



# Albemarle County

## Legislation Text

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**File #:** 21-244, **Version:** 1

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**AGENDA DATE:** 4/7/2021

**TITLE:**

Crozet Master Plan update - Draft Land Use Chapter

**SUBJECT/PROPOSAL/REQUEST:** Staff will provide a summary of the draft Land Use Chapter of the Crozet Master Plan update for Board discussion and feedback.

**ITEM TYPE:** Regular Information Item

**STAFF CONTACT(S):** Richardson, Walker, Filardo, Rapp, Accardi, Kanellopoulos, Falkenstein

**PRESENTER (S):** Rachel Falkenstein, Planning Manager

**LEGAL REVIEW:** Not Required

**REVIEWED BY:** Jeffrey B. Richardson

**BACKGROUND:** The Board of Supervisors directed staff to begin updating the Crozet Master Plan on September 4, 2019. At that time, the Board endorsed a four-phased public participation process detailed in Attachment A and summarized below. The project timeline has been revised from the original scope to accommodate project delays due to COVID-19 and other factors. An updated timeline for each phase is provided below.

- Phase 1: Community Visioning (Q4 2019)
- Phase 2: Focus Areas & Design Strategies (Q1 2020 - Q3 2020)
- Phase 3: Recommendations (Q3 2020 - Q1 2021)
- Phase 4: Plan Draft, Review and Adoption (Q2 2021 - Q3 2021)

The draft Land Use Chapter is the first deliverable of Phase 4. Subsequent chapters will cover topics of Conservation, Transportation, and Implementation.

**STRATEGIC PLAN:** Mission - To enhance the well-being and quality of life of all community members through the provision of the highest level of public service consistent with the prudent use of public funds.

**DISCUSSION:** The draft Land Use Chapter (Attachment B) was developed through an iterative engagement process using the community feedback loop identified on Attachment A. Staff received community and stakeholder feedback during the first three phases of the Master Plan update through in-person workshops in 2019 and early 2020, online questionnaires, virtual Community Advisory Committee (CAC) meetings, and two Planning Commission work sessions. Staff acknowledges that community engagement has deviated from the Public Participation Process as originally endorsed by the Board in September, 2019. Specifically, the inability to hold in-person community meetings due to pandemic restrictions lead to the significant utilization of virtual meetings of the CCAC as an efficient alternative. A revised Work & Engagement Plan was provided to the Board in July, 2020 reflecting these pandemic-related impacts.

Page 3 of Attachment C shows the progression of the land use content through each project phase.

Attachment B also includes a comprehensive summary of the input that staff has received to-date to inform project deliverables throughout the project. There will continue to be additional community engagement during Phase 4, including the opportunities for community members to review each draft chapter and provide feedback.

Staff is seeking Board response to the following questions:

1. Is the draft Land Use Chapter consistent with the County's Comprehensive Plan and Strategic Plan Goals?
2. Does the Board have any feedback or suggested revisions to content of the draft Land Use Chapter?

**BUDGET IMPACT:** Updating the Crozet Master Plan is part of Community Development's work program and no additional budget impacts are expected at this time.

**RECOMMENDATION:**

Staff recommends the Board provide direction on the Discussion questions related to the draft Land Use Chapter (Attachment A).

**ATTACHMENTS:**

- A - Public Participation Process Overview (dated August 19, 2019)
- B - Draft Land Use Chapter (dated March 4, 2021)
- C - Project Engagement Summary and Content Development Timeline