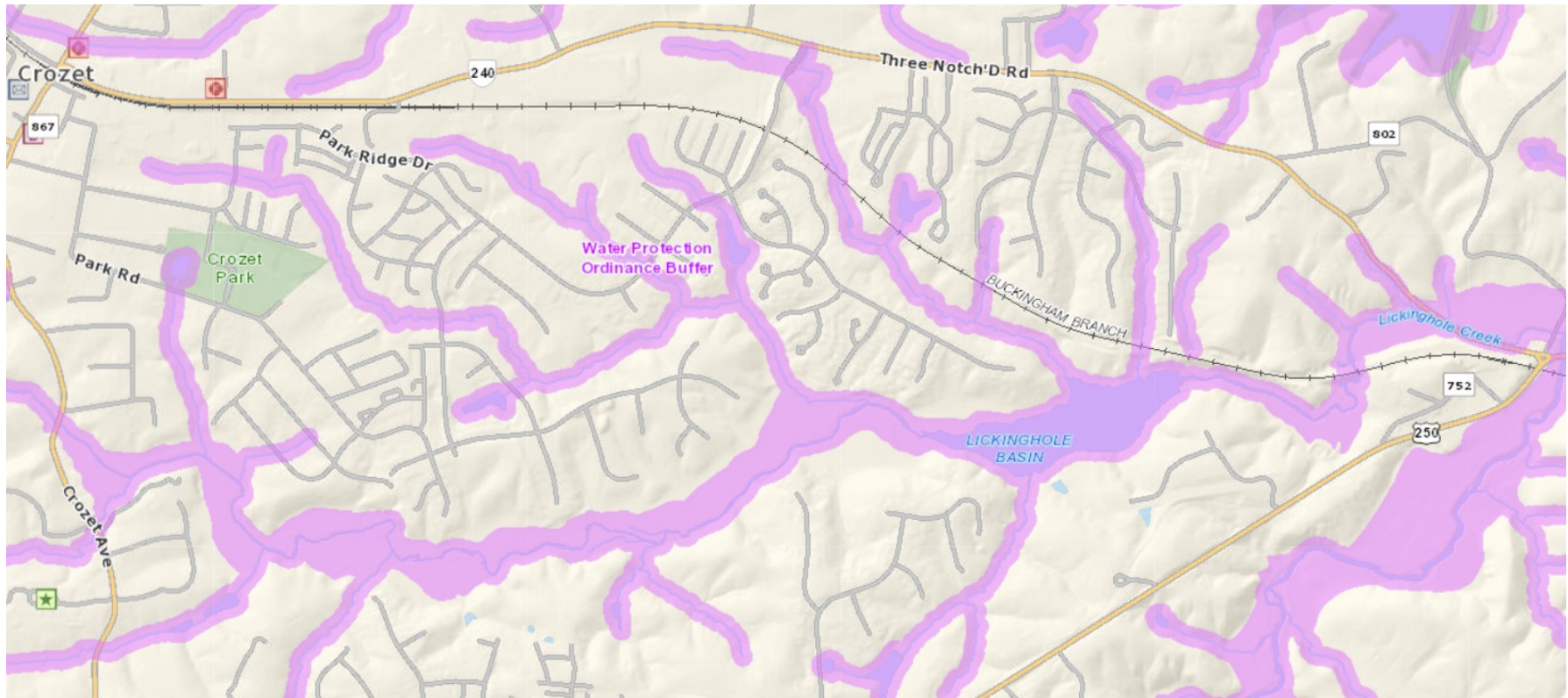


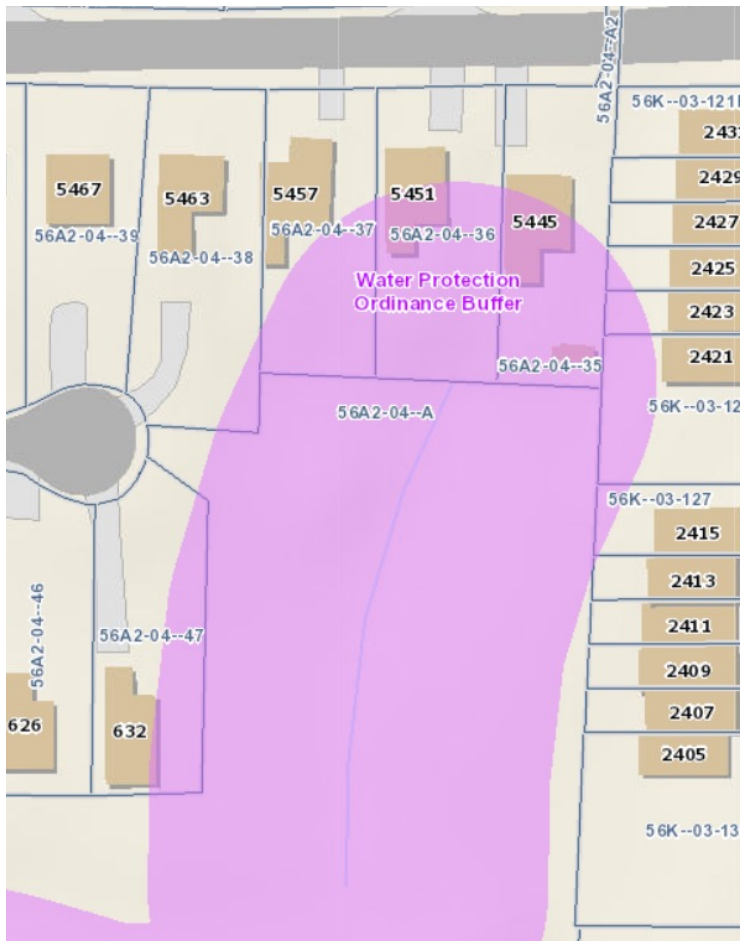
Crozet Community Association

May 8, 2025

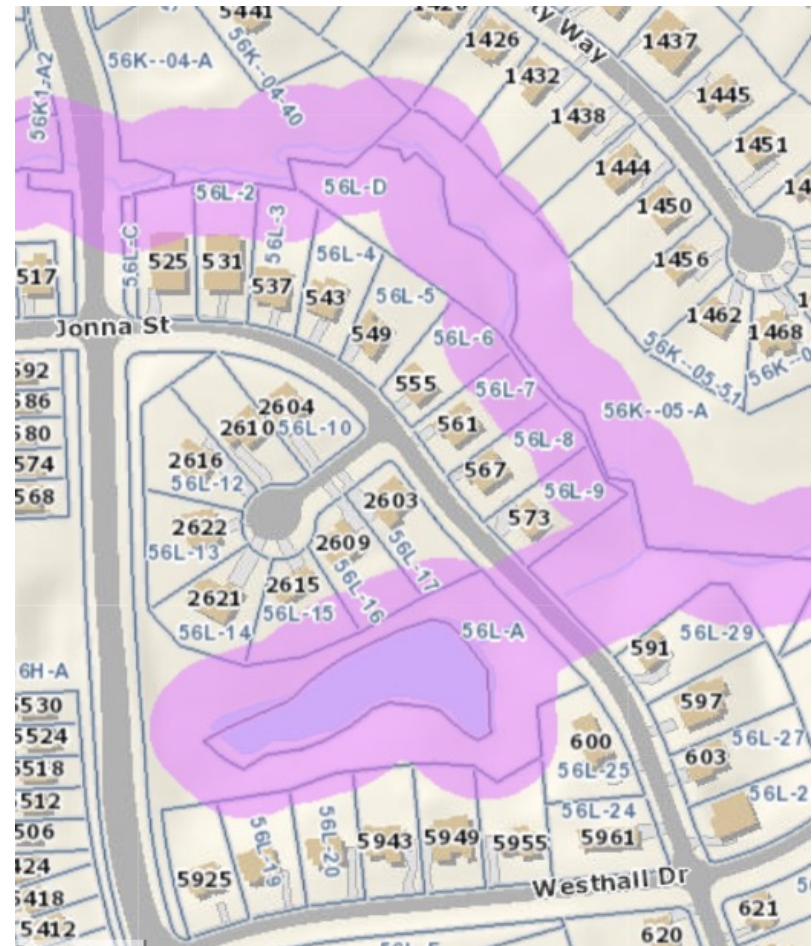
Water Protection Ordinance (WPO) requires 100' stream buffers in Crozet



But it's being regularly violated and going unenforced around the County

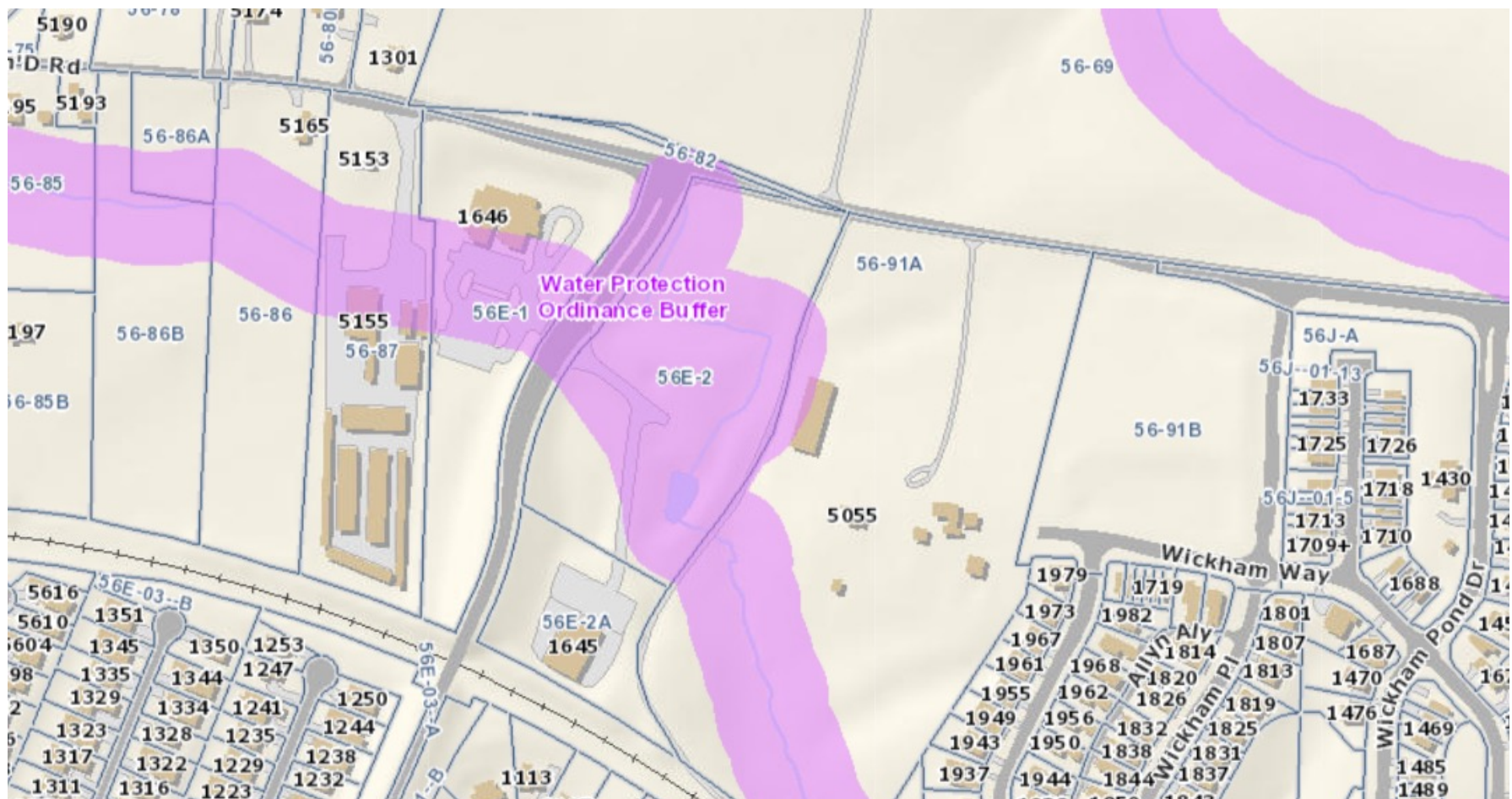


Glenbrook homes in the buffer



Westlake Hills lots in the buffer

The County finally documented the buffer on the “Montclair stream”



And the County's position is that
they can't do anything to stop it

Proposed resolutions:

1. Enforce the WPO at Montclair
2. Enforce the WPO everywhere else

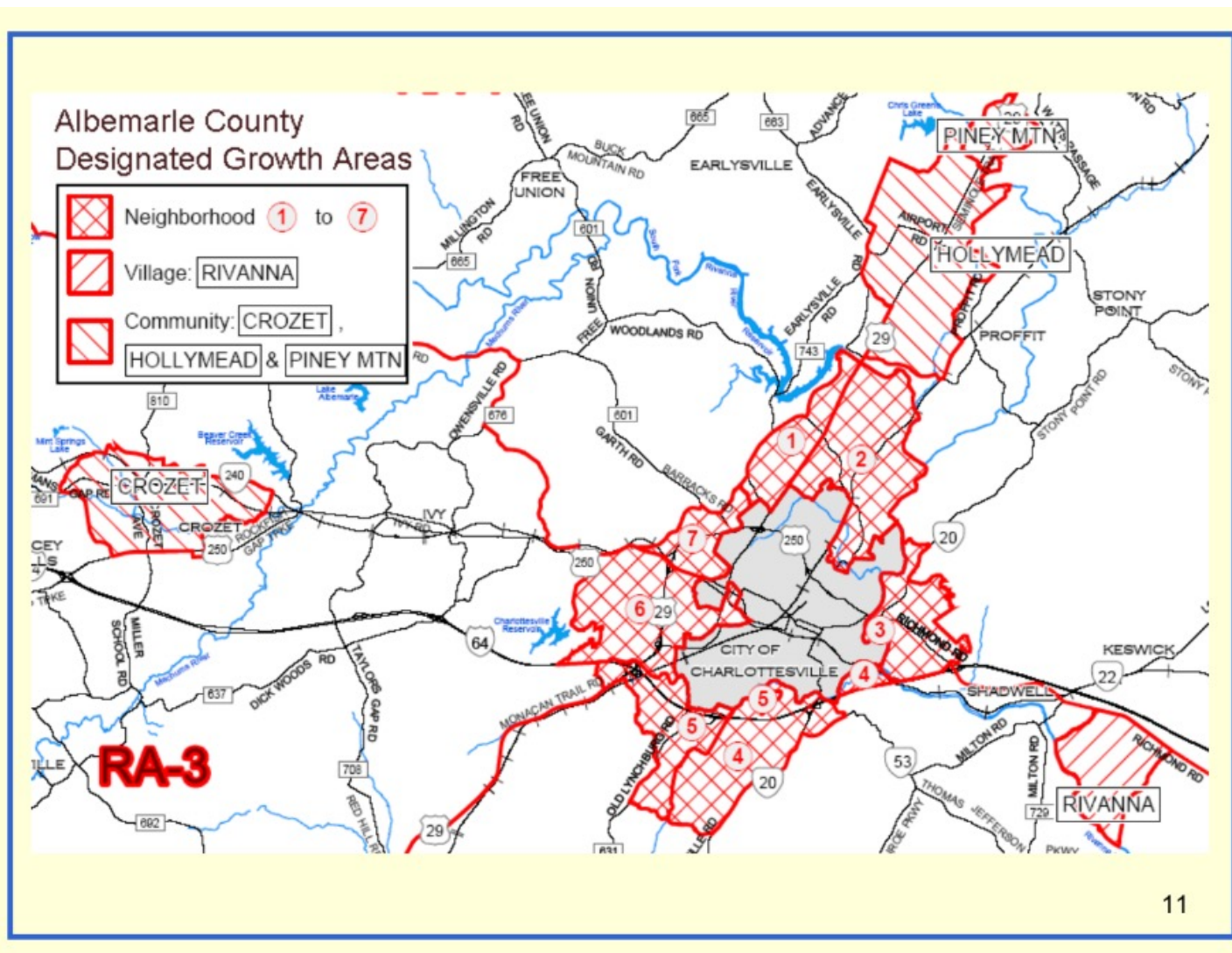
For Bill's Eastern Ave Slides

Proposed resolution:

1. The County needs an ironclad agreement to build the Connector before considering Oak Bluff.

The \$64,000 question in AC44:

Are the County's growth areas big enough?



Virginia law answers the question

Urban Development Areas (UDA)

§15.2-2223.1, Code of Va.

Mandatory Requirements



Virginia law answers the question

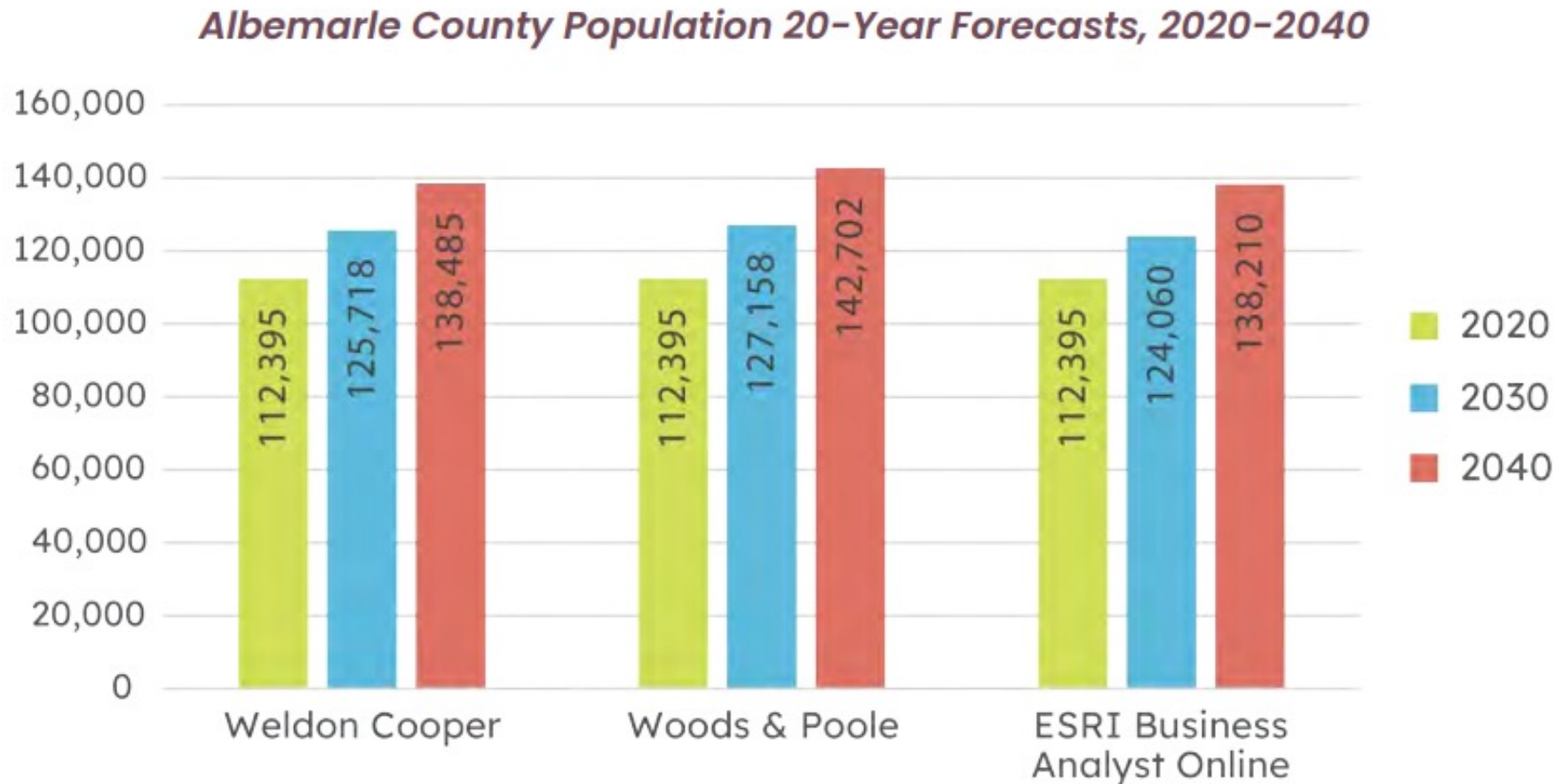
- Boundaries and size of UDA must be reexamined and revised, if necessary, every 5 years along with comprehensive plan and using most recent population growth estimates and projections.
- Comprehensive plan must describe financial & other incentives to encourage development in the UDA.



Residential size is capped at 20 years of projected population growth

- UDA must be large enough to meet projected residential & commercial growth for at least 10 years but not more than 20 years.
 - Based on estimates of the Cooper Center for Public Service at UVA, or “other official government sources.”
 - Growth in UDA may be phased in over decade.

UVA expects Albemarle's population to grow by about 26,000 people over 20 years



Source: Weldon Cooper Center for Public Service (2021), Woods & Poole (2018), ESRI Business Analyst Online (2021)

Our growth areas are **way too large**

Homes approved, but unbuilt	10,000+
Homes already proposed	4,000+
Homes that could be proposed	???

$14,000 * 2.4 \text{ people per home} = 33,600 \text{ people}$

$33,600 + ??? >>> 26,000 \text{ statutory cap}$

Proposed resolution:

1. AC44 must prohibit expansion of the growth areas until the County complies with related Virginia Law

CCA Special Meeting in August?

Next regular CCA meeting is July 10, 2025

- Conduct actual vote to adopt the Resolutions

Deadline in Resolutions is July 31, 2025

- Should we evaluate the County Executive's performance in a CCA Special Meeting in early August?