

5TH & AVON COMMUNITY ADVISORY COMMITTEE

July 19, 2018

5th Street County Office Building

Present: Co-chairs David Storm and Roger Schickedantz, secretary Dan Heuchert, committee members Jonathon Earl, Stephanie Blanch, Rush Otis and Glen Michael; supervisors Rick Randolph and Liz Palmer; county liaison Andrew Knuppel; county transportation planner Kevin McDermott; Planning Commission liaison Pam Riley; members of the public and presenters.

Absent: Committee members Amy Brereton, Karen Davenport, Rex Linville, Stuart Lawson, Craig Roller, David Thomas, Robert Finley; Planning Commission liaison Karen Firehock.

David Storm called the meeting to order at 7:07 p.m. A quorum was present before any votes were taken.

• Community meeting: Peabody School expansion, Valerie Long (Williams Mullen) and Head of School Rob Orlando

(PowerPoint presentation) The school is located at corner of Southern Parkway and Stoney Ridge Road in the Mill Creek Industrial Park. It was founded 1994 with 13 students; has expanded twice since, to approximately 210 students.

They now want to add 30 students, plus academic and recreational space by replacing temporary space with a new, permanent building. The plan also includes a new right-turn-only exit directly onto Southern Parkway.

The school presently has one arrival time and staggered dismissal times. An after-school program enrolls 20-30 students, and another 50-60 students stay later for extended enrichment classes.

The administrators acknowledge they have a parking issue for 3-4 special events per year, and have negotiated parking and a shuttle with nearby Tandem Friends School.

Mill Creek HOA President Leigh Wion raised questions about parents cutting through Mill Creek to get to Avon Street at the signalized intersection at Mill Creek Drive. Mr. Orlando replied that such movements were not part of the traffic study the school conducted that went with application; he could offer no estimate for any potential increase of traffic through Mill Creek.

Mr. Orlando said he has put out messages asking parents not to make U-turns on Mill Creek Drive to use the signalized intersection to head back toward town.

Mr. Orlando said "this is it for us" in terms of expansion.

Pam Riley also noted that the backups at the intersection of Southern Parkway and Avon Street also motivate Foxcroft drivers to cut through Mill Creek to use the signalized intersection at Mill Creek Drive.

Mr. Orlando estimated that perhaps seven school families live in Mill Creek and Foxcroft.

• **Avon Street Corridor Study Update:** Daniel Hyer, Line + Grade, prospective consultants

Mr. Hyer presented the preliminary scope. He laid out their proposed process, running through a similar project in Roanoke.

He mentioned that Line+ Grade is a local firm; one team member lives on Avon Extended.

Q. Can they do the whole process for the money available?

A. "Very close to being able to make this happen."

Q. Time frame?

A. Depends on iterations. A similar project with lots of iterations took a year. Smoother project went about six months.

Q. Public input?

A. To be determined. (Kevin laid out some ideas for gaining public input – meetings, surveys.)

MOTION: Roger makes motion to recommend the county participate in further dialogue with Line + Grade to develop the scope and fees.

Approved by unanimous voice vote.

Roger volunteered to be the CAC champion on this project.

• **790 Old Lynchburg Road, Studio expansion. (Andrew Knuppel)**

Home occupation; zoned residential, so needs approval as Class B application (because applicant wants to use an outbuilding as an art studio).

Use as painting studio. Limited visitors. Daytime hours. 1-3 open studio events per year, by invite only. Little noise or environmental impact. Whole parcel is about 18 acres; studio is on a back corner.

County waived formal community meeting requirement.

Q. If SUP is granted for a home business, can she expand her business to other uses? Does it set a precedent for a future application, i.e. wedding hosting?

A. Andrew – no, all applications are evaluated on a case-by-case basis.

Shawn Brydger, neighbor of project: Shares 350 feet of property border. Access road to studio is adjacent to shared border. Applicant notified him of plans to build studio, said afterward access road would revert to previous condition (basically unused). (Shares PowerPoint to show conditions.) Notes “significant uptick” in trips already, including delivery trucks. Notes opening of studio drew lots of traffic into the night, impacting his property. Suggests not using old farm lane as access; could park at main house or move access way further from the property line.

Andrew: Next step is to go to Planning Commission for public hearing; also would have to come through Board of Supervisors.

• **Liason updates**

Pam: Nothing urgent to report.

Q. Crozet CAC issue?

A. Crozet CAC did a survey and report seeking update of Crozet master plan, which it presented to Planning Commission. The commission thanked the CAC for the report without taking action.

Rick Randolph: A week from today another Southwood presentation, from 6-9 p.m. at Southwood. (On Aug. 7, from 3-5 p.m., there will be a Planning Commission work session on Southwood proposal.)

Etc.

David Storm talked to the city traffic engineer to present next month about city’s study of the Fifth Street corridor. Kevin McDermott said the discussion might also include a VDOT study from city line to the end of the four-lane section.

NIFI runner-up projects still on agenda for future meetings.

Seeking clarity on CAC membership, vacancies and expiring terms.

Meeting adjourned at 9:06 p.m.