

# 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 the mission of Albemarle County (the "County") is to enhance the well-being and quality of life for all community members through the provision of the highest level of public service consistent with the prudent use of public funds;

Whereas the County's Water Protection Ordinance (WPO) was established to prevent the unreasonable degradation of stream channels, waters, and other natural resources;

Whereas in September 2021, at the request of a developer, the County erased one of Crozet's protected intermittent streams (the "Montclair stream") from GIS maps and the Crozet Master Plan;

Whereas in November 2021, the developer proposed that the County rezone the property so that he could build a high-density residential development ("Montclair") on top of the stream site;

Whereas in October 2022, at the urging of Crozet citizens, the County confirmed that the Montclair stream was protected by its WPO and added it back to its GIS maps;

Whereas in February 2023, the County held a judicial hearing affirming that the Montclair stream was protected by its WPO in response to the developer's appeal of its October decision;

Whereas in late 2024, the developer, without notifying the County or getting the permit required by the WPO, still buried 546 linear feet of the stream and now plans to build a parking lot on top of it;

Whereas the County now claims that its WPO no longer applies to the stream and can't be enforced;

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:

- Enforce the County's WPO by directing the developer to "daylight the Montclair stream" while denying him the land disturbance permits necessary to begin work on the Montclair residential development until this is accomplished to the satisfaction of the County and Department of Environmental Quality (DEQ).

BE IT SO RESOLVED,

Crozet Community Association