

Crozet Community Advisory Committee

Meeting Minutes from April 13, 2022

***Note: This meeting was held pursuant to and in compliance with Ordinance No. 20-A (16); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster.**

Members Present:

Allie Pesch – Chair
Joe Fore – Vice Chair
Valerie Long – Secretary
Michael Monaco
Kostas Alibertis
Mark McKenney
Jim Duncan
Ken Thacker

Ann Mallek – Board of Supervisors

County Staff:

Carolyn Shaffer – Clerk
Rebecca Ragsdale – Planning Manager, Department of Community Development
Kevin McCollum – Senior Planner, Department of Community Development

Guests: Elizabeth Claman of Daylily Preschool

Chair Allie Pesch called the meeting to order at 7:02

The members of the Committee introduced themselves.

Noting that a quorum was present, the Committee approved the March, 2022 minutes following a motion by Kostas Alibertis, and a second by Michael Monaco

The Committee welcomed new member Ken Thacker, a resident of St. George Avenue.

Community Meeting: SP 2022-00003 Daylily Preschool:

Kevin McCollum, Senior Planner with the County's Department of Community Development, and the Lead Reviewer of the Special Use Permit application, provided a brief overview of the development review process generally, and a brief description of the proposal:

- Daylily Preschool currently operates in Mountain Plain Baptist Church, located at 4281 Old Three Notch'd Road.
- A special use permit was previously approved to allow the school with up to 20 students (SP 2012-00008).
- Ms. Claman proposes to amend the existing permit to relocate the school to a building on the adjacent parcel, located at 4297 Old Three Notch'd Road, and to increase the maximum enrollment to 50 students.
- The application proposes a maximum of 5 teachers.

- Parents will continue to use the exiting Church parking lot for drop-off, and teachers will walk the students to the new building.
- Both properties are owned by Mountain Plain Baptist Church
- The property is zoned RA – Rural Area, which requires a Special Use Permit for a pre-school
- The property is located outside the designated development area of Crozet, in Rural Area 3 of the Comprehensive Plan.
- Timeline:
 - the application is under review by staff
 - the staff comments on the application are due to the Applicant on Monday, April 25th
 - the Planning Commission and Board of Supervisors hearings have not yet been scheduled.

Anyone who would like to be kept informed of the application's hearing schedule, ask questions, or share any comments about the application may contact Kevin McCollum at kmccollum@albemarle.org

Applicant Presentation:

Elizabeth Claman, the Director of Daylily Preschool provided a brief presentation about the school and the proposed amendment to the existing special use permit.

- She shared several slides with images of the students in the existing school, and provided a general description of the school and its basic curriculum and activities
- The school has been in operation for 10 years, and the current hours are 8:30-12:30
- The hours are proposed to be extended to 8:30-5:30
- Students will be in both floors of the new building
- The age of students served will continue to be from 16 months to 5 years of age
- She expects that the initial expansion would be to 30 students, to accommodate a current waiting list. But she hopes to gradually increase enrollment up to 50 children in the future, most likely over several years.
- No changes are planned to the building or parking lot at this time, although she does plan to add another small natural playground in the back of the new building. The students will continue to use the existing playground on the Church parcel as well.

Members of the committee asked general questions about the application, expressed positive personal experiences with the school, and noted the shortage of childcare in the Crozet area.

Supervisor Mallek asked whether the school had experienced any issues with traffic, and Ms. Claman confirmed it had not.

The school has an enrollment waiting list now and hopes to be able to open in the new space and with the larger enrollment after Labor Day if the application is approved by then.

There were no questions from any of the attendees/members of the public

Officer Elections:

Allie nominated Joe Fore for Chair

Marc McKenney nominated himself for Vice-Chair

Michael Monaco nominated himself for Secretary

Kostas moved the nomination of the slate as a whole, Allie seconded the motion. Nothing there was a sufficient quorum, the committee voted unanimously to approve the slate of new officers.

General Announcements:

Supervisor Mallek announced that Jennie More regrettably resigned from the Planning Commission due to a medical issue. The committee expressed its appreciation for her years of service on both the Commission and the Committee

Supervisor Mallek confirmed that anyone who is interested in applying for the Planning Commission seat for the White Hall district may apply on-line. She will then hold interviews and make a choice, and the appointment would be to complete the remainder of Jennie's term, which ends in December, 2023.

Allie announced that planning for the Crozet 4th of July Celebration is underway. She reminded everyone that the fireworks are community funded, and donations are welcome and needed.

Ann asked that committee members encourage their neighborhood associations to consider providing donations for the fireworks celebration.

Ann invited two new Committee members to introduce themselves again:

- New member Jim Duncan noted that he is a 20-year resident of Crozet, and a Realtor with Nest Realty. He is also an avid cyclist.
- New member Ken Thacker noted that he is a 17-year resident of Crozet. He is a professional Architect, primarily for school buildings, including some in the Crozet area. He has served on the non-profit Downtown Crozet Initiative for several years, working with Frank Stoner, the developer of the Barnes Lumber Project.

CCAC Position Available: Supervisor Mallek noted that there is at least one more position available on the Committee, and one person's application is under review. Anyone who is interested in serving on the Committee is encouraged to apply, using the on-line application process here:

<https://albemarle.granicus.com/boards/w/74d9847a67cfd67/boards/29558>

(click the "Apply" button at the top right corner).

Joe Fore asked about any updates on the Montclair rezoning application, in particular regarding the issue about the treatment of the stream. Ann provided a brief update as she understood the status, and noted that the County staff have carried out a detailed review of the stream and applicable regulations.

Rebecca Ragsdale noted that the application is still under review, and the Planning Commission meeting has not yet been scheduled. Anyone who would like to remain informed about the application, ask

questions, or share comments may contact Cameron Langille, the Lead Reviewer, at blangille@albemarle.org

Closing Statements:

Next meeting: tentatively scheduled for May 11, 2022 at 7:00 pm.

The meeting will most likely be held virtually, and details will be posted on the County calendar on the website. <https://www.albemarle.org/community/county-calendar>

Allie read the closing statement, reminding all that the meeting was held pursuant to and in compliance with Ordinance No. 20-A (16); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster

New Chair Joe Fore adjourned the meeting at 7:49 pm

A recording of this meeting will be posted on the County Calendar webpage.