

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 special meeting held on November 30, 2020 with 12 members voting YES (Allie Pesch, Brian Day, Doug Bates, Joe Fore, Sandy Hausman, Tom Loach, Mike Kunkel, Jon McKeon, Kostas Alibertis, Shawn Bird, Matthew Slaats), and 3 members voting NO (Valerie Long, David Mitchell, Josh Rector)



Allie Pesch, Chair