

Crozet Community Advisory Committee

Meeting Minutes from March 8, 2023

Members Present:

Joe Fore - Chair
Michael Monaco - Secretary
Marc McKenney
Jim Duncan
Kostas Alibertis
Ken Thacker
Allie Pesch
Grace Remer
Shawn Bird
Mike Kunkel
Lonnie Murray, Planning Commission
Ann Mallek, Board of Supervisors

County Staff:

Allison Wrabel, Community Connector

Community Attendees: (spelling reflects best efforts on the part of the Secretary)

Joan Fadden
Bill O'Malley
Stephen Rutherford
Tom Loach
Troy L.
Samir H.
Albert S.
Thomas E.

Chair Joe Fore called the meeting to order at 7:03 pm

Call to Order, Agenda Review, Introductions

Jim moves to approve the January minutes, Marc seconds, unanimously approved.

Announcements and Updates

Allie: The fireworks GoFundMe campaign is live! Please contribute and volunteer.
Tim Tolson will join us next month for an update on that project.

Ann Mallek: Will be holding 3 town halls in the middle of April - watch the Gazette for details.

Community Concerns

Bill O'Malley: Homeowner and small business owner in Westlake/representing Westlake Hills. Raising concerns about Oak Bluff, five parcels near Cory Farm, crossing Lickinghole. Residents are concerned about upzoning to 6 units per acre in a sensitive environment without the Eastern Ave/240 connector.

Additional concerns: not all of the homes are shown on the map, homeowners in the model units at the north end not informed about adjacent road connection. Residents feel they were sold a lifestyle without those additional units/development there; were aware of the possibility of R-1 zoning, but not for the upzoning.

Shawn Bird: Who is the developer?

Bill: Vito Cetta & Riverbend are on the paperwork; the builder for our homes was Stanley Martin. Different developer from the one that built the neighborhood. We will be united for smart growth. Seeking infrastructure growth.

Samir H: I am one of the model homeowners Bill referenced. Our understanding was that this land was protected under sustainability measures, so this comes as a surprise.

Thomas E.: Also concerned about the density; feel misled by a change from R-1 zoning. Doesn't make sense to develop without the connector.

Jim Duncan: Would you support it with the 240 connector?

Thomas: Not necessarily.

Joe Fore: Likely to have a community meeting here at CCAC; this was a recent submittal.

Allie asks what the land use designation was in the Master Plan; advises that this would inform future presentations. Some discussion ensues of the land use designations for the land (Neighborhood Density Residential in 2010 and 2021).

Scheduled Presentations - Presentation: Western Albemarle Rescue Squad

Kostas: We have a 20% concurrence rate. The master plan & county regs are designed for us to get to anything in the development area in 8 minutes. We hit that mark close to 90% of the time. In the rural area, we cover about 240 sq mi of AC. Our response time to those residences is 21 minutes. We have few calls in the rural area, and hit the 21-minute mark 99% of the time.

- RS503 is a 4wd vehicle, as is RS504, which is on loan from Scottsville
- SQ505 - can support medical emergencies as well as firefighter equipment support. 4wd.
- C506 - emergency response vehicle which allows for chases by EMT
- We have a jeep (new) for 4wd responses, particularly on trails, farms etc
- Replacement timeframe for ambulances is 2-3 years
- Lifespans: squad truck 20-25. Ambulances ~10 depending on upkeep.

Joe Fore requests background info on WARS.

Kostas: We are 501c(3). We provide solely medical services, as opposed to the volunteer fire squad. Purely volunteer basis. We have some UVA students as well as students from the high school. Staffing is tough. The hardest thing is training. An EMT class takes a semester; paramedic takes 2 years. We will pay for paramedic tuition with a 2-year commitment. Having folks who live here fulltime helps when UVA staffing is low. Don't have to be a paramedic; drivers are needed, as is water rescue (swim/dive certs).

- Had a film crew follow us for a feature movie called *Into the Unknown* - due out in a few months, showcases Crozet!
- Usually hit around 150 calls/month, steadily increasing except for the first years of COVID.
- Planning to build behind the Blue Goose building; working with architect now. \$8-\$9m; need to go vertical, maybe up to 3 floors.
 - All donations currently go to the building fund. We have an MOU with the county - hard-negotiated, including a few things that were then applied county-wide. So when we accumulate monies, those go straight to the building fund aside from unexpected expenses.

Marc: Is the rapid growth in this service area going to go too far for what a 501c(3) can support?

Kostas: It's definitely something we need to keep tabs on. We didn't onboard anyone during COVID, but in the last year we onboarded 24 new people; 2-3 people per month coming in. It would be best to see that

coming from the community, not just UVA. Community residents offer surge capacity; we rely on local capacity. We've also seen Crozet transition from a different kind of community. Our peak call volume used to be Monday morning; now it's Saturday afternoon. As we become a bedroom community, activity in the community - and therefore emergency services need - is highest on weekends now. Our numbers for overdoses are now at 1-2 a week in Crozet, which is quadrupling what we used to see. Big change from falls & slips etc.

Marc: What kind of mental health services are available to volunteers?

Kostas: For our service providers, we see mental health as a process of cumulative damage. We have insurance; a rider on our county agreement gives us an additional half a million in insurance. Whatever people need, we cover. There's a lot of burnout in healthcare these days, and we take it very seriously. We are very supportive of our members and take a proactive approach.

Tom Loach: If the truck goes out with the VFD, we are below necessary support levels - only three people, instead of the required four, are at the station.

Kostas: Very true. There is a grant outstanding now that could provide that fourth person. We are fortunate that we don't have as many fire calls.

Ken Thacker: What are the protocols for motor vehicle accidents?

Kostas: Automatic dispatch of 2 fire apparatus (one to provide service, one to block) on the interstate, but rescue squad and FD respond together to all motor vehicle calls. It's a relatively small number. The big truck, which goes out for big wrecks, goes out 5-10 calls a month. We're guaranteed to be out on the interstate a few times a month. The rescue squad doesn't go without a fire truck.

Kostas: To volunteer go to our website, call me, call Allie Pesch; email westernrescue@albemarle.org. We do EMT training, and we'll even reimburse if you take a class ahead of joining. We do trainings January, September, and a training with the county in the summer. Additionally, can reach out to Thomas E. who is the outreach coordinator for the VFD.

Scheduled Presentations - Presentation: Navigating Albemarle County's County View

Allison: County View! It's an old & bespoke system. The county is in the process of getting a new viewer up and running, but still wanted to orient the community on County View. Development dashboard is also coming back - TBD.

Countyviewweb.albemarle.org or County site → Government → Community Development → Request (in sidebar) → Application Tracking & Status Update

One quirk - do not use the back button in your browser! The system is old and does not work well with that. Use the "Application Home" button.

You will need a parcel ID, address, etc. Do not use dashes in parcel IDs. Be general in your searches, because they are exact string matches - ie "Susie" for Doe, Susie.

If a planning application is "deferred," that doesn't mean the application is gone, just that the applicant may be making modifications.

One of the most useful tools is clicking through to the "Related Documents," which brings you to the back-end repository of documents related to an application.

Allie's pro tips:

- Use GIS to orient your search
- Don't use the back button!!
- You may have to try a few times to get something to work!

On web.albemarle.org, you can browse from into Community Development Department → Public Access → Planning → (application type folders)

Committee Business

Recognizing Departing CCAC Members

Joe Fore: Some folks have terms ending here:

- Mike Kunkel's term is up, as well as:
- Marc McKenney
- Shawn Bird
 - Harkens back to his early days (2018) on CCAC, and the surveys here. He highlights seven concerns from earlier surveys, which he finds in harmony with the consistently-expressed concerns of Crozetians to this day.
 - 1. Infrastructure is not keeping pace with growth
 - 2. Do not expand the growth area
 - 3. Support infill but not at high density rates
 - 4. Build up downtown first before up 250 etc
 - 5. Increase bike/ped access & safety
 - 6. Protect green spaces
 - 7. More affordable housing options
- Allie Pesch

Closing Material

Next meeting tentatively scheduled for April 12 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.