

Motion: Mr. Morris moved, Mr. Cannon seconded, that CPA-2005-00002, Growth Management Policy Update be forwarded to the Board of Supervisors with the recommendation for adoption.

The motion passed by a vote of 5:0. (Mr. Strucko and Mr. Craddock were absent.)

Ms. Joseph stated that CPA-2005-0002, Growth Management Policy would go to the Board of Supervisors with a favorable recommendation.

Mr. Benish noted that this item has not been scheduled for the Board's agenda yet, but will be set up now that the Commission has taken action.

The Planning Commission took a break at 6:59 p.m. and the meeting reconvened at 7:07 p.m.

Work Session:

Blue Ridge Cohousing ZMA Pre-Application Work Session

PROPOSAL: Conceptual development proposal submitted for discussion with the Planning Commission prior to a rezoning application to rezone 6.16 acres from RA Rural Areas, which allows for agricultural, forestal, and fishery uses; residential density (0.5 unit/acre), likely to PRD Planned Residential District, which allows for residential (3 – 34 units/acre) with limited commercial uses. The applicant proposes up to 32 dwelling units, including duplexes and townhomes.

PROFFERS: No

EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Crozet Master Plan, Urban Edge (CT3) - supports center with predominately residential uses, especially single-family detached (net 3.5-4.5 units per acre) (net 6.5 units per acre if accessory apartments are added for 50% of the residential stock) and Development Area Preserve (CT1) - development area open space preserve or reserve with very low residential density (net 1 unit per 20 acres) in the Community of Crozet in the Development Area.

LOCATION: Community of Crozet, 1317 Parkview Drive, approx. 500 feet north of the intersection of Parkview Drive and Three Notched Road (Route 240).

TAX MAP/PARCEL: Tax Map 56, Parcel 67A

MAGISTERIAL DISTRICT: White Hall

STAFF: Rebecca Ragsdale

In summary, the Planning Commission held a pre-application work session on the Blue Ridge Cohousing ZMA to provide guidance to staff and the applicant on several issues that relate to the applicant's request to rezone the property. The Commission received input from the applicant, staff and the public. The Commission discussed the questions posed by staff and provided the following comments.

1. Are the residential Density and housing type, as conceptually proposed, appropriate based on Crozet Master Plan recommendations?
 2. Any comments regarding the design and layout of the proposal as it relates to the Neighborhood Model.
- Several Commissioners raised the concern about the relationship of the parking lot to the road that serves that area and that the applicant needs to look at in a design concept. The density might not need to be reduced significantly, but there is a different relationship of the dwelling units to the Rural Area that also needs to be looked at before the applicant proceeds with the project.
 - There was a lot of community interest outside of the immediately adjoining properties concerning the proposal and the applicant should talk to those community members.
 - There are many other agencies and departments that the applicant is going to have to work with on the proposal. There is the Service Authority, VDOT, etc. that they need to talk to about what the constraints are and what the opportunities are on this property.