

Crozet Community Advisory Committee
Wednesday, November 13, 2024, 7 PM – 8:30 PM
Crozet Library Meeting Room
2020 Library Avenue
Crozet, VA 22932
AGENDA

1. Call to Order, Agenda Review, Introductions (5 minutes)

Michael Monaco, Chair

2. Approve Meeting Minutes (2 minutes)

Michael Monaco, Chair

3. Community Meeting: [ZMA202400007](#), [SP202400021](#), and [SE202400020](#) Beaver Hill Manufactured Home Park (45 minutes)

David Benish, Albemarle County Community Development

MAGISTERIAL DISTRICT: Whitehall

TAX MAP/PARCEL(S): 05700-00-00-00800

LOCATION: 4783 Beaver Hill Lane

PROPOSAL: Rezone 24 acres from Rural Area to R4 Residential with a special use permit to bring existing manufactured home park into compliance and to add 53 additional units.

PETITION: A request for a special use permit under section 18-15.2.2.14 for a manufactured home park on a 49.38-acre parcel. The property is currently a non-conforming manufactured home park with 47 units. The proposal seeks to bring the property into conformance and to add a leasing office and 53 additional units for a total of 100 manufactured homes at a gross density of 4.17 units/acre. Associated with the request are several special exceptions to the manufactured home park regulations outlined in Section 18-5.3.

ZONING: RA Rural Areas – agricultural, forestall, and fishery uses; residential density 0.5 units/acre in development lots

ENTRANCE CORRIDOR: Yes

OVERLAY DISTRICT(S): None

COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) in Rural Area 3 of the Comprehensive Plan.

4. Board of Supervisors/Planning Commission Liaison Updates (15 minutes) – this is time reserved for liaisons to share community announcements and project/policy updates

Supervisor Ann Mallek and Planning Commissioner Lonnie Murray

5. Other Committee Business (10 minutes)

- a. All-CAC Review

6. Community Concerns (10 minutes)

7. Adjourn (1 minutes)

Next Meeting

January 8, 2024

Meeting Norms:

- Staff liaisons will be prepared, working with chairs to set agendas and provide necessary information.
- Committee members will come prepared having read provided materials.
- We will respect everyone's time by starting and ending on time. We will work to set and follow agenda topic time allotments.
- Everyone is responsible for helping to stay on topic. Speak up if you feel like we're getting off track and need to move an issue to a "parking lot" for possible future discussion.
- Everyone is encouraged to participate. You may be asked to share what you think, or we may ask for comments from those who haven't spoken. It is always OK to "pass" when you are asked to share a comment.
- Listen respectfully, without interrupting. Listen actively and with an ear to understanding others' views.
- One person speaks at a time. If you think you will forget an idea or question that comes to mind, write it down.
- Challenge ideas, not individuals