

Crozet Community Advisory Committee
Crozet Library
Wednesday, December 19, 2018 from 7:00 PM to 8:45 PM

Allie Pesch: Welcome's everyone and calls the meeting to order.

A quorum is established.

Introductions made by members of the CCAC and citizens present at the meeting.

Citizens Present: Tony Townsend, Stacey Ago, Everett Wheeler, Sue Hart, Danielle Marlowe, Zach Marlowe, Ray Grant, Bill Spicuzza, Ronald Hisel, Reza Daugherty, Katie Daugherty, Steven Marazita, Rankaj Kumar, Uma Devi Paila, Logan Rowe, Stephanie Viele, Sudeep Sresh, Matthew Slaats, Kynsang Lee, Allison Wrabel (Daily Progress), Chris Pendleton, Melissa Farina, Jim Duncan (Real Crozet), Mike Marshall (Crozet Gazette), Kelsey Schlein, Justin Shimp

Crozet Community Advisory Committee (CCAC) Members Present: Allie Pesch, Shawn Bird, Tom Loach, Josh Rector, Brian Day, Katya Spicuzza, Sandra Mears, Kostas Alibertis, Jon McKeon, Valerie Long, Mike Kunkel

CCAC Members Absent: Joe Fore, David Mitchell, Kelly Gobble, Doug Bates

County Representatives Present: Ann Mallek (Supervisor – White Hall), Jennie More (AC Planning Commission – White Hall); Andrew Knuppel (AC PC), Megan Nedostup (AC Principal Planner), McKala Carty (AC – Neighborhood Planner)

December 2018 Agenda:

1. Agenda Review (Allie Pesch – CCAC Chair)
2. Approval of Minutes
3. Proposed Phase III Chesterfield Landing Rezoning Request Presentation and Discussion (Kelsey Schlein, Shimp Engineering – 45 minutes)
4. CCAC Chair Meeting Report (Allie Pesch – 5 minutes)
5. Items Not Listed on the Agenda

Allie: begins introductions of CCAC members, all citizens present, and county officials

Allie: After introductions, begins the meeting.

Approval of minutes: Kostas Alibertis presents motion to approve November 2018 CCAC minutes, Tom Loach seconds the motion; all CCAC members present vote for approval. November 2018 CCAC minutes approved.

Andrew Knuppel introduced; will be facilitator. Attends CCAC every month as AC Planning Staff liaison.

Overview of Legislative Application process:

- Community Meeting first step;

- Legislative Review Process
 - Zoning Map Amendment or Special Use Permit
 - Go before BoS, evaluation based upon policies

(Chesterfield Landing) application arrived at AC the Monday prior (Dec 17); their first chance to review; questions about proposal; questions at the end; be respectful and avoid back and forth questions; questions to staff as a group, not individuals

Megan Nedostup introduction; Principal Planner. Will NOT be reviewer of Chesterfield Landing request application. Cameron will be the reviewer.

Brief overview of process. This is first step of legislative process for an applicant. Application is still in QC; then meets application criteria; then staff review; application given 45 days for comment (Feb 1, 2019); applicant address comments; issues review with staff, VDOT, Service Authority, Engineering, Zoning, Planning – review against Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance to identify deficiencies in application against those ordinances.

Then schedule with Planning Commission, followed by notifications on rezoning to properties adjacent (must touch property for notification); then Planning Commission gives recommendation to Board of Supervisors (ultimate decision to approve); overview.

Chesterfield Landing Phase 3 Presentation

Kelsey Schlein presents. Planner with Shimp Engineering. Justin Shimp engineer working on project.

Chesterfield Landing north of Phase 1 (Phase 1 and 2 complete)

Future Land Use Map from Crozet Master Plan

- Area for Phase 3 is R3 to R6 on map
- Request from R1 to R4; includes cluster provision (max 23 single family homes)
- Overview. From extension of Oxbow, 21 units accessed; two units access from Crozet Avenue.

Crozet is Charming and Convenient. Appeal of Chesterfield Landing. Within ideal walking radius to school, though no walking paths. CMP has plan, priority for them.

Crozet Master Plan (CMP) Transit Map. Intent for connectivity.

Parks and Greens System inspired Environmental Features of proposal.

Future Land Use.

- Two parcels exceed 10.5 acres. Rezoning calculate Net Density (developable land) area outside of Flood Plain, Water Protection Ordinance Buffer, and Preserved Slopes. Recommended density range recommended between 16 and 32 dwellings by Comprehensive Plan; in the middle.

Andrew head up Q & A. Focus on proposal.

Jennie - why only two homes connect to Crozet Avenue? Kelsey – entrance; Justin –

VDOT wants entrance through existing subdivision, driveway; can't be a road there.

Jennie – boundary line adjustment; Chesterfield Landing kicked to Sparrow Hill. Justin – that was from CL Phase 2.

Jennie – CCAC told that the property would be done “By-Right;” how many acres of unusable land was given to another project to allow them to bump up their numbers?

Justin – unsure if property owner of parcel in attendance; owner speaks up in affirmative; Phase 2 parcel about 8-10 sold to Sparrow Hill project is true; understands Phase 3/current owner not benefit from the transaction

Jennie – understands that property can sell to adjust boundary lines; Phase could not take advantage of constrained land so it was sold to another project that could use/take advantage of the land; rub is then to come back and ask for rezoning

Justin – all three have been different owners (CL)

Megan – reviewed first two phases of CL and Sparrow Hill; portion of ordinance that considered requirements for open space; 20 percent of open space cannot be in flood plain, stream buffers. Part of calculation had to demonstrate sufficient open space to get density bonus for providing that open space.

Justin – further clarify boundary adjustment; still were four acres given that were buildable

Tom – was there anything in original proposal about a Phase 3? How much of 10.6 acres is developable? Megan will get back to CCAC.

Kelsey – Shimp calculates 5.4 acres is developable (from GIS)

Tom – on original By Right, was there an understanding that the Oxbow roads would be connected or that there would be a cul-de-sac

Megan – unaware of conversations around units originally purchased, however platte had extension of road to property line; comprehensive plan showed development on this (Phase 3) property; there was Right-of-Way on connection.

Tom – no sign or anything like in Cory Farm indicating future road, development? Megan – not aware of a sign

Zach Marlowe – advertised that the site was not buildable; never disclosed by Stanley Martin that it would be developed.

Shawn – were they lying to you? Or did they really not understand future?

Citizen – only Phase 2 development was disclosed to him.

Allie – is Stanley Martin involved in Phase 3?

Kelsey – we are here representing Red Dirt development; solely working with land, not

developer.

Tom Loach – when on Planning Commission, is this similar to Red Fields where they wanted an extension of the development? Been through this before.

Ann – that request was not approved; to Kelsey – this was not part of presentation two years ago, were told the area was steep and down to creek, but it was a separate owner; topography for the land? Be prepared to discuss later. Top line is the creek. Challenging and concerning because this is one of three creeks in the county; we are protective; interested then in seeing the topographic map when available. Concerns with chain neighborhoods that create misery for next one.

Steven Marazita – when you see creek in rainstorm, creek overflows banks already onto properties adjacent down below; when you take away erosion control may make it worse already.

Reza Daugherty – approval of connection road; assumed which zoning?

Megan – you can develop based upon current zoning rules; current R1; VDOT criteria for road

Tom – do current residents have any documents on what road looked like; connection or no connection?

Reza – brochures show clearly a cul-de-sac

Others – mailboxes put there

Katie Daugherty – never indicated a through way; safety in question now

Kelsey – By Right: under review then approval without community meeting; could build 12 houses now (with bonus provisions); Justin – 12 based upon Gross Density

Katie – how big are those lots?

Kelsey – with 23 units, lot size 6-8K square feet

Valerie – Megan, you reviewed Phase 1, was right of way shown on subdivision plat? Plot goes to record and is part of change of title; how county puts out notice that change is coming

Justin – subdivision ordinance requires the plot; VDOT requires the connection for maintenance.

Shawn – where is the representative from Stanley Martin tonight?

Katya – did county just receive this proposal? Also don't understand Red Dirt; aren't you an engineer Mr. Shimp?

Justin – Red Dirt is Jess Achenbach

Tom – county should go back to original developer and see what was presented to Phase 1 and 2 who bought homes; what was said and what was the expectation?

Kelsey – that would be more on the builder and not the developer; during Phase 1 and 2, this property was not available or for sale at the time; signs would have been a surprise.

Steven – why are mailboxes and cul-de-sac there?

Justin – actually a mistake because they are in the right of way, trespassing

Ann – how many lots in Phase 1 and 2? There are 43 lots. If over 50 units, there need to be two entrances.

Kelsey – there are two entrances.

Citizen – said accessibility to schools; sidewalks; what is considered a walkable distance to school; distance seems long for elementary school student – questions viability.

Kelsey – about a quarter-mile; perhaps walkable in future

Danielle Marlowe – impact to already overcrowded schools?

Megan – will get comments on impact to schools; generally schools work through CIP process; pass money for additions, etc.

Danielle – is now the right time to voice concerns?

Megan – sit down with Cameron to discuss.

Danielle – school website says capacity of Brownsville is 715 students; currently 830 students at Brownsville

Megan – it is considered in impact to schools as an evaluation criterion.

Steven – problem getting to the schools around 8 AM; in evening it can take 10-15 minutes to get from HT to Chesterfield Landing.

Danielle – there are so many children that they are on the bus for an hour for such a short distance.

Citizen – can land be developed at lower density?

Justin – up to developer and owner, but it would be a devaluation of the property.

Steven – so then does VDOT intend to expand Crozet Avenue to two lanes each way to accommodate traffic even with development still planned?

Everett Wheeler – I understand that the Comprehensive Plan discourages more dense development on Crozet Avenue?

Steven – what about sidewalks? Really no walkable paths along Crozet Avenue.

Citizen – more on access to Crozet Avenue?

Kelsey – not had detailed discussions yet with VDOT; Justin – VDOT will require access, state law; Master Plan laid out connections a long time ago; 2010 map drawn; VDOT anticipated the road; subdivision street

Zach Marlowe – houses on critical slope; how will you manage?

Justin – it's not bad; there will be a more detailed survey; if too close, the lot will be "lost."

Ronald Hisel – any EPA studies about the disturbance around the creek and impact?

Justin – EPQ in Richmond regulates, not the EPA; need to get permit from EPQ to ensure no sediment in creek

Shawn – are houses smaller than ones in Phase 1 and 2?

Kelsey – lots are 45 X 45 are about 2000 square feet; garage will not be next to house

Shawn – reduced market value than Phase 1 and 2?

Justin – they are as small or smaller than similar lots in Old Trail; will depend on builder

Tom – which of the houses are in the 15 percent required Affordable House?

Justin – R4 proposal; proper affordable housing requirement kicked out several years ago

Danielle – don't see driveway; where will parking be?

Kelsey – this is conceptual; 90-100 foot depth lots; allows for garage; parking on street and two spaces on lot

Allie – understand 3-6 in Master Plan; concerned about stream, builder not involved and fact that it though is the same developer (a bit dodgy)

Danielle – things shown to us not delivered; how will this look in a year, change?

Megan – maximum lots will be put on land; conceptual; if rezoning approved, then a subdivision plat must be submitted (housing location, etc.)

Danielle – how do we know if there won't be 32 next time, later?

Megan – can't say the number won't be larger/32.

Justin – we can't amend this drawing without coming back to community meeting

Ann – process wise; should citizens wait to submit questions?

Shawn – do you have a HOA now?

Katie – because of the (small) number of lots sold, Stanley Martin and Nest control the HOA now; we have no real control or voice; Stanley Martin said they also “just found out about it (Phase 3 development);” worried about traffic flow; only one stop sign in neighborhood – will VDOT look at it?

Megan – a traffic impact assessment was submitted, so VDOT will review.

Citizen – can we submit our concerns to VDOT as well? Oxbow was shut down during last snow storm.

Megan – all applications are public record; Cameron can send link to all documents submitted

Uma – more traffic concerns

Zach – where is the green/trees in the plan?

Kelsey – green around outer edge preserved.

Danielle – consideration for lot clearing; leave some trees (privacy, erosion)?

Kelsey – opportunity for Megan and Cameron will talk about; 23 units are a part of the plan.

Ann – preserved slopes mean they are not touched?

Justin – one exception for public utilities if there is no other place to go (e.g. sewer lines); VDOT not subject to same rules as developer

Valerie – can you show the Master Plan slide and explain development?

Kelsey – describes the development

Shawn – did buyers in Phase 1 and 2 look at the Master Plan and realize potential Phase 3 would fit in?

Zach – purchased house in back because of creek; protected and no reason to build back there.

Danielle – realized a potential for more houses, but not 23 houses.

Steven – we never saw anything from Stanley Martin; recalls seeing GIS laydown with cul-de-sac. Clear lines of the neighborhood.

Shawn – legal recourse for homeowners if Stanley Martin did not tell the truth?

Allie – that’s up to Stanley Martin and the developer.

Everett – when you look at county land use records for each property, those are out of

line with what's shown in the Master Plan; unclear of the intention.

Allie – density of Phase 1 and 2? R1 By Right.

Katie – concerned that current houses in Phase 1 and 2 blend nicely; odd to call Chesterfield Landing 3 and look so different; how to integrate so it looks like our neighborhood? Will impact when we sell our houses.

Justin – benefits of houses of different sizes

Reza – what is the name for R1 and R4? Moved from Philadelphia for a reason; many in Crozet don't want to live in a dense area

Ray Grant – Phase 3 looks like lots in Old Trail; virtual copy

Citizen – how does this play into redistricting of schools (Brownsville)?

Jennie – pass on concerns to Cameron

Justin – can't say who builder is; will come out eventually

Jennie – Old Trail has multiple builders

CAC Chair Meeting debrief - Allie

Possible topics for All-CCAC Meeting

- Main topic, not on Tom's list: Form based code instead of land-based zoning
- Staff talk about zoning and comprehensive plan and how work together
- Economic development
- More Chair meetings
- Real-time, online updated records

Tom, hopes that:

- Gross vs. Net Density discussed
- Infrastructure
- VDOT come back
- Schools (perhaps another discussion)

Ann - Downtown (plan is form based code); plan approved change BoS meetings 1st and 3rd Wednesdays; allow staff to handle questions; January will stay the same.

Kostas Alibertis presents motion to hold CCAC Meetings on second Wednesday of the month beginning in February 2019. Tom Loach seconds the motion. All CCAC members present vote for approval.

Allie – can't have more than two unannounced absences as CCAC members.

Meeting adjourned at 8:24 PM.