

# PANTOPS CAC MEETING DRAFT MINUTES

**October 26, 2022**

The meeting was called to order by Chair Dick Ruffin at 6:17 PM.

CAC members present were:

Stephanie Lowenhaupt – Anne Oliver - Richard Ruffin – Michael Spatz - Lou Falzer

County personnel present were:

Bea LaPisto-Kirtley, BOS,

Donna Price, Chair of the Board of Supervisors

David Benish, AC Development Process Manager

Andy Reitelbach, Senior Planner II

Fred Missile, Planning Commission Liaison

A quorum was confirmed to be present.

The Minutes of the September 26 meeting were unanimously approved as previously distributed

## **Guests:**

Justin Shimp, Shimp Engineering

The main purpose of the meeting was to discuss a proposed Zoning Map Amendment (ZMA2022-00009) to allow a Multi-family Housing development near the Shopping Plaza on Rolkin Road.

Andy Reitelbach outlined the procedures that would be followed in processing this application.

Justin Shimp gave a presentation on the request to allow a multi-family residence with 60 units to be built adjacent to Carriage Hill. He contended that the proposal, which would have a footprint of 10,000 square feet, conformed well with the Pantops Master Plan, particularly with respect to providing “affordable housing” and promoting walkability.

After the presentation there were questions and concerns from community residents.

Several residents of Carriage Hill, including James Crice, objected to the project on the grounds that it would severely reduce green space in an area designated on the Master Plan as a potential public park. He thought it might also damage a retainer wall on the west side of the property, destroy some views for Carriage Hill residents and add traffic congestion to the area.

Other residents, including Ed and Judy Joyce, expressed concerns about the loss of natural habitat that currently attracts a variety of wild life, including water fowls.

Stephanie Lowenhaupt expressed concerns about runoff from underground parking and damage to the slopes above the holding pond.

Community members were reminded by Andy Reitelbach that this project is in an early conceptual stage. Justin Shimp’s response was that these concerns would require further evaluation.

Dick Ruffin asked when the next public meeting is scheduled. Andy said that it has not yet been scheduled.

Donna Price asked if Rolkin Rd. is privately owned and, if so, who is responsible for its maintenance. Andy affirmed that it is indeed privately owned and that it is currently not being properly maintained. It was also pointed out that in at least two places there is high risk of accidents due to missing or not visible stop signs.

### **Other Business:**

David Benish proposed that the agenda relating to AC44 be deferred due to time constraints.

Dick Ruffin distributed information about the role of Citizen Advisory Committees. He asked Bea LaPisto-Kirtley to explain how to apply for service on a CAC. Sheed that this could be done online at the Albemarle County site. She suggested also that a sign up sheet be used in future meetings.

Stephanie Lowenhaupt reported that she had no response from Crozet regarding the Pantops Trail Crew proposal.

Dick Ruffin said there was a need for additional parking near the Old Mill Trail so that more residents could easily access the Rivanna River. One possibility might be to ask for designated parking for the Trail in the Pantops Center.

He also asked whether any incentives could be devised that might incentivize an upgrade in the Pantops Center.

## **Next Meeting**

The next meeting will be held on November 28 at 6:15 pm at the Kessler Conference Room at Martha Jefferson Hospital Outpatient Center.

The meeting was adjourned at 7:59 PM by Chairman Ruffin.

Minutes taken and transcribed by Anne Oliver, Secretary