



CROZET DRAFT LAND USE CHAPTER

Community Engagement Summary & Content Timeline

September 2019 – March 2021

Prepared by Albemarle County Neighborhood Planning

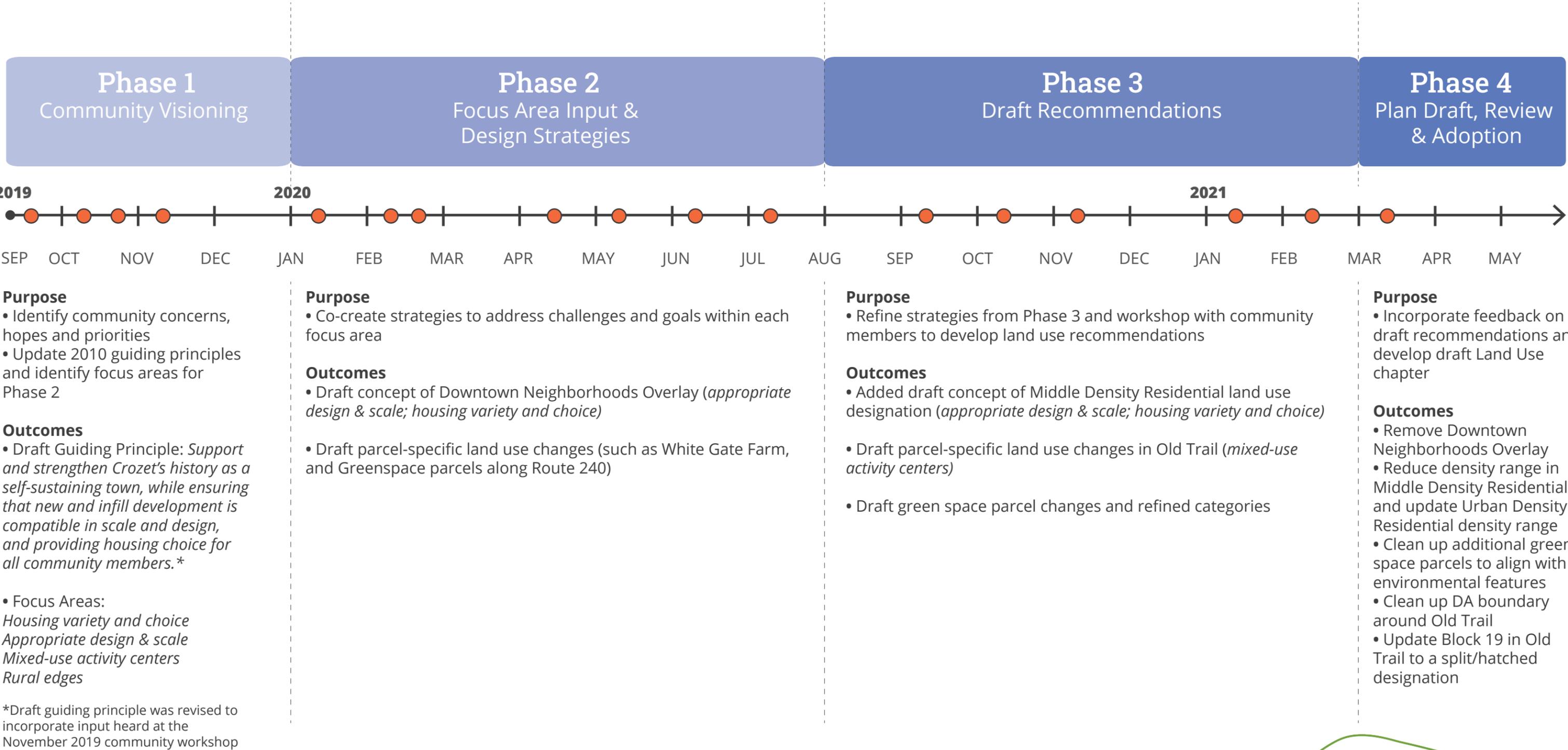
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Land Use Engagement & Content Development

The graphic below provides an overview of the community engagement and content development process for the draft land use chapter of the 2019 Crozet Master Plan Update. The orange circles indicate community engagement events, workshops, and online opportunities that were held, detailed information about the feedback heard is described on subsequent pages of this attachment (Attachment B).



*Draft guiding principle was revised to incorporate input heard at the November 2019 community workshop



EXECUTIVE SUMMARY | DRAFT LAND USE RECOMMENDATIONS

The draft Land Use Chapter was developed based upon ongoing community engagement (September 2019 – present), the [2017 Community Survey](#) and the [2010 Crozet Master Plan](#). The subsequent pages include a meeting-by-meeting summary of ideas, feedback and questions shared with County staff about the draft land use content.

Below is an overall summary of recommendations that generated significant discussion amongst the community and stakeholders.

Middle Density Residential:

This land use category was drafted in response to discussion at the July 8, 2020 CCAC meeting where a new land use category was recommended by some CAC members to establish a land use category related to specific housing types that Crozet community members would like to see in the area, as identified in the early in-person workshops during the “Community Visioning” phase.

The first draft of the Middle Density Residential (MDR) land use category recommended a density range of 6-24 units/acre. During virtual (live and static forms) engagement in September 2020, several CCAC members objected to applying the MDR land use category to areas in Crozet where it would equate to an increase in potential population due to ongoing concerns about infrastructure needs, traffic congestion, and school capacity.

Other CCAC members and the Planning Commission (at a September 2020 work session) supported creating this new land use category as a balanced approach for providing affordable housing in keeping with the scale of development in Crozet. There was discussion at each of the engagement opportunities with community members, the PC and the CCAC about the appropriate maximum density for this category and suggestions for a lower maximum density.

During the November 30, 2020 CCAC meeting, CCAC members voted against providing their support for the MDR Land Use category. Three members supported the change and 8 members voting against it.

At the January 2021 Planning Commission work session, Commissioners supported the Middle Density Residential land use category with suggested revisions, including further refinement to show how missing middle housing types would be encouraged and looking at the scale of the category.

Based on this feedback, staff revised the MDR category to include more guidance on appropriate types of MDR housing and reduced the maximum density from 24 to 18 units per acre.

Downtown Neighborhoods Overlay:

The Downtown Neighborhoods Overlay was drafted in response to ongoing concerns about loss of historic homes and future development pressure for homes located adjacent to Downtown Crozet, as well as the desire to preserve existing affordable housing options and provide a broader range of “missing middle” housing types.

Staff has received questions about the implications of the Downtown Neighborhoods Overlay, how it would play a role in the development review process, and whether the Pleasant Green site should be included within this Overlay.

CCAC members voted on the Downtown Neighborhoods Overlay at their November 30, 2020 meeting: 3 voted in favor; 7 voted against. Members voted on two proposed changes to the overlay: 1) removing the Pleasant Green property from the boundary, and 2) suggesting that staff modify the infill development provisions to “reduce or eliminate the possibility of developers tearing down existing structures”. These suggestions were supported unanimously by all members in attendance.

At the January 2021 Planning Commission work session, Commissioners expressed concerns with the proposed Downtown Neighborhoods Overlay and did not support the inclusion of Pleasant Green. Commissioners felt that additional criteria and requirements were needed, especially for infill development. This is outside the scope of the Master Plan process and is included as a recommendation for further staff work in the Master Plan.

In response to this feedback, the Downtown Neighborhoods Overlay was removed from the draft future land use plan and replaced with a text recommendation for a Downtown Neighborhoods Architectural and Cultural Resources study. The Downtown Neighborhoods boundary does not include the Pleasant Green neighborhood.

Specific Land Use Changes:

White Gate Farm

The property owner of White Gate Farm ([TMP 56-91A](#)) requested staff to revisit the property’s future land use designation during the Master Plan process and requested a change from the current greenspace designation to something that would allow densities consistent with the neighboring properties.

Staff recommended a split designation of Neighborhood Density Residential and Middle Density Residential on the property, consistent with neighboring Whickham Pond’s land use. This change was shared at the September CCAC meeting in response to CCAC members preferences for housing types including bungalow courts, fourplexes and townhouses, rather than large footprint apartment buildings.

CCAC members voted on the proposed split designation of White Gate Farm (Middle Density Residential and Neighborhood Density Residential) at the November 30, 2020 meeting. 4 members supported the change and 7 voted against it. CCAC members suggested a change to staff proposal to designate White Gate Farm as Neighborhood Density Residential – Low. 10 committee members were in support of changing the property’s Future Land Use designation to Neighborhood Density Residential – Low. 1 member voted against this new proposal.

At the Planning Commission’s January 2021 work session, Commissioners provided mixed feedback on the proposed change to the White Gate Farm site. Some Commissioners were in favor of the split designation and Neighborhood Center designation, while some others did not provide feedback or felt that the site should not be a Center.

Greenspace Designations

Staff began conversations with community members about updating green space designations to distinguish between environmental features, public recreation areas and private property at land use public workshops in January and February 2020.

Most community members engaged throughout this process support the concept of updating the Crozet Future Land Use Plan’s method of designating green space into more refined categories. This also aligns

with recently updated long range planning efforts (Pantops Master Plan, Rio29 Small Area Plan). Community members have shared a desire to preserve existing green space along Route 250 and improve pedestrian connectivity to nearby schools.

There has been mixed support about changing land use designations of developable privately owned properties from greenspace to a different land use designation that would either align with existing zoning or allow additional development potential. At the November 30, 2020 CCAC meeting members voted on the proposed changes to several of these greenspace parcels, many of which were not supported by the committee (a summary of votes is provided on pages 14-15).

At the Planning Commission January 2021 work session, Commissioners supported the following approach to updating parcels designated as entirely 'Greenspace' in the Crozet 2010 Master Plan: *Continue staff's current recommendations and update the Greenspace designations of areas of these other smaller parcels that are outside of environmental features and that have not been reviewed per a property owner request.* Commissioners supported a consistent application of the 'Parks and Green Systems' land use category, which should be applied to sensitive environmental features, visual buffers, and areas currently or planned as open/recreational space.

The draft Land Use Chapter utilizes the Planning Commissions recommended approach towards the greenspace parcels identified within Crozet.

Old Trail

Old Trail was discussed with community members at a public workshop in January 2020 to determine the appropriate center classification. Community members (in-person and online) felt that classifying Old Trail as a "Village Center" was appropriate.

The updated future Land Use Plan shows portions Old Trail as "Community Mixed Use" – a new land use category that Albemarle County adopted after the 2010 Crozet Master Plan. Some community members that were involved with previous master planning efforts felt that this area was "previously negotiated" and the future land use designation should not change. The developer of Old Trail has requested updates to the Land Use Plan to better align with the approved uses and densities within Old Trail.

Community members have shared support for sports facility along Rt. 250 given its proximity to Old Trail and schools. However, there is mixed support for a future land use map change to allow institutional uses, such as a sports facility, in this area.

At the November 30, 2020 meeting, CCAC members voted on the proposal for Old Trail Village to be designated as a Village Center with the Community Mixed Use Designation. 7 members voted against this change out of concern that this would expand commercial uses in Old Trail; 3 voted in support and 1 member abstained. At least one CAC member and community members in attendance shared the sentiment that Old Trail residents should weigh in on this topic.

During the January 2021 Planning Commission work session, Commissioners expressed support for the future land use designations and Village Center designation as applied to Old Trail Village, while others did not provide feedback. There was mixed feedback on altering the Development Area boundary to include the entire clubhouse and restaurant; some Commissioners requested to review the Development Area boundary adjustment again once it had been applied to the draft future land use plan.

The draft Land Use Chapter retains the Community Mixed Use and Village Center Designation for Old Trail. This draft also includes a revised development area boundary to incorporate the golf clubhouse and a hatched Institutional and Neighborhood Density Residential land use designation for Block 19.

At the March 2021 CCAC meeting, some Old Trail Village community members in attendance expressed concern about the proposed future land use designation of Community Mixed Use for Block 26. These attendees felt that this Block should retain its current Urban Density Residential land use category, citing concerns with potential future commercial/retail development.

LIST OF COMMUNITY ENGAGEMENT OPPORTUNITIES HELD TO DATE

- Imagine Crozet Community Workshop #1 (09/09/19)
- "Coffee Talk" with County staff at Mudhouse (09/19/19)
- Imagine Crozet Community Workshop #2 (10/01/19)
- "Coffee Talk" with County staff at Grit Coffee (10/17/19)
- Crozet Character & Connectivity Tour (10/26/19)
- "Coffee Talk" with County staff at Green House Coffee (11/21/19)
- Character Community Workshop #1 - Land Use (01/13/20)
- Character Community Workshop #2 - Land Use (02/06/20)
- Housing Focused Conversations (2 sessions - 02/21/20)
- Architecture & Preservation Focus Group (Virtual - April 2020)
- CCAC Work Session - Land Use #1 (06/20/20)
- CCAC Work Session - Land Use #2 (07/08/20)
- CCAC Meeting - Planning Commission Work Session Recap (09/09/20)
- Virtual Land Use Workshop (09/18/20 – 03/22/2021)
- CCAC Special Meeting – Land Use #3 (09/23/20)
- Virtual Office Hours with County Staff (10/02/20)
- CCAC Special Meeting – Land Use #4 (11/12/20)
- CCAC Meeting – Land Use #5 (11/30/20)
- CCAC Meeting – Draft Land Use Chapter (03/10/2021)
- Virtual Draft Land Use Chapter Feedback through Public Input (03/22/21 – ongoing)

PHASE 1: VISIONING | DETAILED SUMMARY

The notes below document feedback related to land use heard throughout the Crozet Master Plan engagement process, beginning in September 2019. This feedback was used to shape the draft land use map and recommendations alongside data from the 2017 Crozet Community Survey and the 2010 Master Plan.

Community Workshop #1 9/9/19 (120 Attendees In-Person)

This workshop introduced long-range planning concepts and asked Crozetians to share their top hopes, concerns and priorities for Crozet.

- Crozetians value their “small town feel” with a close relationship to surrounding rural areas, farms and wineries and breweries
- Providing infrastructure concurrent with growth – especially for schools and traffic conditions is an ongoing concern
- Providing a mix of housing types and prices for Crozet to ensure housing affordability and socioeconomic diversity is a top priority
- Creating local jobs and supporting small businesses remains a priority
- Connecting neighborhoods and making sure all parts of Crozet are walkable and bikeable is an ongoing goal
- Creating protections for historic neighborhoods and limiting development of “fringe areas” (the areas in the Rural Area around the interstate interchange) were top land use changes participants mentioned

[Read the Community Workshop #1 Feedback Summary.](#)

Community Workshop #2 10/1/19 (66 Attendees In-Person)

This workshop asked Crozetians to further unpack and discuss themes from the first workshop.

- Participants identified qualities associated with a “small town feel” including: community (knowing your neighbors); neighborhoods with a variety of building styles and historic buildings; gathering spaces; commercial centers and rural edges
- Participants identified the types of housing they would like to see more of (in response to the previous workshops top concern related to providing a mix of housing types and prices). These included: bungalow courts, live/work units, accessory dwelling units and fourplexes.
- Participants identified the main commercial centers in Crozet and the need for safe pedestrian, bicycle, and vehicular connections in all the centers.

[Read the Community Workshop #2 Feedback Summary.](#)

Community Workshop #3 11/7/19 (38 Attendees In-Person and 245 Online Participants)

Participants provided feedback on draft Guiding Principles and topics that should be discussed when developing the land use section of the Master Plan.

- Draft Character/Land Use Guiding Principle: “Support Crozet’s ‘small town’ character through development that is compatible in scale and design, offers housing choice and respects its history.”

- The majority of participants felt that the above Guiding Principles either accurately reflects their vision or very accurately reflects their vision (68%, 233 participants).
- Appropriate design and scale, rural edges, housing variety and choice, mixed-use activity centers and placemaking, arts and culture were topics that staff presented, and community members ranked. 'Appropriate design and scale' and 'rural edges' were the most popular topics (72% and 47%, respectively; 178 responses).

PHASE 2: FOCUS AREAS & GOALS – DETAILED SUMMARY

Character Workshop #1 1/13/20 – Centers & Edges (45 Attendees In-Person and 59 Online Participants)

This workshop focused on Crozet’s centers of activity and its edges.

- Participants identified an appropriate scale for each commercial center: Downtown, Starr Hill/Music Today, Old Trail, Clover Lawn, and Route 250 West.
- Priorities for each of these areas were identified during this workshop, for more information view the Engagement Summary found on the Albemarle County website (link above).

[Read the Character Workshop #1 Feedback Summary.](#)

Character Workshop #2 2/6/20 – Neighborhood & Housing (40 Attendees In-Person and 83 Online Participants)

This workshop focused on Crozet’s neighborhoods and current housing stock, responding to themes regarding ‘appropriate design and scale’ and ‘housing variety and choice’.

- The majority of participants chose ‘form’ as a higher priority planning concept over density.
- Many participants also acknowledged that density and form are interrelated concepts that impact the character and quality of life in Crozet. Form provides an important link to the appearance of historic development and architecture, while density is an important consideration in planning for critical investments such as schools and infrastructure.
- Specific land use changes were discussed for each neighborhood during this workshop.

[Read the Neighborhoods & Housing feedback summary.](#)

Housing-Focused Conversations 2/21/20 (~15 Attendees; Developers, Affordable Housing Providers, and 2 Members of the General Public)

Two conversations were held – one with local affordable housing developers and nonprofit organizations and one with community members, focused specifically on needs for developing affordable housing. These conversations helped draft specific land use recommendations and inform the Albemarle County housing policy update.

[Read the Neighborhoods & Housing feedback summary.](#) This document summarizes both the February 6, 2020 Character Workshop and the Housing Conversations held on February 21, 2020.

Architecture & Preservation Focused Conversation – Virtual Engagement 05/20-06/20

Participants shared the most important site design concepts for Downtown Crozet, neighborhoods within the Crozet Historic district, and neighborhoods adjoining the Crozet Historic District. Participants shared their recommended policy approach for each of these neighborhoods for future development and redevelopment.

[Read the Architecture & Preservation feedback summary.](#)

PHASE 3: DRAFT RECOMMENDATIONS – DETAILED SUMMARY

CCAC Land Use Work Session 06/20/2020 (14 Virtual Attendees; all CCAC Members)

Downtown Neighborhoods Overlay

- Question: Is there any criteria that informs the architectural style of homes in this area?
Recommendation to include this type of criteria to prevent very modern styles of homes.
- Question: How would the Downtown Neighborhoods Overlay be used in the development review process?
- Request for examples to show scenarios where more than 6 dwelling units per acre would be needed to preserve a historic home or add an additional dwelling unit.
- Concern about the ability to add additional density and would like to handle these scenarios on a case-by-case basis.
- Regulations and process create opportunities for neighbors to resist new development and can be costly to new development.
- The Master Plan is at a much higher level and should not address individual homes' architecture.
- Conflicting opinions on whether affordable housing is an issue that Crozet needs to address: 1) Crozet has contributed enough affordable units over the last 20 years and this places a demand on infrastructure, in contrast with 2) affordable housing is the number one goal for achieving equity in Crozet and Western Albemarle, especially walkable units near Downtown to help with infrastructure and small business development and 3) "Affordable housing is important, but at what cost?"
- This overlay provides innovative opportunities for those who own older homes to redevelop them in a different way, to earn additional income and maintain ownership of those homes overtime. This can also provide additional missing middle housing types and affordable housing: an interesting and measured way to address multiple community needs.

CCAC Land Use Work Session 07/08/2020 (10 Virtual Attendees; 7 of those CCAC Members)

Middle Density Residential

- CAC members suggested new land use category for missing middle housing types and requested staff explore drafting this category. Members expressed support for smaller home types and bungalow court-style developments. Request for staff to provide examples (including photos) of missing middle housing types
- Concern with infrastructure concurrency with the potential land use changes on the White Gate Farm property. Some support for smaller home types on this property; concern that these would not be the types provided with a rezoning application.
- Public Input online feedback: Some objections to applying Middle Density categories in Crozet where it would equate to an increase in potential population due to concerns about infrastructure and school capacities meetings the pace of housing build-out.

Downtown Neighborhoods Overlay

- Question: How would the Pleasant Green site be handled using the proposed Downtown Neighborhoods Overlay?

- Request for more clarity on the implications of the Downtown Neighborhoods Overlay in the development review process.

Greenspace

- Route 250 'greenspace' parcels: Support for maintaining the existing development potential on the property (R1 or Neighborhood Density Residential – Low), while also using revised land use categories to be clear about environmental features.
- Route 250: Desire to keep development off Route 250; mixed support for a buffer.
- Concern with infrastructure concurrency with the potential land use changes on the White Gate Farm property. Some support for smaller home types on this property; concern that these would not be the types provided with a rezoning application, though.
- Some CAC members mentioned that there are no plans for White Gate Farm to be public open space or parks, and that a 'greenspace' designation is not an appropriate designation.

Planning Commission Work Session 09/01/2020 ([Meeting Minutes](#))

Middle Density Residential

- Support for Middle Density land use category; however, the category had not yet been applied to the draft future land use plan. Requested to review again once applied to plan.
- Consensus for utilizing this category in other areas of the County, especially as the current Urban Density Residential category (in the other Development Areas) is 6-34 units. This new category provides an opportunity to create ranges of density and housing types, instead of one large range.

Downtown Neighborhoods Overlay

- Commissioners expressed mixed feedback for the proposed overlay.
- Concern about potential for new development/infill that is not in scale with existing neighborhoods and that results in teardowns.
- Some preference for removing Pleasant Green.
- Request for additional information and ability to review at future date.

CCAC Land Use Special Meeting 09/23/2020 (56 Virtual Attendees; 11 of those CCAC members)

Middle Density Residential

- Middle Density Residential land use category introduced. Request to further discuss this category at a future CAC meeting.
- Concern with infrastructure concurrency and additional density.
- Mixed feedback for White Gate Farm; some CAC members supported a Neighborhood Density Residential designation and Middle Density Residential, while others only supported Neighborhood Density Residential.
 - By-right development allows "mcmansions" and does not provide for a new road connection.
 - A new "trail" connection is not worth allowing additional development on White Gate Farm.

- Support for Neighborhood Density Residential designation because additional infrastructure is needed to support additional density and the property is profitable enough without an Urban Density designation.

Downtown Neighborhoods Overlay

- Public Input online feedback: Concern that the creation of the category would create “loopholes” for by-right increases in density.
- Public Input online feedback: Uncertainty / mixed support for including Pleasant Green within the Downtown Neighborhoods Overlay.

Greenspace

- Route 250: Mixed support for staff’s recommendation to designate parcels Neighborhood Density (Low) with a buffer along Rt. 250 and environmental features excluded from development.
- Support for revising the designation of White Gate Farm to no longer be entirely greenspace, but concern with infrastructure concurrency.
- Mixed feedback on proposed land use designation for White Gate Farm; some CAC members supported a Neighborhood Density Residential designation and Middle Density Residential, while others only supported Neighborhood Density Residential.

Old Trail

- Support for sports facility along Route 250 given its proximity to Old Trail and schools; consider allowing institutional uses.
- Some CAC members did not want any change to the future land use categories in Old Trail.
- Concern with potential commercial competition with Downtown.

CCAC Land Use Special Meeting 11/12/2020 (51 Virtual Attendees; 11 of those CCAC Members)

Middle Density Residential

- Need for more parameters for Middle Density Residential – otherwise concern that larger (and therefore more expensive) townhomes will be built, instead of smaller and more affordable units.
- Need for infrastructure concurrency with increased density.
- Need for better pedestrian safety/connectivity for existing development.
- Majority of CAC members prefer White Gate Farm property designation to be Neighborhood Density Residential instead of split Neighborhood Density Residential + Middle Density Residential.
- Bamboo Grove cited as Crozet example with missing middle housing.

Old Trail Village

- Support for institutional uses in Block 19 in Old Trail, but preference for not allowing other uses (such as commercial/retail).
- Discussion of Community Mixed Use designation in Old Trail: Support for matching existing zoning/permitted uses, but concern with potential commercial competition with Downtown Center.

CCAC Land Use Work Session 11/30/2020

Middle Density Residential

- Discussion of support for missing middle housing types; yet concerned that up to 24 units/acre is too high as the recommended density for this category given infrastructure needs

Old Trail Village

- Discussion of Old Trail – some support mentioned for designating as Village Center, also concern about potential increasing the amount of commercial uses that could compete with Downtown.
- Some support for applying Community Mixed Use designation across all of Old Trail, instead of the existing ‘patchwork’ approach with multiple land use designations.

At the November 30 meeting, the Crozet CAC discussed and voted on each proposed change to the Future Land Use Plan. Staff’s recommendation and the associated CAC’s vote is recorded below: *[Note: since this meeting, the Middle Density Residential land use category was updated]*

The members of the CCAC also discussed a *Resolution Regarding the Outpacing of Crozet Population Growth Relative to Concurrent Infrastructure*. The CCAC voted in support of a resolution 11-3 with one member absent. The full text of the resolution is included at the end of this document.

Key	Proposed Future Land Use Change	CCAC Vote
A1	<i>Downtown Neighborhoods Overlay</i>	As written: 3 Yes -7 No Exclude Pleasant Green property and modify the infill provisions to reduce/eliminate the possibility of tear downs: All in favor
A2	<i>Middle Density Residential Category</i> (replaces Urban Density Residential)	3 Yes - 8 No
A3	<i>Office/R&D/Flex/Light Industrial Category</i> (replaces Light Industrial on Three Notch’d Road)	Yes (unanimous)
G1	Publicly accessible park areas (denoted as “Public Parks”)	Yes (unanimous)
G2	<i>Brownsville Road/Crozet Avenue/Route 250</i> : Change from Greenspace and Neighborhood Density Residential to Neighborhood Density Residential – Low with conservation areas shown	3 Yes – 8 No
G3	<i>TMP 55-46B</i> : Change from Greenspace to Neighborhood Density Residential Low with a conservation/buffer area to reflect environmental features	3 Yes - 8 No
M1	<i>Downtown Crozet – Town Center</i> (Downtown and Public Parks Future Land Use): To indicate Downtown as the primary Center with the proposed plaza shown as Public Parks	Yes (unanimous)
M2	<i>Old Trail Village – Village Center</i> (Community Mixed Use): To indicate Old Trail as a distinct but secondary	3 Yes - 7 No -1 abstention

	center in Crozet; Community Mixed Use to align with other Master Plans and reflect the pedestrian-oriented scale and design of Old Trail Village	
M3	<i>Clover Lawn – Village Center</i> (Commercial Mixed Use): To indicate Clover Lawn as a distinct but secondary center in Crozet; Commercial Mixed Use to reflect auto-oriented design of Clover Lawn	Yes (unanimous)
M4	<i>Wickham Pond area – Neighborhood Center</i> (Middle Density Residential): Neighborhood Center to reflect small-scale approved commercial area and emphasize importance of connecting this area to Downtown and other centers in Crozet	2 Yes - 8 No -1 abstention
M5	<i>West side of Carter Street – Neighborhood Mixed Use</i> : Aligns with other Master Plans and reflects the desired smaller-scale of commercial development, providing a transition from Downtown to residential areas	Yes (unanimous)
P1	<i>White Gate Farm / TMP 56E-2 – Middle Density Residential and Neighborhood Density Residential</i> (change from Greenspace): Aims to continue the pattern of development currently in Wickham Pond, provide broader housing choice within Crozet, and connect the Park Ridge Drive corridor to Crozet’s easternmost neighborhoods	As written: 4 Yes - 7 No If changed to Neighborhood Density Residential – Low: 10 Yes - 1 No
P2	<i>Parcels east of Eastern Avenue, south of Westhall Drive, north of Lickinghole Creek – Neighborhood Density Residential & Parks and Green Systems</i> : To reflect current development patterns and improve legibility of land use map so that the Parks and Green Systems reflect the location of environmental features	10 Yes – 1 No
P3	<i>TMP 56-13 – Neighborhood Density Residential & Parks and Green Systems</i> : Parks and Green Systems boundary changes to reflect the actual location of environmental features	No vote

Planning Commission Work Session 1/12/2021 (50 Virtual Attendees, including some CCAC Members) ([Meeting Minutes](#))

Middle Density Residential

- Support for Middle Density Residential land use category, with suggestions for possible revisions. Suggestions to consider reducing building footprint sizes and/or scale of the land use category. Further refinement to indicate more clearly how will encourage missing middle housing types, compared with development typically seen in community.

- Discussion of difference in commercial/retail/office recommendations in Middle Density compared to Urban Density; preferable that scale/intensity of uses is reduced with Middle Density.

Downtown Neighborhoods Overlay

- Commissioners expressed concerns with the proposed Downtown Neighborhoods Overlay and did not support the inclusion of Pleasant Green.
- Commissioners felt that additional criteria and requirements were needed, especially for infill development.

Greenspace

- Support from Commission to apply the Parks/Green Systems (formerly Greenspace) designation to current or planned open space and environmental features, consistent with how the designation is applied in other County Master Plans.
- Some support for the proposed split Neighborhood Density and Middle Density Residential designation of White Gate Farm; some Commissioners did not provide feedback.
- Support for changing the designation of TMP 55-46B (Railroad Avenue) to Neighborhood Density Residential – Low and Parks/Green Systems.

Old Trail Village

- Support for land use designations and Village Center designation applied to Old Trail.
- Mixed feedback on adjustment of Development Area Boundary to include the entire clubhouse/restaurant; some Commissioners did not support the change, and some requested to review again once shown on the future land use plan.

CCAC Review of Draft Land Use Chapter 03/10/2021 (64 Virtual Attendees; about 10 of those CCAC Members)

Middle Density Residential

- These types of densities should be located closer to downtown Crozet.
- Some CAC members expressed support for the revised Middle Density Residential land use category, highlighting that criteria for encouraging missing middle housing types and form guidance are now included and that the maximum recommended density was reduced recommendation.
- Comment that MDR concept was already voted on and decided at November 30, 2020 CCAC meeting.

Crozet Community Advisory Committee

Resolution Regarding the Outpacing of Crozet Population Growth Relative to Concurrent Infrastructure

WHEREAS Crozet has experienced—and continues to experience—tremendous population growth and residential development since the 2010 Crozet Master Plan (Master Plan) was adopted;

WHEREAS the Master Plan estimated that Crozet’s population would be approximately 12,000 by 2030, with a maximum, long-term population capacity of approximately 18,000;

WHEREAS, based on recent County estimates, Crozet’s current population is approximately 10,000;

WHEREAS, the Master Plan expressly states, as one of its land use priorities, that the County will “Monitor capacity of infrastructure to support new development”¹;

WHEREAS the Master Plan identified a number of infrastructure priorities that were necessary to support new development, including:

- completing Eastern Avenue connector and the bridge over Lickinghole Creek,²
- expanding school capacity in Crozet’s elementary schools,³
- building Western Park,⁴
- adding sidewalks, multi-use paths, and other bicycle and pedestrian-friendly elements in and between many existing neighborhoods⁵;

WHEREAS, in the decade since the County adopted the Master Plan, none of these infrastructure priorities has been completed—or, in many cases, even funded;

WHEREAS, in spite of this missing infrastructure, the pace of residential development and population growth in Crozet continues;

WHEREAS County’s failure to provide this infrastructure has placed serious strains on Crozet, leading to overcrowding in its schools, on its roads, and in its public recreational spaces;

¹ Crozet Master Plan, p. 57.

² Crozet Master Plan, p. 60.

³ Crozet Master Plan, p. 63.

⁴ Crozet Master Plan, p. 47, 60.

⁵ Crozet Master Plan, p. 2, 19, 37, 38, 47, 60.

BE IT RESOLVED that the Crozet Community Advisory Committee:

1. Expresses its sense that the County has not lived up to its obligation to “monitor [the] capacity of infrastructure to support new development” in Crozet, leading to inadequate infrastructure investment that has failed to keep pace with residential development.
2. Requests that the County, in reviewing pending and future rezoning requests, consider whether the request is congruous with the *totality* of the Master Plan—including not only the land-use designations but also the status of infrastructure presently available to support the proposed development.
3. Requests that in consideration of new projects and rezoning applications, the lowest possible densities be preferred.

This resolution was adopted by the Crozet Community Advisory Committee at a regular meeting held on November 12, 2020 with ____ members voting YES, ____ members voting NO, and ____ members abstaining.

Allie Pesch, Chair