

**ACTIONS**  
**Board of Supervisors Meeting of December 1, 2004**

December 17, 2004

<u>AGENDA ITEM/ACTION</u>	<u>ASSIGNMENT</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> <li>Meeting was called to order at 9:00 a.m., by the Chairman, Mr. Dorrier. All BOS members were present. Also present were Bob Tucker, Larry Davis and Ella Carey.</li> </ul>	
<p>4. From the Public: Matters Not Listed on the Agenda.</p> <ul style="list-style-type: none"> <li>Lizbeth Palmer, on behalf of the League of Women Voters Natural Resource Committee, asked the Board to request the Planning staff and Planning Commission to review the new Water Supply Plan to insure it is consistent with the County's Comprehensive Plan. She also announced that the Rivanna Water &amp; Sewer Authority will hold a public meeting on Thursday, December 2, 2004, 6:00 p.m., at Monticello High School, on the alternative to expand the South Fork Rivanna Reservoir by adding a bladder to the Dam.</li> </ul>	
<p>5. Presentation: GFOA Awards.</p> <ul style="list-style-type: none"> <li>The Chairman presented The Certificate of Achievement for Excellence in Financial Reporting award to the Finance Department and staff.</li> <li>The Chairman presented The Distinguished Budget Presentation Award to the Office of Management and Budget staff.</li> </ul>	
<p>6.2 Approval of two ACE Appraisals for Year 2003-04.</p> <ul style="list-style-type: none"> <li><b>APPROVED</b> the two appraisals by Hallmark Properties for the Bieker and Shifflett applications from the Fiscal Year 2003-04 applicant pool as recommended by staff and the ACE Appraisal Review Committee.</li> </ul>	<p><u>Ches Goodall/David Benish:</u> Proceed as approved.</p>
<p>6.3 Request for Military Leave Pay – W. Coleman Gentry.</p> <ul style="list-style-type: none"> <li><b>APPROVED.</b></li> </ul>	<p><u>Clerk:</u> Notify Human Resources of approval.</p>
<p>6.4 Mountain Top Farm Road Name Change Request.</p> <ul style="list-style-type: none"> <li><b>APPROVED</b> the road name change as requested and <b>GRANTED</b> staff the authority to coordinate/implement the change.</li> </ul>	<p><u>Tex Weaver:</u> Proceed as approved.</p>
<p>6.5 Crozet Master Plan Comprehensive Plan Amendment Revision (CPA-2003-07).</p> <ul style="list-style-type: none"> <li><b>ADOPTED</b> CPA-2003-07, Crozet Master Plan Comprehensive Plan Amendment, replacing the existing Land Use Plan Profile for the Crozet Community with the revised Crozet Profile, and incorporating by reference the Crozet Master Plan language recommended by the Planning Commission with recent changes noting the general nature and date of the cost estimates and final authority of the CIP for capital expenditures.</li> <li>Ken Boyd asked that, in the future, staff provide</li> </ul>	<p><u>David Benish/Susan Thomas:</u> Incorporate language into Comprehensive Plan. (Attachment 1 is copy of Community Profile; Master Plan language on file in Clerk's office)</p>





8. Virginia Department of Forestry Presentation, Nelson J. Shaw, Area Forester. • <b>RECEIVED.</b>	
9. Presentation: Southern Albemarle Historic District. • <b>RECEIVED.</b>	
<b>RECESS</b> At 11:15 a.m., the Board recessed, and reconvened at 11:26 a.m.	
10. Biodiversity Work Group Presentation. • <b>ACCEPTED</b> the Biodiversity Report from the Biodiversity Work Group and <b>DIRECTED</b> staff to prepare a report evaluating the next steps for reviewing and implementing the BWG's recommendations. This review should include an assessment of implementing these recommendations, including implications for current County policies and procedures, and impacts to staff and fiscal resources. Staff to schedule a presentation on this report in February.	<u>Scott Clark:</u> Proceed as directed.
11. Affordable Housing Policy Advisory Committee Report. • <b>ACCEPTED</b> the report from the Affordable Housing Policy Advisory Committee and support of the recommendations included in the report. Supported staff's recommendation that members of the Advisory Committee serve with one or more small groups to address the remaining issues and that the Advisory Committee reconvene to review further recommendations. The Chief of Housing and key personnel in Community Development to be responsible for ensuring that remaining issues be addressed in a timely manner with a final report projected by June 2005 to the Housing Committee and, subsequently, to the Board of Supervisors.	<u>Ron White:</u> Proceed as directed.
12. Social Services Advisory Board Annual Report. • <b>RECEIVED.</b>	
13. Human Resources Annual Report. • <b>RECEIVED.</b>	
14. Update on Lane Auditorium Renovations (continued from September 1). • <b>CONSENSUS</b> to support Option 2, as presented by staff, and maintain as much seating capacity as possible.	<u>Mike Stumbaugh/Ron Lilley:</u> Proceed as directed.
15. Closed Session. • At 12:39 p.m., the Board went into Closed Session pursuant to § 2.2-3711(A) of The Code of Virginia, under subsection (1) to consider appointments to boards, committees, and commissions; under subsection (3) to discuss with legal counsel and staff the acquisition of property for a public use; under subsection (7) to discuss with legal counsel and staff legal matters concerning probable litigation regarding a zoning decision; under subsection (7) to consult with legal counsel and staff regarding	

	pending litigation; and under subsection (7) to discuss with legal counsel and staff specific legal issues regarding an interjurisdictional agreement.	
16.	<p>Certify Closed Session.</p> <ul style="list-style-type: none"> <li>At 2:10 p.m., the Board reconvened into open session and certified the closed session.</li> </ul>	
17.	<p>Appointments.</p> <ul style="list-style-type: none"> <li><b>REAPPOINTED</b> Mr. Ross L. Stevens to the ACE Appraisal Review Committee, with said term to expire December 31, 2005.</li> <li><b>REAPPOINTED</b> Dr. Leo Mallek to the Joint Airport Commission, with said term to expire December 1, 2007.</li> <li><b>APPOINTED</b> Ms. Caroline Taylor to the Jordan Development Corporation, with said term to expire August 13, 2005.</li> <li><b>APPOINTED</b> Ms. Rosa Hudson to the Jordan Development Corporation, with said term to expire August 13, 2005.</li> <li><b>APPOINTED</b> Ms. Martha Hill to the Historic Preservation Committee (no term limit).</li> <li><b>APPOINTED</b> Mr. Kevin Fletcher to the Agricultural and Forestal District Advisory Committee (no term limit).</li> </ul>	<p><u>Clerk:</u> Prepare appointment letters for Chairman's signature, update Boards and Commissions book, web page and copy appropriate persons.</p>
18.	<p>Proposed FY 2005 Budget Amendment.</p> <ul style="list-style-type: none"> <li><b>APPROVED</b> the FY 2005 Budget Amendment in the amount of \$2,483,889.50, and <b>APPROVED</b> Appropriations #2005030, #2005031, #2005032, #2005033, #2005034, #2005035, #2005036, #2005037, and #2005038 to provide funds for various General Government, School, and Capital programs.</li> </ul>	<p><u>Clerk:</u> Forward copy of signed appropriation forms to Richard Wiggans, OMB and appropriate staff persons.</p>
19.	<p>An ordinance to amend Chapter 15, Taxation, Article VII, of the Albemarle County Code, that amends Section 15-704, Persons eligible for exemption, and Section 15-705, Amount of exemption, relating to Tax Relief for the Elderly and Disabled Program.</p> <ul style="list-style-type: none"> <li><b>ADOPTED</b> the proposed Ordinance amendment.</li> </ul>	<p><u>Clerk:</u> Forward signed ordinance to Richard Wiggans and copy to County Attorney's office for inclusion in next update of County Code. (Attachment 3)</p>
20.	<p><b><u>Moorman's River Agricultural and Forestal District Review.</u></b></p> <ul style="list-style-type: none"> <li><b>ADOPTED</b> the proposed Ordinance.</li> </ul>	<p><u>Clerk:</u> Forward adopted ordinance to Rebecca Ragsdale and copy to County Attorney's office for inclusion in next update of County Code. Prepare letters, for Chairman's signatory, to acknowledging individuals in District. (Attachment 4)</p>
21.	<p>Update on Comprehensive Revision of the Subdivision Ordinance (STA-2001-08).</p> <ul style="list-style-type: none"> <li><b>HELD.</b> Next work session scheduled for December 8<sup>th</sup>.</li> <li>Dennis Rooker noted a correction in Sec. 14-313, Overlot grading plan, 2<sup>nd</sup> line from the bottom, the language should read "... or is less than one hundred...."</li> </ul>	<p><u>Mark Graham/Elaine Echols:</u> Proceed with work session.</p>
22.	<p>Review of Business Plan Report.</p> <ul style="list-style-type: none"> <li><b>RECEIVED.</b></li> </ul>	
23.	Parks and Recreation Consultants Report.	<u>Pat Mullaney:</u> Coordinate with YMCA and

<ul style="list-style-type: none"> <li>• <b>SUPPORTED</b> an approach where the County would provide land and put the major responsibility for funding and construction on the YMCA. The Board asked the YMCA to come back to them with a proposal of what they want to build and what they think they would need from the County to make it happen.</li> </ul>	<p>consultants, and schedule on agenda when ready to come back to Board.</p>
<p>24. Rural Areas Comprehensive Plan Amendment (CPA-2003-006).</p> <ul style="list-style-type: none"> <li>• Bring final draft back to the Board for review on January 5<sup>th</sup>. <b>CONSENSUS</b> to hold public hearing on February 9<sup>th</sup>.</li> </ul>	<p><u>David Benish/Joan McDowell</u>: Proceed according to schedule.</p>
<p>25. From the Board: Matters Not Listed on the Agenda. <u>Sally Thomas</u>:</p> <ul style="list-style-type: none"> <li>• Proposed a resolution supporting dredging of the Rivanna Reservoir. <b>CONSENSUS</b> to schedule on Board's December 8<sup>th</sup> consent agenda to give Board members the opportunity to review the resolution.</li> <li>• Asked if someone could reply to Liz Palmer's request that the Commission look at water supply. <b>CONSENSUS</b> that Mr. Cilimberg respond based on comments/discussion made at the Board meeting.</li> </ul> <p><u>David Bowerman</u>:</p> <ul style="list-style-type: none"> <li>• Said there is an additional cost needed for the Birnam Basin project. There use to be a vegetative buffer that provided privacy from the public path to five of the homeowners. The funds are available in the budget. The cost is \$9600 to provide the buffer. <b>CONSENSUS</b> of Board to move forward.</li> <li>• Mentioned the need to look more closely at the times allotted on the agenda when there are a lot of items scheduled.</li> </ul> <p><u>Lindsay Dorrier</u>:</p> <ul style="list-style-type: none"> <li>• Said he recently met with Cecil Cobb, Chairman of the Fluvanna County Board of Supervisors, to talk about the rescue squad and funding. He, Mr. Dorrier, and Mr. Foley will be meeting with the Chairman of the Buckingham County Board of Supervisors next week to also discuss funding. One of the issues that came up with Mr. Cobb was water supply. Fluvanna and Louisa Counties are considering a regional water supply pipe and invited Albemarle to participate in the discussions if they want. Mr. Rooker suggested finding out their time frame. Mr. Dorrier said he would write them, suggest that we keep the lines of communication open and ask that they notify us of their next meeting.</li> </ul>	<p><u>Clerk</u>: Schedule on December 8<sup>th</sup> agenda.</p> <p><u>Wayne Cilimberg</u>: Prepare response. Provide copy to Clerk for files.</p> <p><u>Paul Muhlberger</u>: Proceed as approved.</p>
<p>26. Adjourn to December 7, 2004, 3:00 p.m., Meeting with Legislators.</p> <ul style="list-style-type: none"> <li>• At 5:00 p.m., the meeting was adjourned until December 7, 2004, for a joint meeting with Legislators.</li> </ul>	

- Attachment 1 – Crozet Master Plan Comp Plan Amendment (CPA-2003-07) - Community Profile
- Attachment 2 – Addendum to Interjurisdictional Agreement for 800 MhZ public safety radio system
- Attachment 3 – Ordinance to amend Chapter 15, relating to Tax Relief for the Elderly and Disabled Program.
- Attachment 4 – Ordinance - Moorman's River Agricultural and Forestal District

## Crozet Community

### Location

The Community of Crozet is located west of the City of Charlottesville generally lying between Three Notch'd Road (Route 240) and the Rockfish Gap Turnpike (Route 250 West). The southern boundary extends west from the Lickinghole Basin dam along the south side of Lickinghole Basin and Creek, intersecting the Rockfish Gap Turnpike east of the Clover Lawn development, and continuing west along the north side of the highway from there. The entire Development Area is within the Lickinghole Creek watershed, with the exception of a small northern strip containing portions of the old downtown commercial and residential area. The eastern boundary is the ridgeline for two streams which flow into the Lickinghole Creek sedimentation basin. The boundary follows this stream system north to Three Notch'd Road, crosses it and from a point opposite the Acme property heads north to the south side of Parrot Creek. From there it continues west, turning north to parallel the eastern boundary of the new Crozet Elementary School parcel to its north property line, then angling west to the south side of Old Ballard Road. At that point it continues in a westerly direction through Weston subdivision across Buck Road (Route 789) to take in the water tank, then south to Railroad Avenue. This northern boundary to the Development Area is defined as containing the area draining to a series of proposed stormwater facilities located along the Parrot Branch drainage. The western boundary runs along Route 684 to its intersection with Route 691. At this point, it turns eastward and follows a stream system until it reaches the Rockfish Gap Turnpike.

In December 2003, the portion of the Development Area lying north of Three Notch'd Road (Route 240) and Railroad Avenue was added to the Community of Crozet, with the caveat that no intensification of use in this area should occur until stormwater management facilities along the Parrot Branch drainage leading to Beaver Creek Reservoir were in place. This adjustment of the Development Area boundary was based on a recommendation of the Crozet Master Plan that the jurisdictional division of downtown that placed land south of Three Notch'd Road within the Development Area and land north of this road in the Rural Areas be eliminated. As a part of the same boundary amendment recommended by the Master Plan, the area lying south of Lickinghole Basin and east of Clover Lawn was removed from the Development Area, based on its environmental sensitivity, terrain, scenic corridor resources, and lack of transportation connections to the rest of the Community of Crozet.

### Background

**History** - The community of Crozet began as a whistle stop on the Chesapeake and Ohio Railroad in 1876 that was established at the request of the Miller Manual Labor School (the Miller School), which had been founded a year earlier. It was named for Colonel B. Claudius Crozet (1789-1864), a French born civil engineer and artillery officer under Napoleon who is best remembered as the chief engineer for the seventeen mile long railroad tunnel through the Blue Ridge Mountains. Since its inception, it has functioned as a distinct settlement with a unique history of agriculture, small business enterprises, and a dynamic civic spirit. Crozet in particular was known for its fruit industry, and in the 1930's it lead the state in the production of Albemarle Pippin and Winesap apples. It also was known as the Peach Capital of Virginia. With the arrival of Acme Visible Records and Morton Foods (ConAgra) in the 1950's, year-round employment was available to balance the area's seasonal economy. Although these businesses closed in the 1990's, technology-related enterprises as well as other small contracting firms are now occupying portions of the old plant buildings, with space still available for future adaptive re-use.



**Community Study** - The first neighborhood study for the Crozet Community was completed in 1993 by the Department of Planning and Community Development under the direction of a 13-member committee appointed by the Board of Supervisors. The purpose of this study was to assist the County in establishing policy to help guide public and private activities as they relate to land use and resource utilization within Crozet. The recommendations of this study were considered and incorporated in the Master Plan, which came ten years later, and the carry-over of many of the original recommendations demonstrates residents' commitment to principles such as downtown revitalization, adequate public facilities, and historic preservation.

**Crozet Master Plan** - In October 2001 Crozet was the first Development Area selected for a Master Plan by the Board of Supervisors, because of the community's strong interest and the high level of development activity occurring there. The master planning process encompassed nearly a dozen public events and several dozen Small Task Group working sessions, in addition to Planning Commission and Board of Supervisors work sessions and public hearings to review the draft plan. The development community also participated in the public events, and worked cooperatively with the project consultants and public on design issues. A year-long public process produced the Crozet Master Plan Final Report, which was then reviewed and edited by the Planning Commission. The Commission's document, the Crozet Master Plan, was adopted by the Board as part of the Comprehensive Plan, a guide for future development and systematic change in the Community of Crozet.

## **Existing Land Use**

**Downtown** - The geographic, cultural and commercial center of the Crozet Community is the downtown area. The downtown consists of a variety of businesses, restaurants, offices, a retirement community, a library, a fire and rescue squad, and a post office. The building styles, age, and location of some structures make downtown Crozet a unique and special place. Most businesses and offices are located close together and near the roadway. The buildings that service the downtown area are generally no taller than 3 stories in height with the exception of Mountainside Senior Living, which is 7 stories in height.

Other than a limited area around Mountainside, there is currently no unifying design theme, such as tree plantings, lighting, street furniture, etc., downtown. There are limited pedestrian linkages that exist between the surrounding residential areas. There are a few small trees planted throughout the downtown and some vegetation exists along the railroad track.

**Residential** - The Crozet Community (Development Area) contains an estimated 846 dwelling units and a population of 2,224 people. Seventy two percent (610) of the housing units in the Neighborhood are single-family attached; twelve percent (105) of the housing units are either townhouses, single family attached or duplexes; six percent (46) of the housing units are multifamily; and ten percent (85) are mobile homes (July 1996). Large residential areas in Community include the Crozet Mobile Home Park, Parkview, Brookwood, Highlands at Mechum River, Orchard Acres, Mountainside, Western Ridge, Cory Farm, Grayrock Orchard, Wayland's Grant, and Crozet Crossing. ***[these figures to be updated with most current statistics available at time of publication]***

**Commercial and Office** - Most uses are located along Route 240 (Crozet Avenue and Three Notch'd Road). Larger retail uses include the Square (13,427 square feet); Crozet Shopping Center (29,502 square feet-adjacent to the Development Area); and Blue Ridge Building Supply Company (Route 250 West-48,030 square feet).

**Industrial** - There are three large industrial uses in the Community. They are the former Con Agra (464,821 square feet) and Acme Visible (286,187 square feet) plants, and the J. Bruce Barnes Lumber Company. The plants are located on Route 240 (Crozet Avenue); the lumber yard is located adjacent to the Square.

**Other Land Uses** - The Crozet Development Area contains a post office.

## **Environmental Characteristics**

The topography of the Crozet area varies from gently rolling to steeply rolling terrain. The majority of the Crozet Development Area drains into Lickinghole Creek; the entire Development Area is located within the South Fork Rivanna River water supply watershed. The Lickinghole Creek Sedimentation Basin was constructed to reduce nonpoint discharge from Crozet. The basin serves as an erosion, sedimentation and runoff control device for development in the Crozet Development Area, and will soon be managed as a park by the County.

Critical slopes occur in a scattered fashion in the southern portion of the Development Area. Wooded areas are present throughout the Community. One-hundred year flood plain designations occur along Powell's Creek, Lickinghole Creek, Slabtown Branch and the Parrot Branch drainage.

## **Transportation**

Route 250 (Rockfish Gap Turnpike) and Route 240 (Crozet Avenue and Three Notch'd Road) are the primary roads serving the Development Area. Accessibility to portions of the Development Area south of Three Notch'd Road and east of Crozet Avenue is restricted due to lack of public roads in these areas. In the central portion of the Development Area, alignment and sight distance pose problems along both Three Notch'd Road and Crozet Avenue, especially in the downtown area. In the western section of Crozet, Route 684 (Jarman's Gap Road) is of a substandard design to support proposed development, and is scheduled for upgrading including widening, alignment improvements, bike lanes, and a sidewalk on the north side under a VDOT project. The existing downtown sidewalk system is not interconnected and some portions are in need of maintenance. Implementation of the Downtown Sidewalk and Parking Study completed in 2002 is recommended to address this need, and to provide additional parking for downtown revitalization. Bicycle facilities are inadequate within the community; however, construction of these facilities is anticipated with road projects and new development projects. Greenway development is underway from Lickinghole Basin and Western Ridge to Claudius Crozet Park, and in the area west of Crozet Avenue in conjunction with the Old Trail development.

## **Water and Sewer**

Water supply in Crozet is provided by the Beaver Creek Reservoir. Safe Yield of the reservoir is 2.0 million gallons a day (mgd) and is adequate to handle growth in Crozet at the build-out population of 12,000 people estimated by the Master Plan. Current water demand in Crozet is 370,000 gallons per day (2003). The capacity of the treatment plant is 1 mgd; treatment plant equipment has been upgraded and preliminary design work has been done to accommodate an expansion to 1.3 mgd. Wastewater service is currently being provided through the Crozet Interceptor and Moore's Creek Treatment Plant. The Crozet interceptor will need to be expanded from a capacity of 2400 to 3600 gallons per minute to handle build-out. This will be done through a planned replacement of the pump stations.

## **Public Facilities**

The Crozet Community Development Area, along with the surrounding area, contains two elementary schools, a middle school, a high school, a library, a fire and rescue stations, and a Community Park (Claudius Crozet) with a pool, a baseball field and a soccer field. The old Crozet Elementary School currently houses a private school. Two other parks/recreation areas (Mint Springs and Beaver Creek) are located nearby. Fire/rescue service is adequate to this area. However, with continued growth to a build-out population of 12,000, there will be a need to improve other public facilities in the area.

## **Crozet Master Plan**

The Crozet Master Plan provides a series of Guiding Principles which reflect, to a large degree, the Twelve Principles of the Neighborhood Model (see page 19 of the Land Use Plan). These principles are:

1. The physical design of Crozet is built upon distinct neighborhoods, a historic downtown area and other smaller centers, which are appropriate in scale and type to the community's planned growth patterns.
2. Linking us both within the community and to our neighbors, Crozet values multiple transportation options and infrastructure to support ease of access throughout the

- community. Of particular note, the community promotes pedestrian and bicycle options for alternative transportation choices.
3. Offering diversity, affordability, and choice in its housing stock, Crozet attracts people from many social and economic experiences.
  4. Crozet values the contributions of locally grown business in providing both jobs and enhanced quality of life for residents.
  5. Through a variety of cultivation, recreation, and conservation efforts, Crozet values its natural resource assets.
  6. Our families and our individual and shared histories provide the foundation for our identity. Crozet is a place that encourages a sense of community in its diverse activities, institutions, and interests.
  7. Crozet actively supports its many community facilities and the role they play in the lives of its citizens and believes that these facilities must accommodate the changing needs of the community as it grows over time.

Because the Master Plan is lengthy and detailed, it is incorporated by reference in the Comprehensive Plan. This Community Profile is intended to serve as a summary which further condenses the Master Plan's major principles, recommendations, and findings. The July 9, 2003 final report is the document that most closely captures the history and products of the community planning process.

As with all elements of the Comprehensive Plan, the Crozet Master Plan is advisory in nature and sets forth the County's long-range recommendations for the development of land within Crozet. Development guidelines contained in the maps, charts and other supplementary materials in the Master Plan are intended as targets rather than specific requirements, consistent with the advisory nature of the document. The County's Capital Improvements Program (CIP), based on a two-year financial cycle, is the final authority for funding policy, including funding level, timing and sources associated with specific improvements. Although the CIP reflects funding commitments to capital improvements, the implementation measures outlined in the Crozet Master Plan establish the fundamental context of need and the desired relationship between population, timeframe and infrastructure development. Most specifically, the "Costs and Strategies for Funding Improvements" contained in "Section II. Strategies for Development" of the Master Plan reflect timing for the provision of public facilities and infrastructure "triggered" by projected population growth in Crozet. It reflects an attempt to program facilities concurrent with Crozet's growth, an important goal voiced by the community in the planning process. The actual programming of projects in the CIP will be based on the real timing of population growth, actual development activity that occurs and availability of funding from the sources anticipated in the Master Plan section of "Costs and Strategies for Funding Improvements."

## **Master Plan Components**

The Crozet Master Plan is illustrated graphically by two maps supported by a series of tables, drawings, and guidelines. The maps are:

**Place Type and Site Development Guidelines Map** - This is the land use map, showing recommended designations in the form of transect types ranging from the Urban Core to the Development Area Preserve, organized around a hierarchy of Downtown, Neighborhood and Hamlet. A corresponding set of Site Development Guidelines further describes the land use designations. It also illustrates proposed infrastructure such as roads (by type), trails and community facilities. The Place Type Map is found on page \_\_\_\_.

**Green Infrastructure Map** - This map depicts the open space and preservation area system throughout the community, showing streams and lakes, floodplains, slopes, and proposed improvements such as parks and natural areas, neighborhoods and centers, roads and community facilities. A corresponding set of guidelines further describes green infrastructure recommendations. The Green Infrastructure Map is found on pages \_\_ and \_\_; the map on page\_\_ further describes parks and open space types and functions.

The tables and drawings provide additional detail on design elements such as thoroughfares (roads), open space, block and lot type and examples of Hamlets, Neighborhoods and Downtown development and redevelopment.

## Master Plan Major Findings and General Recommendations

The following list highlights the findings and recommendations for Crozet. A full discussion of these recommendations can be found in the full text of the Master Plan (incorporated by reference into the Comprehensive Plan) and in the July 9, 2003 Crozet Master Plan final report.

1. **Roads:** Two major north/south connector roads will be required as baseline infrastructure development. A new Main Street is needed south of the CSX tracks to provide an additional interconnection throughout the community and to downtown. Main Street is intended to provide an east/west orientation.
2. **Greenways:** A greenways-trails network should serve as an armature for both the preservation of natural riparian resources and pedestrian movement within the Crozet Development Area.
3. **Centers:** Individual centers within the Crozet Development Area will serve as the foundation for walkable neighborhoods supporting both residential uses and local economic activity.
4. **Downtown:** The largest and most important of these centers will be the Downtown area.
5. **Development Phasing:** Development in the immediate future should focus on the redevelopment and invigoration of the downtown area.
6. **Design Guidelines:** Design guidelines outlined in the Neighborhood Model are applied to fit the specific conditions of Crozet, and they provide the tools that will guide the form of development.
7. **Place Making:** The creation of a strong place identity within the Crozet area requires attention, initiative, coordination and collaboration between local government, the business/development community and residents.
8. **Development Review Process:** New strategies for implementing the Master Plan (based on the Neighborhood Model) may be needed to counter the option of doing strictly by-right development. These strategies, if adopted, should identify both short and long term solutions.
9. **Local Businesses and Community Economic Development:** County staff and officials must engage in public/private partnerships with local businesses to realize the development of Crozet as more than a 'bedroom community' to the City of Charlottesville. Jobs that keep residents of Crozet working in Crozet will be key to revitalizing downtown and mitigating a deteriorating traffic condition on Routes 240 and 250.
10. **Affordable Housing:** County staff and officials should support the development of a comprehensive Affordable Housing Ordinance to support a broad demographic mixture within the Development Areas.
11. **Adjacent Rural Areas:** A strong Rural Areas policy should be put in place to assist in focusing growth within the Development Areas and to help in mitigating cumulative impacts of additional traffic on Routes 240 and 250. This policy will also be important to maintaining a clear boundary between Development and Rural Areas.

## Master Plan Recommendations by Geographic Sector

For purposes of the Master Plan, the Community of Crozet is considered as three geographic sectors in which future development and redevelopment projects are focused. They are the downtown area, the area west of Crozet Avenue and the area east of Crozet Avenue. Each area holds unique characteristics and challenges. This section of the Guide identifies the priority implementation strategies for each area and outlines specific tasks required to carry out those strategies. Chart A, Crozet Priorities (p. \_\_\_ in the Master Plan), organizes these strategies in visual form by geographic location and level of urgency, and includes additional actions that while also desirable rank lower in priority. For additional recommendations applicable to the three geographic sectors and the community as a whole, see Other Recommendations below in this Profile (page \_\_\_).

## **Downtown**

Initial development in the Downtown area should emphasize the completion of the sidewalk system (per the recommendations of the Crozet Downtown Sidewalk and Parking Study of 2001), placement of the new library on Crozet Avenue, and creation of the first two blocks of Main Street. Specific recommendations and tasks identified in the Master Plan for downtown include the following:

1. Allow mixed-use, infill development in support of downtown.
2. Implement improvements identified in the Downtown Sidewalk and Parking Study.
3. Construct the new library on the west side of Crozet Avenue near Mountainside.
4. Convert current library (depot) to civic center function, perhaps as a museum.
5. Construct Main Street by building the first segment from Crozet Avenue to the Barnes Lumber property. (This will take trucks off “the Square.”)
6. Develop guidelines for renovating historic structures and for new buildings (scale, materials, setbacks), and initiate establishment of a Historic District.
7. Encourage development in blocks adjacent to downtown core.
8. Create bike lanes to and in downtown.
9. Create downtown community green at “the Square.”
10. Develop signage for greenway trails (in downtown and throughout community).
11. Create a pedestrian railroad crossing in downtown core (below or above grade).
12. Explore alternatives to current underpass at Crozet Avenue.
13. Explore opportunities for redevelopment of Con Agra and Acme as an extension of downtown.
14. Reuse Historic Crozet Elementary School. The former school could eventually serve as an Albemarle County satellite facility for county services, public meetings and other community uses and/or it could be adaptively reused with some public and private residential functions in relation to the surrounding residential neighborhood.
15. Continue construction of Main Street east from Crozet Avenue, including pocket parks in block development.
16. As opportunities arise for redevelopment of the lumber yard, focus on a mixed-use form that emphasizes employment.

## **Crozet - West**

Development in the area west of Crozet Avenue should emphasize neighborhood related road creation and other improvements. Specific recommendations and tasks for Crozet-West include the following:

1. Encourage mixed use development in the center of the western area.
2. Protect Route 250 from further commercial development (in all three geographic sectors).
3. Implement improvements to Jarman’s Gap Road.
4. Construct Western Avenue.
5. Discourage improvements intended to increase capacity of Half Mile Branch Road in an effort to encourage use of Western Avenue. (This does not apply to site distance and safety improvements.)
6. Encourage development of western area starting from the south up (from Route 250).
7. Propose East-West Drive (with bridge across Slabtown Branch), and safety improvements to the Meadows intersection with Route 240.
8. Establish Western Park with public/private collaboration.
9. Upgrade playing fields at Henley Middle School.
10. Create frontage road for Henley and Brownsville schools (avoiding existing fields and working in conjunction with current improvements).

## **Crozet - East**

Development for the area east of Crozet Avenue should focus on the construction of public amenities such as the school and parks in addition to the creation of roads and bridges. Specific recommendations and tasks for Crozet-East include the following:

1. Construct Eastern Avenue, Main Street, and primary neighborhood streets within the two or three major properties available for new development.
2. Construct Lickinghole Bridge on a time-line appropriate to demand.
3. Construct crossing of CSX tracks between Acme and Con Agra buildings (below or above grade options).
4. Establish greenway trail (for pedestrians and bikes) from Lickinghole Creek Basin to Crozet Park and downtown.
5. Construct new neighborhood elementary school on time-line appropriate to demand, in general location shown on plan.
6. Explore and develop potential access points to Lickinghole Creek Basin.
7. Establish Eastern Park with public/private collaboration.

## Other Recommendations

These recommendations resulted from the 1993 Community Study, 1996 Land Use Plan, 2004 Crozet Master Plan, and/or the Community Facility Plan, and reflect areas of special concern and on-going interest:

- Construction of stormwater management facilities along the Parrot Branch drainage leading to Beaver Creek Reservoir, to support and allow mixed-use, infill development and downtown revitalization.
- The boundary for the Crozet Development Area is generally based on the drainage area for the Lickinghole Creek sedimentation basin; exceptions are the addition of the old portion of the downtown area to the Development Area, and the exclusion of the far southeastern quadrant which is environmentally sensitive and located along the 250 West corridor, a scenic highway.
- Any new commercial development along Tabor Street and Carter Street should be physically and architecturally compatible and similar in scale to the existing residential units located in the area.
- Establish a new downtown zoning district to encourage revitalization and preservation and re-use of historic buildings.
- Work collaboratively with the private sector and other entities to encourage revitalization of downtown, and to develop new business and employment opportunities in Crozet.
- The Crozet Master Plan shall provide guidance for development that impacts the Community of Crozet, including the designated entrance corridors.
- Transportation improvements include:

Establish a road system in the eastern portion of the Community which connects existing and new residential areas to each other and to other areas in Crozet. Eastern Avenue will link Route 250 (Rockfish Gap Turnpike) and Route 240 (Three Notch'd Road). The design recommended for this road shall be in keeping with the residential character of the area (i.e. two lanes, limited through traffic, no through truck traffic, low speed limit). Main Street, as recommended in the Master Plan, shall also serve as an east/west link between downtown and the eastern residential and mixed-use neighborhoods. More specifically the intent is to:

- better integrate new and existing residential areas located east of Route 240 (Crozet Avenue);
- improve connections to downtown from new and existing neighborhoods east of Crozet Avenue;
- better distribute traffic to all roads, thereby reducing the ultimate design of any one road;
- provide an alternative route and to relieve traffic on Routes 240 (Crozet Avenue and Three Notch'd Road), particularly to downtown.
- provide better access, particularly emergency access to those residents living east and south

of Route 240 (Crozet Avenue).

Establish road, pedestrian, bicycle and greenway connections from Crozet Avenue west to the Old Trail development, including the Meadows Connector; these connections are recommended at various locations on the west side of Crozet Avenue, as development occurs.

Correct the horizontal and vertical alignment problems along both Three Notch'd Road and Crozet Avenue. These improvements will become more critical as the Development Area is developed.

Reconstruct Jarman's Gap Road from Route 240 to Route 684 to improve horizontal and vertical alignment and provide adequate sight distance at intersections. Bike facilities and walkways are recommended to be constructed in conjunction with the upgrade of this road.

In the long term, consider constructing a permanent park and ride facility to serve the community. In the short term, explore the possibility of a joint-use park and ride lot.

- Utility improvements include:

Expand the water treatment plant as needed for full build-out.  
Upgrade the Crozet interceptor pump stations as needed for full build-out

- Public Facility Improvements include:

Maintain the old Crozet Elementary School as a public building; determine the appropriate use for the facility through a community planning effort.  
As development occurs in the eastern portion of the community (east of Crozet Avenue, north of Rockfish Gap Turnpike and south of Three Notch'd Road), construct a new elementary school as needed.

- Prevent crossing of the railroad tracks in the vicinity of the Square by constructing a fence along the northern portion of The Square's parking lot. Extend the fence to a point east of the library.
- Post office facilities should be located downtown.

**ADDENDUM**

**THIS ADDENDUM** is entered into this \_\_\_\_ day of \_\_\_\_\_, 2004 by and between the County of Albemarle, Virginia, a political subdivision of the Commonwealth of Virginia (the "County"), the City of Charlottesville, Virginia, a Virginia municipal corporation (the "City") and the Rector and Visitors of the University of Virginia (the "University"), and modifies the Interjurisdictional Agreement dated June 27, 2003 entered into among the parties (the "Interjurisdictional Agreement").

**WITNESS:**

**WHEREAS**, the Interjurisdictional Agreement provides for the payment of shared capital and operating costs for the 800 MHz public safety radio system project currently under construction, and other terms of mutual agreement;

**WHEREAS**, the County, City and University have agreed to procure and construct a Mobile Data Communications System and Wireless Data Network and related services (the "Mobile Data System") as set forth in the Request for Proposals originally dated December 1, 2003;

**WHEREAS**, the Charlottesville/University of Virginia/Albemarle County Emergency Communications Center ("ECC") has received an Interoperability Communications Equipment Grant from the U. S. Department of Homeland Security, the proceeds of which are partially being utilized to pay for infrastructure costs related to the Mobile Data System; and

**WHEREAS**, each party to this agreement has agreed to assume a portion of the remaining capital project and operating costs of the Mobile Data System (the "System Costs") according to an agreed-upon allocation formula;

**WHEREAS**, it is desirable that the funding formula governing the allocation of System costs be memorialized in writing.

**NOW, THEREFORE**, in consideration of the mutual premises and covenants contained herein, the County, the City and the University hereby agree as follows:

1. Each party shall pay its respective pro rata share of the System Costs according to the operating formula currently in effect for the ECC (the "ECC Operating Formula"). Future maintenance, support and operating costs of the Mobile Data System shall be allocated according to the ECC Operating Formula, as amended, except for purchases of computers or other Mobile Data equipment by individual jurisdictions, which shall remain the responsibility of the purchasing jurisdiction.
2. The County shall act as fiscal agent under the Mobile Data System purchase agreement, and payments by the parties for their respective pro rata shares shall continue to be administered and handled in the same manner as set forth in the Interjurisdictional Agreement.
3. Except as specifically amended hereunder, all terms and conditions of the Interjurisdictional Agreement remain in effect.

**WHEREFORE**, the parties hereto have executed this Agreement, by their authorized representatives, as of the day and year set forth above.

COUNTY OF ALBEMARLE

By: \_\_\_\_\_  
Its: \_\_\_\_\_



CITY OF CHARLOTTESVILLE

By: \_\_\_\_\_  
Its: \_\_\_\_\_

RECTOR AND VISITORS OF THE  
UNIVERSITY OF VIRGINIA

\_\_\_\_\_  
Leonard Sandridge, Executive Vice President  
And Chief Operating Officer

**ORDINANCE NO. 04-15(2)**

AN ORDINANCE TO AMEND CHAPTER 15, TAXATION, ARTICLE VII, REAL ESTATE EXEMPTION FOR CERTAIN ELDERLY AND DISABLED PERSONS, OF THE CODE OF THE COUNTY OF ALBEMARLE, VIRGINIA

BE IT ORDAINED By the Board of Supervisors of the County of Albemarle, Virginia, that Chapter 15, Taxation, Article VII, Real Estate Exemption for Certain Elderly and Disabled Persons, is hereby amended and reordained as follows:

**By Amending:**

Sec. 15-704 Persons eligible for exemption

Sec. 15-705 Amount of exemption

**CHAPTER 15. TAXATION**

**ARTICLE VII. REAL ESTATE EXEMPTION FOR CERTAIN ELDERLY AND DISABLED PERSONS**

**Sec. 15-704 Persons eligible for exemption.**

Persons who satisfy all of the following requirements are eligible for the exemption established in section 15-703:

- A. The person claiming the exemption shall have either:
  - 1. Reached the age of sixty-five (65) years prior to the taxable year for which the exemption is claimed; or
  - 2. Became permanently and totally disabled prior to the taxable year for which the exemption is claimed.
- B. The person claiming the exemption shall be a person owning title or partial title in the dwelling.
  - 1. The person claiming the exemption shall own title or partial title to the real estate for which the exemption is claimed on January 1 of the taxable year.
  - 2. A dwelling jointly owned by a husband and wife may qualify if either spouse is sixty-five (65) years of age or older or is permanently and totally disabled.
  - 3. Except as provided in paragraph (B.2), the exemption shall not apply to a dwelling jointly owned by a person who is sixty-five (65) years of age or older or who is permanently and totally disabled (an "exempt person"), and a person who not an exempt person.
- C. The person claiming the exemption shall occupy the dwelling as that person's sole dwelling.
  - 1. The dwelling shall not be used for commercial purposes.
  - 2. The fact that a person who otherwise qualifies for exemption established by this article resides in a hospital, nursing home, convalescent home or other facility for physical or mental care for extended periods of time shall not be construed to mean that the real estate for which the exemption is sought does not continue to be the sole dwelling of the person during such extended periods of other residence so long as such real estate is not used by or leased to others for consideration.

D. A manufactured home is real estate eligible for the exemption established by this article if the person claiming the exemption demonstrates to the satisfaction of the director of finance that the manufactured home is permanently affixed. Either of the following shall be evidence that the manufactured home is permanently affixed:

1. The person claiming the exemption owns title or partial title to the manufactured home and the land on which the manufactured home is located, and the manufactured home is connected to permanent water and sewage lines or facilities; or

2. Whether or not the manufactured home is located on land on which the person claiming the exemption owns title or partial title, the manufactured home rests on a permanent foundation and consists of two (2) or more units which are connected in such a manner that they cannot be towed together on a highway, or consists of a unit and other connected rooms or additions which must be removed before the manufactured home can be towed on a highway.

E. The total combined income shall not exceed thirty thousand dollars (\$30,000.00) for the calendar year immediately preceding the taxable year.

F. The net combined financial worth shall not exceed ninety thousand dollars (\$90,000.00) as of December thirty-first of the calendar year immediately preceding the taxable year.

(2-15-73; 3-20-75; 11-9-77; 8-13-80; 6-12-85; 5-13-87; Ord of 12-19-90; Ord. of 4-7-93; Ord. 96-8(2), 12-11-96; Code 1988, § 8-26; 9-9-81; Ord. 12-19-90; Code 1988, § 8-26.1; Ord. 98-A(1), 8-5-98; Ord. 00-15(2), 9-20-00; Ord. 03-15(2), 11-5-03; Ord. 04-15(2), 12-1-04)

**State law reference--**Va. Code §§ 58.1-3210, 58.1-3211, 58.1-3212, 58.1-3214, 58.1-3215.

**Sec. 15-705 Amount of exemption.**

The amount of the exemption established by this article from the real estate tax for any taxable year shall be as follows:

**Percentage of Real Estate Tax Exempted**

		Net Combined Financial Worth		
		\$0- \$80,000	\$80,001-\$85,000	\$85,001-\$90,000
Total Combined Income	\$0-\$18,000	100.0%	90.0%	80.0%
	\$18,001-\$22,000	75.0%	67.5%	60.0%
	\$22,001-\$26,000	50.0%	45.0%	40.0%
	\$26,001-\$30,000	25.0%	22.5%	20.0%
	Over \$30,000	0.0%	0.0%	0.0%

(2-15-73; 11-9-77; 8-13-80; Ord. of 12-19-90; Ord. of 4-7-93; Code 1988, § 8-27; Ord. 98-A(1), 8-5-98; Ord. 00-15(2), 9-20-00; Ord. 04-15(2), 12-1-04)

**State law reference--**Va. Code § 58.1-3212.

**This ordinance shall be effective on and after January 1, 2005.**

**ORDINANCE NO. 04-3(4)**

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 3, AGRICULTURAL AND FORESTAL DISTRICTS, ARTICLE II, DISTRICTS OF STATEWIDE SIGNIFICANCE, DIVISION 2, DISTRICTS, OF THE CODE OF THE COUNTY OF ALBEMARLE, VIRGINIA.

BE IT ORDAINED by the Board of Supervisors of the County of Albemarle, Virginia, that Chapter 3, Agricultural and Forestal Districts, Article II, Districts of Statewide Significance, Division 2, Districts, of the Code of the County of Albemarle, Virginia, is hereby amended and reordained as follows:

**By Amending:**

Section 3-222 Moorman's River Agricultural and Forestal District

**CHAPTER 3. AGRICULTURAL AND FORESTAL DISTRICTS**

**ARTICLE II. DISTRICTS OF STATEWIDE SIGNIFICANCE**

**DIVISION 2. DISTRICTS**

**Sec. 3-222 Moorman's River Agricultural and Forestal District.**

The district known as the "Moorman's River Agricultural and Forestal District" consists of the following described properties: Tax map 27, parcels 32, 34, 34A, 40, 40A, 40A1, 42, 42A; tax map 28, parcels 2, 2A, 3, 4, 5, 6, 6A, 6B, 7, 7A, 7A1, 7B, 8, 12, 12A, 12B, 13, 17A, 17C, 18, 23B, 23B1, 30, 30A, 30B, 32B, 32D, 34B, 35, 35B, 37, 37A, 37B, 37C, 38; tax map 29, parcels 2C, 4E, 8, 8B, 8E, 8E1, 8H, 8J, 8K, 9, 10, 40B, 40C, 40D, 49C, 50, 54A, 61, 62, 63, 63A, 63D, 67C, 69D, 69F, 70A, 70B, 70C, 70F, 70F1, 70G, 70H1, 70K, 70L, 70M, 71, 71A, 73B, 74A, 76, 78, 79C, 80, 84; tax map 30, parcels 10, 10A, 12, 12C, 12D, 17A, 18E; tax map 41, parcels 8, 8B, 8C, 8D, 9E, 15, 17C, 18, 41C, 41H, 44, 50, 67, 67B, 68, 70, 72, 72B, 72C, 72D, 89; tax map 42, parcels 5, 6, 6B, 7, 8, 8A, 8C, 10, 10A, 10D, 37F, 37J, 38, 40, 40C, 40D, 40D1, 40G, 40H2, 41, 42B, 43, 43A, 44; tax map 43, parcels 1, 3, 3A, 3C, 3D, 4C, 4D, 5, 5A, 9, 10, 16B2, 16B3, 18E4, 18G, 18J, 19I, 19N, 19P, 20A, 20B, 20C, 2I, 21A, 24, 25A, 25B, 30, 30A, 30B, 30D, 30G, 30H, 30M, 30N, 32H, 33, 33E, 34D1, 41, 42, 43, 43A1, 44, 45, 45C, 45D; tax map 44, parcels 1, 2, 24, 26, 26A, 26C, 27B, 27C, 28, 29, 29A, 29D, 30, 30A, 30B, 31, 31A, 31A1, 31D, 31F, 31G; tax map 59, parcels 32, 32A, 34, 35, 82A. This district, created on December 17, 1986 for not more than ten years and last reviewed on December 1, 2004, shall be next reviewed prior to December 1, 2014.

(4-14-93; 12-21-94; 4-12-95; 8-9-95; Code 1988, § 2.1-4(g); Ord. 98-A(1), 8-5-98; Ord. 99-3(4), 5-12-99; Ord. 00-3(1), 4-19-00; Ord. 04-3(4), 12-1-04)