

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

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 Board's intent to balance housing and infrastructure growth with conservation; 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); and

WHEREAS, the Policy's failure to define how these two sets of criteria work together risks making removal indistinguishable from expansion, contrary to our stated intent of limiting growth to existing boundaries; and

WHEREAS, the policy lacks measurable conservation benefits, such as natural resource value or ecological significance, that would ensure tangible environmental gains when land is reclassified as Rural Area; and

WHEREAS, community members have expressed concern that "swapping" land between Development and Rural Areas may divert investment from established communities with pressing infrastructure needs; and

WHEREAS, the CCAC believes that growth management decisions must also support communities designed for walking, biking, transit, and accessibility, rather than focusing primarily on motor vehicles' needs; and

WHEREAS, we cannot effectively pursue population growth and meet housing demand without properly investing in existing Development Areas' infrastructure, affordability, and redevelopment opportunities; and

WHEREAS, the Growth Management Policy's current broad language lacks clear, measurable standards that would help future Boards pursue stable, long-term solutions;

NOW, THEREFORE, BE IT RESOLVED that the Crozet Community Advisory Committee advises the Albemarle County Board of Supervisors that the AC44 Growth Management Policy, as currently drafted, fails to sufficiently address Crozet's future growth and development needs; 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*, we urge the Board of Supervisors and its staff to:

1. **Clarify the difference between removal and expansion** within this policy;
2. **Include tangible conservation outcomes and measurable environmental benefits** for any Development Area land reclassified as Rural Area;
3. **Specify that land moved from Development to Rural status must include natural topography and adhere to existing standards for the Rural Area**, including tree canopy coverage, watershed permeability, and contiguous connection to the current Rural Area;
4. **Offer developers conservation-for-density swaps** within the Development Area, so that developers who set aside land that meets the criteria for conservation gain the right to increase zoned density on an equal acreage elsewhere in the Development Area;
5. **Invest first in meeting infrastructure priorities** within the existing Development Area before considering boundary adjustments;
6. **Establish clear, strict standards for walkability and accessibility** in redevelopment and growth assessments; and
7. **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