

**Crozet Community Advisory Committee  
Resolution Regarding Future Crozet Master Plan Update  
April 11, 2018**

**WHEREAS**, the Crozet Master Plan (“CMP”) is a key instrument in Albemarle County’s ability to guide growth in the Crozet Growth Area (“CGA”). The current Crozet Master Plan, dated October 13, 2010, was intended to be updated every 5 years, should thus have been updated in 2015 per County policies, and no firm schedule has been established for its update. *[reference CMP and Update Policy]*.

**WHEREAS**, significant development and growth continue in the Crozet Growth Area, conditions have evolved since the current plan was updated over 7 years ago, and a number of the stated implementation recommendations are out of date. An update to the CMP is sorely needed to reflect current conditions and current priorities, in order to properly guide growth in this key growth area in Albemarle County.

**WHEREAS**, as was performed in prior versions of the CMP, a citizen’s group, in coordination with the County and the Crozet Community Advisory Committee (“CCAC”), recently conducted a survey of the citizens in the greater Crozet area. This survey included established survey methodologies and focused on growth-related issues in the Crozet area. The survey was intended to provide key citizen input into the planned future update to the CMP. A summary report on survey results accompanies this resolution, and more details can be found here *[reference survey report including methodology and actual survey data]*.

**THEREFORE, BE IT RESOLVED**, that the Crozet Community Advisory Committee recommends that the County Staff, Planning Commission, and Board of Supervisors prioritize the update to the Crozet Master Plan to be conducted as soon as possible, beginning in 2018, given the continued rapid growth in the Crozet area and the need for the best possible management tools and guidance to properly manage this growth.

**AND BE IT FURTHER RESOLVED**, that the Crozet Community Advisory Committee recommends that the following principals should be adopted now and in any future update to the CMP, to supplement those stated in the current CMP:

The vision and overriding principal of the CMP is to preserve Crozet’s “small town feel”, even while serving as a growth area and experiencing further development. This vision should be supported by the following guiding principles:

1. Do not alter nor expand the current Crozet Growth Area Boundary *[reference CMP XXX, Survey YYY]*;
2. Ensure that Downtown Crozet is the center of development for the Crozet Growth Area and a priority area for the focus of public capital investment and resource allocation *[reference CMP Pg. 54, Survey YYY]*;

3. Limit development along Route 250 in and adjacent to the Crozet Growth Area *[reference CMP XXX, and Survey YYY]*.
4. Limit development of the I-64 and route 250 interchange area *[reference CMP XXX, and Survey YYY]*.
5. Expand transportation options in the Crozet Growth Area, and do not allow badly needed infrastructure to lag so far behind development which stresses existing infrastructure. *[reference CMP XXX, and Survey YYY]* Priorities should include:
  - a. Library Avenue extended to Parkside Villiage *[reference CMP XXX, and Survey YYY]*;
  - b. Bus and Shuttle Services to the area *[reference CMP XXX, and Survey YYY]*;
  - c. Bike and Pedestrian pathways and improvements along Routes 240 and 250 *[reference CMP XXX, and Survey YYY]*;
6. *Other? Was there consensus on re-iterating CCAC's stated concerns about:*
  - a. *density of development & net/gross calc's [Adelaide, West Glenn]*
  - b. *Build-out analysis [and resulting population estimates]*
  - c. *Concern over site plan approval process [the Vue]*

This vision and principals are wholly supported by a combination of the current CMP, the recent survey results, and the unanimous opinion of the CCAC.

**AND BE IT FURTHER RESOLVED**, that the CCAC recommends to the Planning Commission and the Board of Supervisors that the above vision & principles should be formally adopted as an interim addendum to the CMP to guide growth and County decision making in this interim period until the update to the CMP is complete.

**AND BE IT FURTHER RESOLVED**, that the CCAC withes to sincerely thank the individuals who participated in the Crozet Survey Committee *[names]* for their efforts and service to Crozet and the County in performing this survey. The CCAC further recommends to the Planning Commission and Board that such citizen-lead survey efforts be incorporated into all master plan updates in the County.

I, Allie Pesch, do hereby certify that the foregoing is a true correct copy of the resolution adopted by the Crozet Community Advisory Committee at a regular meeting held *[date]*. CCAC Members present and voting YES: *[names]*. Members voting NO: *[names]*. Members absent or abstaining: *[names]*.

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Allie Pesch  
CCAC Chair

Attachment: Crozet Survey Results Presentation