

# COUNTY OF ALBEMARLE

## TRANSMITTAL TO THE BOARD OF SUPERVISORS

### SUMMARY OF PLANNING COMMISSION ACTION

<b>AGENDA TITLE:</b> CPA2021-01 Crozet Master Plan Update – Public Hearing	<b>AGENDA DATE:</b> October 20, 2021
<b>SUBJECT:</b> Comprehensive Plan Amendment to adopt the revised Crozet Master Plan as part of the County's Comprehensive Plan.	<b>STAFF CONTACTS:</b> Richardson, Walker, Herrick, Filardo, Rapp, Falkenstein
<b>SCHOOL DISTRICT:</b> Brownsville & Crozet – Elementary; Henley – Middle; Western Albemarle – High	<b>PRESENTER:</b> Rachel Falkenstein Michaela Accardi Tori Kanellopoulos

#### BACKGROUND:

The Board of Supervisors adopted a Resolution of Intent to update the Crozet Master Plan on September 4, 2019. The two-year Planning process included four phases:

- Phase 1: Community Visioning (September – December 2019)
- Phase 2: Focus Areas & Design Strategies (January – August 2020)
- Phase 3: Recommendations (September 2020 – March 2021)
- Phase 4: Plan Draft, Review, & Adoption (April – October 2021)

On September 14, 2021, the Planning Commission adopted a resolution recommending approval of the updated Crozet Master Plan CPA202100001 by a vote of 7:0 (See Attachment B) with the changes summarized in the Discussion below.

#### DISCUSSION:

At the September 14 Planning Commission public hearing, staff presented the draft 2021 Crozet Master Plan to the Commission. The Commission recommended the following changes to the Future Land Use Chapter of the Plan:

- Change the Land Use Designation on the Future Land Use Plan (Land Use page 16) on properties bounded by Tabor Street, High Street, Dunvegan Lane, and Crozet Avenue from Middle Density Residential to Neighborhood Density Residential
- Remove the narrative on Land Use page 25 referencing the Middle Density Land Use Designation on the properties described above.

The updated 2021 Crozet Master Plan reflecting the Commission's recommendation is provided in Attachment D.

The Commission also discussed Western Park and whether that project should have all project phases listed as a Catalyst project in the Implementation Chapter. The Commissioners decided against recommending this change to the Board, but instead wanted to convey the importance of Western Park and suggested that the Board consider whether it thought this change was appropriate.

#### RECOMMENDATIONS:

Staff recommends that the Board adopt the attached Resolution (Attachment E) to approve CPA202100001.

#### ATTACHMENTS:

A – 9/14/21 PC Report  
A1 – 8/20/2021 Draft Crozet Master Plan

A2 – Draft Resolution  
B – 9/14/2021 Planning Commission Action Memo  
C – 9/14/2021 Planning Commission Minutes  
D – 10/20/2021 Draft Crozet Master Plan  
E – Resolution