

Crozet Community Advisory Committee/Community Town Hall and Open House Meeting

Meeting Minutes

April 10, 2024, 7 pm to 9 pm

**Brownsville Elementary School Cafeteria
944 Research Park Blvd, Charlottesville 22911**

CAC Members Present: Kostas Alibertis, Michael Monaco, Bruce Butala, and Nathan Alderman

CAC Members Absent: None

Liaisons Present: Supervisor Ann Mallek, Planning Commissioner Lonnie Murray

Liaisons Absent: None

Albemarle County Staff Present: Emily Kilroy, Jeff Richardson, Kevin McDermott, Aki Parker, Jessica Hersh-Ballering, Bob Crickenberger, Amy Smith, Allison Wrabel, Ann Wall, Jacob Sumner, Kristy Shifflett, Jim Barbour, Dan Butch, Joe Clark, Bart Svoboda, Tonya Swartzendruber, Michael Barnes, Tim Padalino, Kaki Dimock, Thomas Unsworth, Jodie Filardo, Dan Eggleston, Kimberly Gardner, Jennifer Matheny, Tucker Rollins, Sean Reeves, David Rhodes and Tori Kanellopoulos

Open House/Project Showcase

CAC members and community members viewed poster boards and met with County staff about projects.

Call to Order

The meeting was called to order.

Town Hall

Supervisor Ann Mallek welcomed the committee members and community members to the meeting and introduced Albemarle County Staff Present.

County Executive Jeff Richardson presented on the Fiscal Year 25 Budget.

Chief Sean Reeves presented on traffic and safety.

Deputy Director of Planning Kevin McDermott presented on transportation projects in the area.

Question and Answer Session

Bill O'Mally asked when Eastern Avenue would be finished, and if the Master Plan can be revisited.

Supervisor Mallek said the Crozet Master Plan will be updated again after the other county master plans are updated.

McDermott said the Eastern Avenue project was still considered a high priority, but costs skyrocketed and they had to start looking at other options. The Public Private Transportation Act

would allow the County to get bids to build this at a lower price. The County is working on a RFP (request for proposals) for it.

Lance Stewart, the director of Facilities and Environmental Services, said the state guidelines require a finding of public interest which analysis and recommends that the project is viable, which he's hoping to bring forward in June. He said they're working to have an RFP ready by fall.

McDermott said an initial environmental analysis was done when the design was done. He said there were wetland, floodplain and habitat impacts.

Luke Fairborn asked if the connector's delay warrants revisiting the Master Plan.

McDermott said the County is still working toward completing the road. When new development projects come in, the County always has to analyze the transportation impacts. Developers can't assume a project is going to be completed if it's not going to be completed by the time the developer's project is constructed.

A community member how much the County expects to get reduced from the cost of the project through a public private partnership if the county only has \$8 million for it.

McDermott said there's approximately \$18 million and additional money beyond state Revenue Sharing (\$8.9 million from Revenue Sharing and a County match) to fund it.

Stewart said there is about \$13 million in funding allocated in the transportation leveraging program for this project. He said in the public private partnership route, projects can happen a lot faster. He said developers who would partner would also get benefits of this project. He said the County believes there's a good opportunity that this could be a more affordable option than anything else right now and that it's worth trying.

A community member asked about Crozet Square parking and about the right in, right out.

Supervisor Mallak said the right in, right out has been needed from the Virginia Department of Transportation's (VDOT) perspective.

Stewart said the right in, right out is VDOT's decision. One concern is the sightlines and difficulty of the intersection, and the safety of the intersection. The other is the expectation that there will be more traffic and there could be back ups if people are trying to make the existing left. Those who want to go south will have to go out Library Avenue.

A teacher from Brownsville Elementary School asked if the school division's funding gap will be covered.

Supervisor Mallak said her understanding was the gap was significantly smaller from additional money.

Matt Helt asked why the county won't conduct an infrastructure gap analysis for Crozet.

Richardson said the County will take that under consideration.

A community member asked about the lack of sidewalks on Blue Ridge Avenue and McComb Street, and why can't the developer be responsible for connecting the sidewalks.

Supervisor Mallek said off-site proffers were banned by the General Assembly in 2016.

McDermott said the county requires developers to build that infrastructure in their development and then the county works with them on off-site improvements called proffers. He said the state legislature restricted localities' ability to ask for those. He said the County is working on trying to catch up with sidewalk projects throughout the county.

She asked if the developer was responsible for the road damage they're causing with big trucks.

Supervisor Mallek said VDOT said if the vehicle is the legal load limit, they're allowed on it.

Rob Walker asked about what the County is going to do about parking at Sugar Hollow, and when.

Richardson said the County, the Rivanna Water and Sewer Authority, and the city, who owns the property, have been working on a better parking situation. He said they're working on a more permanent parking situation, but it's still early in the process. He said the biggest concern is about public safety to get there.

Commissioner Lonnie Murray said the speed limit there is actually 55 mph, and it would be nice to have it clearly marked 35 mph the whole way.

Officer said they can work with VDOT and do a traffic study. He said the police don't handle illegal parking on private property, but if they're blocking emergency access the police can be called.

Carol Fairborn asked when in the approval process is a rezoning request is verified to be compliant with the Master Plan, and when there isn't alignment with the Comprehensive Plan and the Master Plan, which takes precedence?

Jodie Filardo, director of Community Development, said County staff have a compliance with the Comprehensive Plan check as part of the standard report out to the Planning Commission. Then it recommends approval or denial to the Board of Supervisors, which makes the final decision. She said the Master Plan is embedded in the Comprehensive Plan, and conflicts will be called out. The County tries to not have conflicts happen, but they do and get pointed out in the review process.

A community member asked about viewing a sidewalk priority list.

McDermott said there is a list of project under construction in the Transportation Dashboard, and the next best place is the Crozet Master Plan.

The community member asked if there were dates associated with projects.

McDermott said the County looks for opportunities to get sidewalks done, like development projects or specific grants. He said they don't go down a list, the County tries to get any of the highest priorities funded.