

# CROZET COMMUNITY ASSOCIATION

## RESOLUTION

July 10, 2025

Whereas the Crozet Community Association (CCA) was established in 1985 to be a non-partisan and representative advocate for communicating areas of concern for the community of Crozet;

Whereas Albemarle County (“the County”) is currently updating its Comprehensive Plan titled “AC44” which will guide its land use decisions over the next 20 years;

Whereas the County’s growth management policy aims to direct population growth and residential development to specific areas (“growth areas”) within the County as permitted by Virginia law<sup>i</sup>;

Whereas that same Virginia law also limits the maximum geographical size of these areas to what is necessary to accommodate the County’s projected population growth over the next 20 years;

Whereas the size and boundaries of the County’s growth areas, including Crozet, are far greater than what is needed to accommodate 20 years of population growth<sup>ii</sup>, in conflict with that Virginia law;

The CCA urgently requests the County Executive, Jeff Richardson, who is appointed by the elected Board of Supervisors to manage the County's administrative operations, to take the following action by no later than July 31, 2025:

- Insert language in the Growth Management and Development Area chapters of AC44 to clarify that the County’s growth area is larger than necessary, that the boundaries of any existing growth area shall not be expanded, nor shall any new growth area be created, until the County is in full compliance with Virginia Code.

BE IT SO RESOLVED,

Crozet Community Association

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<sup>i</sup> See § 15.2-2223.1. Comprehensive plan to include urban development areas, which in part reads:

“The urban development areas designated by a locality may be sufficient to meet projected residential and commercial growth in the locality for an ensuing period of at least 10 **but not more than 20 years**, which may include phasing of development within the urban development areas. Where an urban development area in a county with the urban county executive form of government includes planned or existing rail transit, the planning horizon may be for an ensuing period of at least 10 but not more than 40 years. Future residential and commercial growth shall be based on official estimates of either the Weldon Cooper Center for Public Service of the University of Virginia, the Virginia Employment Commission, the United States Bureau of the Census, or other official government projections required for federal transportation planning purposes.”

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<sup>ii</sup> According to the County's Land Use Build Out Analysis found on its website, the Weldon Cooper Center for Public Service at the University of Virginia projects that by 2044 the Albemarle County's population will grow by approximately 26,000 people. The same report estimates that, on average, there are 2.4 people living in each house. Consequently, the County projects that it will require approximately 11,000 new homes to be built by 2044.

The County's housing development pipeline report, which is also found on its website, shows that 10,000+ new homes have already been approved but remain unbuilt while another 4,000+ new homes are currently being proposed, all but 53 of which are in the County's growth areas. Before even taking into account the additional number of homes that could be built in the current growth areas, the County's growth areas are far larger than what it requires over the next 20 years.