

CROZET COMMUNITY ADVISORY COMMITTEE

c/o Albemarle County Department of Community Development
401 McIntire Road
Charlottesville, VA 22902

Wednesday, October 8, 2025

TO: The Albemarle County Board of Supervisors
FROM: Crozet Community Advisory Committee
SUBJECT: Resolution Regarding AC44 Growth Management Policy Criteria for Assessing the Removal of Underperforming Areas

Resolution Advising the Board of Supervisors on AC44 Growth Management Policy Criteria

WHEREAS, the Albemarle County AC44 Comprehensive Plan Draft includes a Growth Management Policy section (page 12) outlining *Potential Criteria for Assessing the Removal of Underperforming Areas from the Development Areas*; and

WHEREAS, the Crozet Community Advisory Committee (CCAC) recognizes the intent of these criteria to guide land use decisions that balance growth, conservation, and infrastructure capacity; and

WHEREAS, the current language is overly broad and lacks measurable or objective standards, creating the risk that future interpretations by different Boards or staff could lead to inconsistent or short-term decision-making rather than a stable, long-term approach; and

WHEREAS, the Growth Management Policy presents separate criteria for removing underperforming areas from the Development Areas (page 12) and for adding new land to the Development Areas (page 13), yet the relationship between these two policies is not clearly defined, making the process of removal effectively indistinguishable from expansion and contrary to the stated intent of limiting growth to existing boundaries; and

WHEREAS, the lack of explicit reference to measurable conservation benefits, such as the protection of land with natural resource value or ecological significance, limits the policy's ability to achieve tangible environmental gains when land is reclassified as Rural Area; and

WHEREAS, community members have expressed concern that continued emphasis on "swapping" land between Development and Rural Areas may exacerbate existing infrastructure deficits by diverting investment away from established communities that already face challenges related to transportation, water and sewer capacity, and walkability; and

WHEREAS, the CCAC believes that growth management decisions must also account for community design principles, particularly those supporting walkability, accessibility, and multimodal transportation, rather than relying primarily on vehicular standards; and

WHEREAS, population growth and housing demand metrics alone are insufficient measures of community vitality without corresponding investments in infrastructure, affordability, and redevelopment opportunities within existing Development Areas;

NOW, THEREFORE, BE IT RESOLVED that the Crozet Community Advisory Committee advises the Albemarle County Board of Supervisors that the criteria presented in the AC44 Growth Management Policy, as currently drafted, are not sufficient to address the future growth and development needs of Crozet; and

BE IT FURTHER RESOLVED that, with respect to the AC44 Growth Management Policy section titled “Potential Criteria for Assessing the Removal of Underperforming Areas from the Development Areas,” the Board of Supervisors be urged to direct staff to:

1. **Clarify the intent and scope** of the “Potential Criteria for Assessing the Removal of Underperforming Areas from the Development Areas” to explicitly differentiate between removal and expansion;
2. **Include tangible conservation outcomes and measurable environmental benefits** as a prerequisite for any reclassification of Development Area land to Rural Area designation;
3. **Reinforce infrastructure investment priorities** within existing Development Areas before considering boundary adjustments;
4. **Incorporate walkability and accessibility principles** in redevelopment and growth assessments, ensuring that criteria align with AC44’s stated goals of creating connected, mixed-use, and multimodal communities; and
5. **Consider the long-term balance** between housing supply, affordability, and infrastructure capacity, ensuring that growth management strategies reflect both community design and economic feasibility.

BE IT FINALLY RESOLVED that this resolution be directed to the Albemarle County Board of Supervisors and Planning Commission for their consideration as they review and finalize the AC44 Comprehensive Plan.

Respectfully submitted,
Crozet Community Advisory Committee

Michael Monaco, Chair
Crozet Community Advisory Committee