

Crozet Community Advisory Committee

Meeting Minutes from January 11, 2023

Members Present:

Joe Fore - Chair
Michael Monaco - Secretary
Mallory DeCoster
Kostas Alibertis
Allie Pesch
Jim Duncan
Sandra Hausman
Mike Kunkel
Ken Thacker
Shawn Bird
Valerie Long
Lonnie Murray, Planning Commission

County Staff:

Kevin McCollum
Allison Wrabel
Rebecca Ragsdale
Serena Gruia, Public Engagement Coordinator

Community Attendees:

Terri Miyamoto
Mike McCormick
Dave Woodell
Houston Meigs
Sharon Gress
Cary Gress
Jill Bryant
Tim Tolson
Bob McIntire
Allison Wood
Mary McCauley
Dot McCauley
Megan Spencer
Eric Schmitz
Jill Shifflett

Chair Joe Fore called the meeting to order at 7:04

Call to Order, Agenda Review, Introductions

Kostas Motions to approve, Marc seconds. Unanimous approval.

Announcements and Updates

Joe introduces Allison Wrabel. There's been feedback that people liked the idea of a regular calendar of discussion topics. Quarterly basis of meeting planning.

Allison: pre-meeting audio and materials available in general on the big topics, then specific discussion at the meeting on the given topic (eg transportation, etc).

Joe: Budget cycles etc might guide some of those quarterly meetings. We've also introduced the next agenda item, Community Concerns, to nestle it in the middle of the meeting instead of cramming that at the end. We don't have a formal process for channelling that feedback; other CACs do, but this could be a first stab at this channel. Another thing to add back into the mix would be updates from community orgs - civic groups, rescue squad, trails crew, DCI, etc.

Community Concerns

First concern from the public - the title on the agenda "Park Road Manufactured Home Park" doesn't represent the actual name of the Crozet MHC.

Houston Meigs - near Bishopgate, where Bishopgate and Old Trail meet, there's a traffic issue around school departure times. Large number of cars parked to pick up kids. The road isn't designed to accommodate this. Safety concern here.

(another community member) - echoes concerns around safety and traffic zoo during school dropoff/pickup times. The systems are good but there aren't enough bus drivers. Doesn't matter what time of day. It's not enough school for all these kids - the parking lot crowding reflects the school crowding.

Lonnie Murray - is it a light timing issue on 250 when schools are coming in and out? Could well be.

Scheduled Presentations - Community Meeting on Crozet MHC

Attendees identified where possible

Joe opens the discussion by reminding all in attendance that CCAC is not a power-holding decision-making body.

Kevin McCollum: This is a public community meeting as part of the required process here - to share information and solicit public input. 15 acres, 73 homes, R6 residential, but pre-dates zoning ordinance. Crozet MHC has requested adding 14 additional units. Also requests waivers for zoning ordinances. The master plan suggests middle density residential (6-12 units/acre). This is not a by-right development; this is a special use permit, and therefore requires the commensurate extended process.

Timeline:

- Comments to applicant 12/21/22
- Applicant requested deferral 12/27/22
- Community meeting tonight
- Applicant has until 6/27/23 to resubmit
- PC and BOS meetings would follow resubmittal

Second community meetings post-resubmittal are rare, per Rebecca Ragsdale and Kevin. Therefore, this is likely to be the only community meeting for this submittal.

Kelsey Schlein, Shimp Engineering, representing Crozet MHC LLC, takes the stage

The property was developed prior to zoning overhaul in 1980. This is not a request for rezoning. She refers to the "urban density residential" comp plan compliance. The proposal does not include moving/adjusting any additional units.

opens to Q&A

Valerie: asks if there were units on those 14 sites previously

Kelsey: There were additional ones, but maybe not in those spaces.

Community member - there used to be a big home in that Park Road frontage.

Lonnie: connected to septic?

Kelsey: the whole park is tied into the public system via one private set of infrastructure. Metered commonly.

Joe: there's a very nice tree on Park Road, will that remain there?

Kelsey: I believe the tree is just off the 50-foot right of way, and to do an alley behind the units, but is not sure.

Joe (to Kevin): is there any requirement to keep the tree there?

Community member - trees were cut down all through the development of the other neighborhoods, so what's to keep that one safe?

Kevin - there are mechanisms to protect that tree

Marc McKenney - How much of the woods is going to have to be cut down here? On the slope, towards the creek there...what will remain?

Kelsey: Most of it will remain. Once VSMP site plan is approved, there will be 100' stream buffer.

Marc: Also concerned about sidewalks along that stretch, as well as additional barriers between peoples' homes and the road, since there have already been cars?

Kevin: We have recommended the sidewalk in the staff comments.

Rebecca: Frontage improvements will be required.

Marc (restates question re traffic buffer)

Rebecca: Setbacks are usual 25'ish, but we can look into this.

Kelsey: Reiterates that 50' from the road is twice the typical R6 setback

Kevin: We could require shrubs etc as part of the frontage improvements.

Kostas: Kelsey mentioned an alley between the Park Road fronting units and the existing units; it would be best to have a turnaround or a way to have good access into that alley.

Kevin: We are definitely working directly with the fire marshal (Rebecca echoes this)

Shawn Bird: I would like to hear from the residents who are here in attendance.

Community Member: I've been in Crozet MHC since I was born. Unfortunately, Crozet and Albemarle drastically lacks affordable housing. My children have enjoyed the many benefits of living here.

Unfortunately, if the 14 mobile homes are not approved, I fear that the developer would flip this property for apartments that those of us living here - on social security and disability for the most part - could not afford. This would also keep the apartments affordable for those of us living here, spreading the increased costs among a larger pool of units. Mentions Misty Mountain Campground as a similar thing? Fears that if these are denied, it will be because of a preference at the county level for upper-class housing, not the people who live here.

Rebecca clarifies: Misty Mountain won't be residential (community member response: great!) Old Trail will increase.

Community Member: traffic has also increased drastically since Westhall etc came in.

Joe: I think this is exactly what we want, where affordable housing rubber meets the road.

Shawn: Are there are community members against this development?

Community Member: How long are you planning to keep this trailer park? My life is hard enough without this adding to the difficulties.

Lonnie: I think moving it to conforming use is a step in that long term direction.

Allie: I had heard there was a promise of 5 or 7 year commitment.

Kelsey: The improvements they will have to make are a major major investment.

Allie: 5 years is not a long time.

Kelsey: Without being able to speak for the owners, I don't see this being a short-term investment, as someone experienced in these engineering matters.

Community Member: they've added the signs, the stop signs, which all seems like long-term investment.

Community member Houston Meigs: What are the by-right zoning allowances?

Kelsey/Kevin: Eighty-seven is the allowance by right.

HM: What is the alternative if a Crozet MHC is denied?

Kevin: There's a variety of things that can be done. The R6 zoning density permits up to 6 units/acre; the zoning doesn't care if it's a mobile home, apartment, townhouse, single-family.

Allie: There's a potential for more than R6 on that property, and the price paid for the MHC did seem to represent that higher cost.

Community member Eric Schmitz: This seems like an opportunity for residents to extract concessions from the developer via the county.

Rebecca: There are limits in the county's ability to add things to the special use permit process.

Lonnie: What needs do the community members have? Fruit trees?

Community members (in general): No fruit trees (Bears). But other plantings are good. Sidewalks are a high priority for us.

Ken Thacker: Is there any potential connection near 5414 on the property to the adjoining neighborhood?

Kelsey: Not for vehicle traffic, but possible ped connection.

Shawn: Is there a way to walk to the park?

Community member: You can get down to the crozet connector trail from the neighborhood.

Terri Miyamoto: There are what we refer to as "social trails," so undeveloped, unofficial trails.

Committee Business

Joe: In talking to Allison, we had some low-hanging fruit/volunteer help items to take care of:

- Help with updating webpage content, poking around on the CCAC website, looking for missing documents, broken links, missing minutes (Mallory DeCoster volunteers for that)
 - Presentations etc. linked. Goal is to be a useful archive.
- Development project tracking. Creating a list of community meeting projects we've had since 2019.
 - Michael will volunteer to pull together the list of community meeting projects and start that backlog.
- Virtual Meeting practices
 - Up to 3 virtual meetings per calendar year with 3 days notice.
 - Allison: one thing she's heard is support for virtual community meetings when there may be a lot of people interested in a topic.
 - Shawn: I think the opposite would be preferable - community meetings in person, presentations virtually.
 - Allie: I will prefer to meet in person every time.
 - Ken agrees. Marc agrees. Five members of the committee agree. (Shawn, Mike, Marc, Kostas, Allie, Michael raises hand).
 - Jim raises the COVID concern - I don't want to be exposed constantly to everyone in attendance. Michael nods in heavy assent.
 - Joe is vociferously in favor of the annual water-related presentation.

- Mallory: Definitely do prefer the in-person, but likes the idea of having the floater meeting if needed.

Closing Material

Next meeting tentatively scheduled for February 8 at 7:00 pm, at the Crozet Library. Details will be posted on the County calendar on the website. <https://www.albemarle.org/community/county-calendar>

Joe Fore adjourned the meeting at 8:30 pm.