

Crozet Community Advisory Committee
Wednesday, January 12, 2022 7:00 P.M. – 8:30 P.M.
Virtual Meeting

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A (16); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster.

HOW TO PARTICIPATE IN THIS MEETING

ONLINE:

[Download Zoom.](https://albemarle-org.zoom.us/j/94571782297) Use this link <https://albemarle-org.zoom.us/j/94571782297> to join the webinar.

BY PHONE/CALL-IN:

*Dial (301) 715-8592. Type in the Webinar ID 945 7178 2297 followed by the pound (#) sign.
If you have any questions, please email cshaffer2@albemarle.org*

AGENDA

1. Call to Order & Agenda Review (3 minutes)

Allie Pesch, CCAC Chair

2. Approve Meeting Minutes (2 minutes)

Allie Pesch, CCAC Chair

3. Community Meeting: ZMA202000012 Montclair (formerly known as White Gate Village) (60 minutes)

Vito Cetta, Applicant

Kelsey Schlein, Justin Shimp, Shimp Engineering, on behalf of the applicant

Cameron Langille, Albemarle County Planning Division, Lead Reviewer

TAX MAP/PARCEL: 056E0000000200, 056000000091A0

LOCATION: 5055 Three Notch'd Road, Charlottesville, VA 22901

PROPOSAL: Request to rezone two properties totaling 17.51 acres from the RA Rural Area and LI Light Industry zoning districts to the NMD Neighborhood Model District to allow a mixed-use development with up to 157 residential units and 16,500 sq. ft. of non-residential uses.

PETITION: Request to rezone 12.19 acres from the RA Rural Area zoning district which allows for agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) to NMD Neighborhood Model District which allows for residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Request to rezone 5.32 acres from the LI Light Industry zoning district which allows industrial, office, and limited commercial uses (no residential use) to NMD Neighborhood Model District which allows for residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Proposal includes approximately 3.5 acres of open space and recreational amenities throughout the development. A minimum of 58 and a maximum of 157 residential units are proposed at a maximum gross residential density of 8.96 du/acre for the entire development and a maximum net density of 12 du/acre for the area designated for development in the Crozet Master Plan. A maximum of 16,500 sq. ft. of non-residential uses are proposed. Request proposed to amend the ACSA jurisdictional area boundary to water and sewer on Tax Map Parcel 56-91A.

Materials can be accessed online: <https://lfweb.albemarle.org/weblink/search.aspx?dbid=3&searchcommand=%7b%5bCDD-Planning%5d:%5bApplicationNumber%5d=%22ZMA202000012%22%7d>

4. Committee Business (10 minutes)

Allie Pesch, CCAC Chair

Next Meeting:

February 9, 2022