Members Attending:

1. Allie Pesch (Chair)
2. Josh Rector
3. Valerie Long
4. Doug Bates
5. Sandy Hausman
6. Tom Loach
7. Brian Day
8. David Mitchell
9. Joe Fore
10. Matthew Slaats
11. Kostas Alibertis
12. Mike Kunkle
13. Shawn Bird
14. Ann Mallek (Board of Supervisors representative)
15. Jennie More (Planning Commission representative)

County Staff members Present:

1. Rachel Falkenstein
2. Michaela Accardi
3. Carolyn Shaffer
4. Charles Rapp
5. Tori Kanellopoulos

The meeting convened at approximately 7:05 pm once a quorum was achieved.

The Chair invited members of the Committee to introduce themselves.

A motion was made and seconded to approve the minutes from the February 10th meeting. The motion was approved by unanimous voice vote.

Elections were held and the following members were elected as officers of the Committee for the coming year by unanimous voice vote:

1. Chairman - Allie Pesch
2. Vice Chairman – Joe Fore
3. Secretary – Valerie Long

Supervisor Ann Mallek announced that there were seven open positions on the Committee and that four people were re-appointed or newly appointed at the most recent Board of

Supervisors meeting: Allie Pesch, Sandy Hausman, Doug Bates and Mark McKinnon. There are 3 open positions.

Staff Presentation on the draft Crozet Master Plan Land Use Chapter:

Rachel Falkenstein and Michaela Accardi provided an update on the process to date.

Rachel reminded the group that the Land Use chapter is just one chapter of the Plan, others will include transportation, conservation/parks, etc.

Comments were expressed about the draft guiding principles, and several comments were made with suggestions for statements to be included in the draft, and certain sections to be removed.

Rachel noted that a draft of the plan would be posted to the website for additional public comment in the coming weeks.

Summary of overall changes from the 2010 Master Plan:

- Most are clean up changes to provide consistency
- Overall growth projections remain very similar
- Reflects overall engagement themes
- The draft plan looks very similar in many ways

Specific areas of changes/staff recommendations were discussed:

Downtown Area:

- Downtown neighborhoods
 - o Key change is removal of Downtown Neighborhood Overlay district from draft, instead added narrative about the neighborhoods.
 - o Recommendation for Downtown Neighborhood Architectural and Cultural Resources Study
 - o Downtown Neighborhood does not include Pleasant Green
- Downtown generally:
 - o Regarding ground floor retail: retail study revealed that there is limited demand for retail in Crozet right now. So single use buildings might be appropriate in certain areas, especially the edges.

There was a specific discussion about Downtown Neighborhoods generally, and perceived conflicts with the Neighborhood Density Residential Low designation (less than 2 dwelling units per acre) compared to Neighborhood Density Residential (3-6 dwelling units per acre). Concerns were expressed about the ability of the historic downtown neighborhoods to support the recommended designation of Neighborhood Density Residential due to insufficient infrastructure, especially sidewalks, and questions were raised about whether the designation represented a change.

Comments and questions from the public were raised about:

- The recommended designation for Block 26 in Old Trail
- How the downtown neighborhood designation would work in terms of architectural review and the recommended cultural resources study

Rachel Falkenstein reiterated that the Downtown Neighborhood Overlay proposed was not included in the draft plan, and encouraged the public to reach out to her to discuss the proposals for the downtown neighborhood study issue and how architectural issues would be handled.

Middle Density Residential Issue:

New category proposed by staff. Rachel provided a summary of public input and other issues that inspired them to develop this category.

Two tiers of Middle Density Residential are proposed:

- Traditional density capped at 6-12 dwelling units per acre (consistent with what the 2010 Crozet Master Plan called Urban Density Residential)
- Second tier: up to 18 units per acre if provide middle density housing types (bungalow courts, tiny homes, small multiplexes, etc.)

Urban Density Residential:

- The description of Urban Density Residential now recommends 12-34 units per acre (what is called Urban Density Residential in the 2010 plan (6-12 units per acre) is now called Middle Density Residential (6-12 units per acre), and now Urban Density residential recommends 12-34 units per acre.
- The only area where staff recommends Urban Density Residential is at the apartments at Old Trail that have already been built.

Staff showed a map highlighting where middle density designation has been proposed on the draft plan.

There was a discussion about the middle density recommendation generally and how it changed since the prior draft plan map/designation descriptions, and how it relates to prior votes by the CCAC on the issue.

There was a discussion about the scope and variety of community input.

Green Systems:

Presentation by Michaela Accardi about how some parcels were designed as Greenspace in the 2010 Plan even though they do not contain sensitive environmental areas, which

staff felt warranted a fresh look to ensure consistency with other goals of the County's Comprehensive Plan.

- Michaela provided a summary of other community input and factors that informed staff's recommendations on this issue
- Recommendations: 2 categories of green space:
 - o Green systems (environmentally sensitive land, private open space, not public parks)
 - o Public land (only for existing and proposed county owned parks and trails)
- Michaela showed a map highlighting the areas that are proposed to be changed
- Comment was provided about the changes

Old Trail:

- Proposed Community Mixed Use designation to replace Mixed Use in the core area to better align with other master plans, such as the Pantops Master Plan.
- Staff provided a summary of community input that influenced their recommendations

Proposed recommendations:

- Staff recommendations focused on goal of aligning designations as best as possible with existing zoning and approved development potential
- Carry forward Village Center designation
- Change designation in Block 19 to a mix of Neighborhood Density Residential and Institutional
- Community Mixed Use replaces Mixed Use and some Urban Density areas
- Boundary adjustment around the golf clubhouse/restaurant to fix a problem with the 2010 plan where it splits a building in half. The buildings are both on public utilities, and the new boundary line includes both of the buildings. But the area is still designated green systems, so no change to the recommended uses in that area.

Next Steps regarding the draft Plan:

- There will be an online public comment feature posted soon, and the public is invited to provide additional comments.
- There will be a Board of Supervisors work session on April 7th
- Continued feedback on transportation and other chapters of the plan are welcomed
- Virtual implementation workshop in May, 2021

Comments and questions were raised and expressed about:

- The former Moyer Property designation change and whether it should be included or not
- Designation changes in Old trail block 19 – whether it would support Crozet Sports
- Designation changes in Old Trail block 26 – whether the proposed change is appropriate
- Significant infrastructure needs throughout Crozet, but especially in historic neighborhoods

- Affordable housing issues
- Retaining wall at the Vue apartments
- Pedestrian and bicycle infrastructure needs
- Crosswalks and needs for them in specific areas, and the challenges associated with the effort
- Lack of open space on the north side of the railroad tracks
- The importance of documentation of public comments

Others indicated they had additional comments on the details of the draft plan, and the CCAC members and members of the public were encouraged to weigh in with those details when the online form for comments becomes available.

Announcements:

March 23rd: Planning Commission public hearing on the Special Use Permit for the project at Crozet Park.

Matt Slaats discussed a grant opportunity: Citizens Institute for Rural Design. He invited those who might be interested in participating to contact him, and shared information about the grant by email.

Staff provided additional clarification about the next steps with the draft Master Plan:

- Board meeting on April 7th to get Board's direction
- Then staff makes additional revisions to the draft based on that feedback and other feedback
- Then need to get the Planning Commission's input on the other chapters.
- Then will come back with another full draft
- Staff has not yet drafted the introduction chapter

There were additional comments and discussions about:

- pedestrian safety issues
- right-of-way donation
- discussion about what the CCAC can do about pedestrian safety in intersections that have been mentioned tonight, and along St. George Avenue where a young child was recently hit by a car, and others where concerns have been expressed
- Allie raised the idea of re-activating committees of CCAC members and others in the public who may want to be involved and try to help the County with things like exploring right-of-way acquisition that is needed to help with crosswalks or other improvements. Ann is working to secure additional information about this issue.

The next meeting is tentatively scheduled for April 14th at 7:00 pm. The meeting will be virtual.

The meeting adjourned at 9:08 pm