

Crozet Community Advisory Committee

Meeting Minutes from May 12, 2020

***Note: This meeting was held pursuant to and in compliance with Ordinance No. 20-A (16); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster.**

Members Present

Allie Pesch – Chair
Joe Fore – Vice Chair
Valerie Long – Secretary
Michael Monaco
Mark McKenney
Mike Kunkle
Kostas Alibertis
Joshua Rector
Shawn Bird
Doug Bates
Brian Day
Sandra Hausman
Jennie More – Planning Commission
Ann Mallek – Board of Supervisors

County Staff

Michaela Accardi – Master Plan Liaison
Rachal Falkenstein – Master Plan Liaison
Tori Kanellopoulos - Master Plan Liaison
Carolyn Shaffer - Clerk

Chair Allie Pesch called the meeting to order at 7:04 pm.

The minutes from the March meeting were approved by unanimous vote following a motion to approve by Doug Bates and a second by Joe Fore

Master Plan – Land Use Chapter

Michaela provided a general update to the Draft Land Use Chapter:

No changes to Land Use map or to middle density description
Some updates have been made to the narrative for clarification

Rachel Falkenstein provided a presentation on a proposed land use change to the map and supporting recommendations:

Rachel provided background on the reason for the change, including feedback from the Board of Supervisors at its recent work session on the draft Land Use Plan.

Staff is proposing that an approximately 15.8 acre block of land south of downtown be designated for Middle Density Residential on the Land Use Plan.

Middle Density Residential recommends a density level of 6-12 dwelling units per acre (DUA), with the potential for up to 18 DUA.

The block is bordered by Crozet Avenue, Tabor Street, High Street, and Dunvegan Lane.

Contains 7 parcels

The parcels are all zoned R-2 Residential, which permits residential density up to 2 DUA.

On the current Master Plan, the parcels are designated for Neighborhood Density Residential, which recommends 3-6 DUA.

The proposed recommendation would be coupled with recommendations in the text about the importance of:

- preserving the mature trees on site
- respect for the historic context of the existing structures
- the need for transportation improvements to be provided, including sidewalks all around and a study or plan for accommodating bike and pedestrian connections along Dunvegan Lane and Park Road as an alternate route to Crozet Park.

Any redevelopment of the parcels would require a rezoning be approved.

The text may mention the potential for a partnership between the County and a developer to help facilitate the implementation of the infrastructure.

This proposal could help provide more opportunities for Affordable Housing in Crozet, which the Board of Supervisors expressed support for.

There was a lengthy discussion about the proposal among the Committee, and several members of the public provided comments as well. Comments included the following:

- general support for the proposal in this location given its proximity to downtown; supports walkability and downtown businesses; that this is a better location for middle density than some other areas that have been proposed
- concerns because density is too high given the traffic impacts in this area
- a sustainable community has to be walkable, which requires people being closer to businesses; the proposal makes sense given the 20-year time frame of the Master Plan
- discussion about whether development here at the proposed density levels with the suggested restrictions would be economically viable, and whether it would really provide affordable housing
- the proposal could help provide the sidewalks necessary along Park Street.
- Recommendation that staff discuss the proposal with the owners of the parcels
- Comments about the challenges with Dunvegan Lane (narrow, poor sight distance)
- Five of the seven parcels are under common ownership. Some saw that as a positive aspect that would make redevelopment more feasible and viable. Another expressed concern that it would put undue pressure on the other two property owners to sell their land.
- Some members noted there were both benefits and downsides of the proposal
- Discussion of the desire for public transit and the challenges of funding and implementing it

General Discussion

Doug Bates provided an update on the Barnes Lumber property and the DCI project. The DCI plans to have some community engagement events soon.

There was a discussion about the CCAC's role in the overall Master Plan process and the frustration that some members have about the process.

Master Plan Implementation Chapter

Michaela provided an update on the next steps regarding the Implementation Chapter of the Draft Master Plan:

Several Community Events are planned:

- Virtual workshop on Tuesday May 25th 7:00-8:00 pm Staff Presentation and Community Member Q&A

Implementation Pop Ups – County Van and staff will be present at outdoor locations around Crozet

- Monday May 24th 8:00-9:30 am outside of Grit Coffee at Old Trail
- Monday May 24th 10:00-11:30 am outside of Brownsville Market
- Wednesday, May 26th 3:00-4:15 pm outside of Mudhouse/The Square
- Wednesday, May 26th 4:30-6:00 pm Crozet Park

Several members of the committee encouraged staff to have a community engagement event on a weekend to accommodate a variety of work schedules. The Crozet Farmers' Market was suggested as a potential opportunity.

There will also be an Implementation questionnaire available online, it will be live the week of May 24th

Closing Statements

Allie read the closing statement, reminding all that the meeting was held pursuant to and in compliance with Ordinance No. 20-A (16); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster

Next meeting: tentatively scheduled for June 9th at 7:00 pm.

The meeting will be held virtually, and details will be posted on the County calendar on the website.

Allie adjourned the meeting at 8:45 pm