Crozet Community Advisory Committee  
**Wednesday, June 10, 2020 7:00 P.M. – 8:30 P.M.**  
**Virtual Meeting**

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A (6); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster.

This meeting will be streamed live at [https://publicinput.com/Y4371](https://publicinput.com/Y4371). If you are unable to join on the web, you can join the call from your phone at 855-925-2801, code 9183.

We invite you to share your comments or questions through this web page or by telephone.

To participate online, enter your comment or question in the box located to the right of the live stream. To participate, login with your name and email address. We recommend that you RSVP/Register in advance so that you don't have to login during the meeting.

If you are calling in, press *1 to listen to the meeting (your microphone will be muted). Press *3 to leave a voice message.

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**AGENDA**  
**Crozet Master Plan Character Chapter Review & Work Session**

1. **Call to Order & Agenda Review**

2. **Proposed Amendment of Rules of Procedure (Officer Term Limits) (10 minutes)**  
   Attachment: Proposed Amendment Text

3. **Committee Officer Elections (postponed from April) (10 minutes)**  
   Attachment: Overview of Officer Positions & Voting Procedures

4. **Architecture & Preservation Feedback & Historic Overlay Discussion (35 minutes)**  
   Attachments: Architecture & Preservation Focus Feedback & Summary, Historic Overlay Information

   **Discussion Questions:**
   - Do you have any feedback, questions, or concerns with the proposed changes to the Neighborhood Density Residential designation and the proposed Historic Overlay?
   - Do the proposed Historic Overlay boundaries seem appropriate?
   - Based on community feedback and current by-right development, should updating underlying zoning within the Historic Overlay be a prioritized implementation project?

5. **Site-Specific Land Use Changes (35 minutes)**  
   Attachment: Summary of Potential Land Use Changes

   **Discussion Questions:**
   - Does the group have any feedback, questions, or concerns with the proposed changes to White Gate Farm? Is there a preferred alternative?
   - Does the group have any feedback, questions, or concerns with the proposed changes to residential areas currently designated as Greenspace at Route 250/Crozet Avenue? Is there a preferred alternative?

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**Next Meeting**  
**Crozet Master Plan Character & Connectivity Chapters Work Session**  
**Wednesday, July 8, 2020 7:00 P.M. – 9:00 P.M.**

*This meeting may take a full two hours due to the amount of content anticipated.*
Crozet Community Advisory Committee  
Wednesday, June 10, 2020  
Proposed Amendment of Rules of Procedure (Officer Term Limits)

Background

At the Committee’s May 13, 2020 meeting, committee member Joe Fore provided notice of a motion to amend the Committee's Rules of Procedure, specifically the “Term of Office” section, to permit the Chair and Vice-Chair to serve more than two consecutive terms. The Committee may vote to amend the Rules of Procedure at this meeting.

Current Language:

1. **Officers**
   
   D. **Term of Office.** The Chairman and Vice-Chairman shall be elected for one-year terms; but either or both may be re-elected for one additional term. Chairs and vice-chairs may not serve more than two consecutive terms. The Secretary shall be elected for a one-year term; but may be re-elected for one or more additional terms.

Proposed Language:

1. **Officers**

   D. **Term of Office.** The Chairman and Vice-Chairman shall be elected for one-year terms; but either or both may be re-elected for one or more additional terms. Chairs and vice-chairs may not serve more than two consecutive terms. The Secretary shall be elected for a one-year term; but may be re-elected for one or more additional terms.

Rules of Procedure Background

The two-term limit was put in place by the Board in 2015 when all CACs’ Rules of Procedure were updated.
Crozet Community Advisory Committee  
Wednesday, June 10, 2020  
Overview of Officer Positions & Voting Procedures

**Background**

The Committee’s Annual Meeting, which includes election of officers, was scheduled for April 2020 and postponed due to the COVID-19 outbreak.

**Officer Position Descriptions**

**Chairman.** At its annual meeting, the Committee shall elect a Chairman who, if present, shall preside at the meeting and at all other meetings during the year for which elected.

**Vice-Chairman.** At its annual meeting, the Committee shall elect a Vice-Chairman, who, if present, shall preside at meetings in the absence of the Chairman and shall discharge the duties of the Chairman during his absence or disability.

**Secretary.** At its annual meeting, the Committee shall elect a Secretary, who, if present, shall record the proceedings of the meeting.

**Term of Office**

The Rules of Procedure state: “The Chairman and Vice-Chairman shall be elected for one-year terms; but either or both may be re-elected for one additional term. Chairs and vice-chairs may not serve more than two consecutive terms. The Secretary shall be elected for a one-year term; but may be re-elected for one or more additional terms.”

Proposed changes to the Rules of Procedure will be considered by the Committee prior to this item.

**Voting Procedures**

**Approval of Motion by Majority.** Except for a decision on a motion of the previous question, each decision of the Committee shall be made by approval of a majority of the members present and voting on a motion properly made by a member and properly seconded by another member. Any motion that is not seconded shall not be further considered.

**Manner of Vote.** The vote on a motion pertaining may be either by roll call vote or voice vote, in the discretion of the Chairman; provided that a roll call vote on such a motion shall be required if requested by a member of the Committee. For each roll call vote, staff shall record the name of each member voting and how the member voted on the motion. For each voice vote, staff shall record the result of the vote.

**Tie Vote.** A tie vote shall defeat the motion voted upon.

**Abstention.** If any member abstains from voting on any motion, he shall state his abstention. The abstention shall be announced by the Chairman and recorded by staff.
Virtual Architecture & Preservation
Planning Feedback Summary

To reduce the spread of COVID-19, we hosted a virtual opportunity for Crozetians to share their feedback about how best to preserve and plan for the future of Downtown Crozet, the historic district and surrounding neighborhoods.

17 people participated in the online form. This is a brief summary of everything we heard.

**Downtown Crozet**

*We asked Crozetians about the most important design concepts and policy approach for Downtown Crozet, we heard:*

- Support (100% of participants) for using the Barnes Lumber design guidelines to develop guidelines for the entire Downtown area.

- Walkability was frequently mentioned in comments shared by participants, with “Parking design and location” and “Retaining walls, fencing and landscaping” as the highest priority design concepts for Downtown.

- The majority of participants (58%) thought that design regulations were the most appropriate policy approach for Downtown Crozet, while 33% of participants recommended required design guidelines.

**Historic District Neighborhoods**

*We asked Crozetians about the most important design concepts and policy approach for neighborhoods located within the Crozet Historic District, we heard:*

- “Materials and details” were identified as the highest priority design concept for neighborhoods located within the Crozet Historic District (75%), with “Building size” and “Retaining walls, fencing and landscaping” also noted as important design concepts (50%).

- Several participants commented on the importance of low density zoning on St. George Avenue in particular. Yet most participants supported converting an existing structure into smaller units if it meant preservation of a historic home (75% of participants in favor) and all participants (100%) supported allowing additional dwelling units in outbuildings (known as carriage houses or granny flats).

- 58% of participants thought that design regulations were the most appropriate policy approach for the Crozet Historic District and 42% of participants recommended required design guidelines.

**Adjoining Neighborhoods**

*We asked Crozetians about the most important design concepts and policy approach for neighborhoods adjoining the Crozet Historic District, we heard:*

- “Lot placement”, “Building size”, and “Materials and details” were equally important design concepts for the area (50% of participants selected each of these concepts).

- All participants (100%) supported allowing additional dwelling units in outbuildings (known as carriage houses or granny flats).

- 57% of participants thought that design regulations were the most appropriate policy approach for neighborhoods adjoining the Crozet Historic District, while 29% of participants recommended required design guidelines.
Phase 2 - Architecture & Preservation Planning in Crozet

Do you support using the Barnes Lumber design guidelines to develop guidelines for the entire Downtown area?

100% Yes
15 respondents

Do you have any comments or feedback for the Barnes Lumber design guidelines?

- The County has not been able to implement or incentivize design or connectivity standards anywhere else in Crozet. Developers on private land largely do what they want-no sidewalks required and vinyl siding is just fine. The corrugated metal siding and reclaimed brick facades in the guidelines look awesome, but cost money. Can the County incentivize the developer to make these examples a reality?
  3 days ago

- Authentic design is crucial; no fake facades or movie set design as many retail outlet locations. Historic in feeling doesn't necessarily mean "looks old"; new and old works fine. Piedmont Place is a good example.
  6 days ago

- Walkability is deeply important.
  6 days ago

- Design with walkability, sustainability, and supportive for local businesses-no chains please
  6 days ago

- Discouraged design qualities in the plan seem spot on. Design with historic character, walkability, and sustainability in mind.
  16 days ago

- Maintain historical accuracy and integrity. Design with an old fashioned feel. Sustainability and efficiency in EVERY design
  25 days ago
Parking is the key to creating a downtown environment. A walkable environment needs to have a minimum of car pedestrian interaction points with controls to guard the safety of pedestrians. Parking for the most part needs to be convenient but hidden in spaces that are not part of the pedestrian area, the buildings form the pedestrian streetscape, square, pocket park and the parking is behind the buildings. This is what creates the charming character of many older downtowns, they were created before the automobile dominated.

6 days ago

Please design with environmental responsibility in mind. Build with historic character and using older repurposed materials when possible

25 days ago

What do you think is the most appropriate policy approach for architecture and site design in Downtown Crozet?

- **Design Regulations**: A set of rules or restrictions that can determine the site design, materials used, architecture and demolition of buildings within a certain area. These regulations apply to all property owners and...
- **Required Design Guidelines**: A required set of guidelines used for projects that require Board of Supervisors approval, such as a rezoning or a special use permit. County staff and decisionmakers use these when reviewing...
- **Voluntary Design Guidelines**: A voluntary set of guidelines meant to give advice on how to use different principles and elements of site design and/or architecture.

12 respondents

Some of the most desirable places in the world, such as Paris France, have the most stringent building regulations on size shape and facade. It is why they are so beloved, there is a uniformity to the streets that make them walkable and pleasing. However bureaucracy can be deadly so the proper balance between regulations and approval process must be developed.

6 days ago

Do not make the process overly cumbersome for each project. Rezonings and Supervisor approval is the easiest way to only allow mega-developers into the game of city building. If you want fine grained texture, you need first-time and small-time developers; so do not scare them away with an opaque and extremely risky prospect like the county's rezoning process. A hybrid of design regulations and design guidelines sounds like a good approach, but is very tricky to balance. Allow creativity with rules that are flexible and smart.

22 days ago
Which design concepts are most important for this area?

<table>
<thead>
<tr>
<th>Concept</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Materials and details</td>
<td>75%</td>
</tr>
<tr>
<td>Building size</td>
<td>50%</td>
</tr>
<tr>
<td>Retaining walls, fencing, and landscaping</td>
<td>50%</td>
</tr>
<tr>
<td>Lot placement</td>
<td>42%</td>
</tr>
<tr>
<td>Parking design and location</td>
<td>8%</td>
</tr>
<tr>
<td>Outbuildings (supporting buildings and structures)</td>
<td>8%</td>
</tr>
</tbody>
</table>

It's hard to tell a romantic and authentic story about a railroad town rich in history if the evidence does not support the tale. Historic areas must be preserved, maintained, and celebrated. The enduring character cannot be sacrificed for large scale projects and short-term profitability.

3 days ago

Density is crucial to maintaining the character of these areas.

6 days ago

Saint George should be low density to be sure. If it isn't the historical quality of it will be demolished for all time.

6 days ago

This neighborhood absolutely should be low density. St George Avenue is already dealing with folks speeding in order to make up time from Western Crozet to Crozet Avenue, and our street is dense with children, pets, bikers, and families with small children. To develop out the historic area such as St George Ave will increase pedestrian risk, as well as also knock down historic buildings that are a dwindling resource in Crozet. (Look no further than the Vue over on Blue Ridge Avenue.)

6 days ago

This neighborhood should be codified low density. It should have restrictions about height and the type and number of new buildings that can be put in the area. Further commercial development in the historic zone should be prohibited.

25 days ago

Do you support converting an existing structure into smaller units if it meant preservation of a historic home?

- 75% Yes
- 25% No

12 respondents
'Affordable housing' does not have to mean vinyl siding in a treeless cul-de-sac miles from town. Outbuildings can offer options for people to live/visit affordably within walking distance to downtown. 3 days ago

You can't rebuild a historic home. Once it's gone, it's gone. Preservation should be a community point of pride. Do whatever you can to keep the homes. 3 days ago

Such changes would not dramatically change overall density, while expanding housing options and preserving character. 16 days ago

Detached accessory units should be allowed on every detached single family lot in the county. 22 days ago

Smaller units and accessory are a wonderful way to strengthen the neighborhood without having a visual impact. If the neighborhood is kept in artificial stasis it will quickly become unaffordable for those that live in it now. When millions of dollars are injected next door, these property values will increase very rapidly; creating a very unstable economic condition. Allowing the people that live here now to utilize that desirability with rental units to offset the increase in taxes is vital to the survival of the neighborhood. 22 days ago

Do you support allowing additional dwelling units in outbuildings (known as carriage houses or granny flats) in this area?

100% Yes
13 respondents
What do you think is the most appropriate policy approach for architecture and site design in neighborhoods within Crozet's Historic District?

- 58% Design Regulations: A set of rules or restrictions that can determine the site design, materials used, architecture and demolition of buildings within a certain area. These regulations apply to all property owners and ty...
- 42% Required Design Guidelines: A required set of guidelines used for projects that require Board of Supervisors approval, such as a rezoning or a special use permit. County staff and decisionmakers use these when reviewing...
- 0% Voluntary Design Guidelines: A voluntary set of guidelines meant to give advice on how to use different principles and elements of site design and/or architecture.

12 respondents

Voluntary design guidelines is another word for "guidelines to ignore."

6 days ago ① 1 Agree

Which design concepts are most important for this area?

<table>
<thead>
<tr>
<th>Concept</th>
<th>Percentage</th>
<th>Votes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot placement</td>
<td>50%</td>
<td>5</td>
</tr>
<tr>
<td>Building size</td>
<td>50%</td>
<td>5</td>
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<tr>
<td>Materials and details</td>
<td>50%</td>
<td>5</td>
</tr>
<tr>
<td>Parking design and location</td>
<td>40%</td>
<td>4</td>
</tr>
<tr>
<td>Outbuildings (supporting buildings and structures)</td>
<td>20%</td>
<td>2</td>
</tr>
</tbody>
</table>

Do you support allowing additional dwelling units in outbuildings (known as carriage houses or granny flats) in this area?

100% Yes

10 respondents

More people can walk/bike to downtown without destroying the neighborhood to fulfill the same objective.

3 days ago
What do you think is the most appropriate policy approach for architecture and site design in this area (neighborhoods located next to Downtown that are outside of the historic district)?

- **57%** Design Regulations: A set of rules or restrictions that can determine the site design, materials used, architecture and demolition of buildings within a certain area. These regulations apply to all property owners and...
- **29%** Required Design Guidelines: A required set of guidelines used for projects that require Board of Supervisors approval, such as a rezoning or a special use permit. County staff and decisionmakers use these when reviewing...
- **14%** Voluntary Design Guidelines: A voluntary set of guidelines meant to give advice on how to use different principles and elements of site design and/or architecture.

7 respondents

R1, R2 and R4 are extremely outdated zoning codes to have in this area. These neighborhoods must be allowed to grow naturally from within rather than being shadow bought and redeveloped by large developers. A by-right solution is needed that allows for the next stage of development to be done by the current property owners. Detached accessory units, multiplexes and pocket neighborhoods are the next level of development, and they can be done in ways that are gentle and in-scale with the rest of the neighborhood. Upzoning to R4 or R6 will cause chaos so it cannot be done that way, nor will it ever happen relying on individual rezonings; this must be done with a form based approach very different from the codes from our automobile obsessed past.

22 days ago

Is there anything else you'd like to share about historic preservation and architecture in Crozet that we didn't cover?

- Protect the historic districts from becoming preferred traffic cut through's.
  3 days ago

- Again to restate, if we do not preserved what is historic we will lose it for all time.
  6 days ago

- To stress again, the historic district needs to stay low density. As Old Trail and the other new neighborhoods approach max density, developers will begin looking for opportunities elsewhere. With a precarious traffic and pedestrian situation already, shadow development at the expense of our already dwindling historical resources is a very real threat. I would hope the historic heart of Crozet can be preserved while keep everyone safe.
  6 days ago

- Just to restate that the St. George Ave Historic district should be codified as a low density neighborhood. No biz dev there and no highrises
  25 days ago
How long have you lived in Crozet?

- 55% 1-5 years
- 18% 6-10 years
- 9% less than one year
- 9% 20+ years
- 9% I don't live in Crozet.
- 0% 11-20 years

11 respondents

Do you live in any of the areas highlighted in this survey?

- 50% No, I live in another part of Crozet.
- 40% Yes, I live in the Crozet Historic District (outside of Downtown).
- 10% No, I live outside of Crozet.
- 0% Others

10 respondents

What is your race/ethnicity?

- 89% White
- 11% Asian
- 0% Others

9 respondents
What is your gender?

- 56% Male
- 44% Female
- 0% Others

9 respondents

What is your age?

- 33% 36-45
- 22% 26-35
- 22% 46-55
- 11% 56-65
- 11% 66-75
- 0% Others

9 respondents
Neighborhood Density Residential Revision & Historic Overlay Information

Background Information

Community Feedback
Throughout the Master Plan update process, participants have raised concerns about how continued growth and development in Crozet, particularly in the Downtown area, will affect historic neighborhoods near Downtown. These concerns include the loss of historic structures through demolition or redevelopment, the loss of existing affordable housing stock in older structures through renovation or replacement with new housing, and displacement of long-time residents due to rising property values and taxes. Living near Downtown has also been noted as being desirable due to its walkability and proximity to local businesses and amenities.

Participants have voiced a desire for more prescriptive approaches to architectural design control and historic preservation, as well as interest in expanding the variety of housing types known as the “missing middle”, which are housing types that are more affordable and contain more units than a typical single-family detached home, but look similar to existing housing in neighborhoods. These concepts were affirmed in three planning priorities:

1. Walkability in neighborhoods close to centers like Downtown, Old Trail and Clover Lawn allows community members to conveniently support local businesses and reduces vehicle trips.
2. Form recommendations can respond to existing neighborhood character and be developed based on historic architecture and design.
3. Allowing for a greater variety of housing types, such as bungalow courts, accessory dwelling units and fourplexes, that are consistent with existing single-family houses and can help meet the growing demand for walkable, affordable living.

Proposed Change
Staff proposes adding a Historic Overlay designation to the Master Plan’s Future Land Use Plan. This overlay would provide additional design guidance and review criteria for land use decisions for properties designated Neighborhood Density Residential within the Overlay area. It would also provide guidance for how historic structures could be preserved or create new opportunities for affordable housing.

What is an overlay?
An overlay supplements an underlying land use designation (such as future land use or a zoning district) by providing additional regulations or permitted uses to implement a planning objective. Zoning examples include the Entrance Corridor Overlay District, which provides design control standards for developments along important routes of tourist access, and the Natural Resource Extraction Overlay District, which allows for quarrying and other uses not typically allowed while providing additional regulations to protect public health and safety.

How would this overlay be implemented?
The overlay’s recommendations would be considered during rezoning or special use permits like other recommendations in the Master Plan. It could also adapted into zoning regulations as an overlay like the Entrance Corridor Overlay District or as a new district like the Downtown Crozet District. Zoning changes would follow the Master Plan’s adoption as an implementation project.
Proposed Land Use Changes

Current Neighborhood Density Residential Description (2010 Crozet Master Plan)
This designation represents residential areas with a desired density of 3 – 6 residential units per acre. It also represents existing residential areas within or below this range. Housing in this area is primarily single-family detached with some single-family attached/townhouses. Non-residential uses include institutional uses, such as places of worship, public and private schools, and early childhood education centers (daycare centers and preschools). Neighborhood-serving retail/commercial areas and office uses of less than 5,000 square feet may be allowed by exception only in Neighborhood Density Residential areas located within half a block of Downtown along Blue Ridge Avenue and east of Firehouse Lane.

Proposed Neighborhood Density Residential Description (adapted from Pantops Master Plan):
Intent: low-density residential area supported by small scale neighborhood serving commercial, retail, and institutional uses
Primary use: residential density 3-6 units/acre
Secondary use: religious assembly, schools, child care, institutional, commercial/retail
Building types/form guidance:
• Residential - single family detached, townhomes, single family attached, accessory dwelling units
• Commercial/retail/office/institutional - uses should be located in small buildings or as part of mixed use buildings with small shop-fronts along the streets
Height/massing: up to 3 stories; suggested maximum building footprints - commercial retail 5000 sf; office/institutional 20,000 sf
Form & Prioritized Design Principles: pedestrian & bicycle connectivity, access to parks, amenities and green systems, maintain clear boundaries with the Rural Areas.

Neighborhood Density Residential Historic Overlay Area:
Given the proximity to downtown, desire to promote a mixture of housing types and affordability, provide walkability, and preserve character and affordability of existing historic neighborhoods, staff recommends allowing density above the 3-6 units/acre guidance under the following circumstances:
• Conversion of an existing structure to a multi-family unit to allow preservation of existing housing stock and/or historic buildings.
• Addition of a detached accessory dwelling unit on a lot in keeping with existing development patterns including building location, scale, and massing.
• Infill development that
  o preserves existing housing stock;
  o is in keeping with the prevailing development pattern of the surrounding neighborhood including scale, massing, and building location;
  o provides additional affordable and/or workforce housing opportunities;
  o can include the following housing types:
    ▪ single family detached
    ▪ duplexes
    ▪ fourplexes
    ▪ multiplexes
    ▪ bungalow courts
The proposed Historic Overlay would include Downtown Crozet, areas within the Crozet Historic District (honorary designation on the National Register of Historic Places) and developed during Crozet's period of historical significance. It would also include mid-century neighborhoods such as the Hill Top Street/High Street area and Wayland Park that were constructed during Crozet's industrial boom after World War II, and adjacent areas where new development could adversely impact these historic neighborhoods' context.
Examples of Multiplex Conversions
White Gate Farm

Property Context:

**Background:** The owners of White Gate Farm (TMP 56-91A) have requested that this property’s designation be re-evaluated with the Master Plan update. The property is 12.19 acres.

**Current Zoning:** RA Rural Areas

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**2010 Master Plan Information:** Designated as Greenspace. The Master Plan includes text stating that “Property east of Park Ridge Drive (Tax Map 56 Parcel 91A) is intended to remain rural and undeveloped to help break up the appearance of continuous development along Three Notch’d Road.”
Crozet Community Advisory Committee  
Wednesday, June 10, 2020  
Summary of Potential Land Use Changes

**Area Context:** This general area is bounded by Park Ridge Drive to the west, CSX Railroad to the south, Wickham Pond to the east, and Three Notch’d Road (Rt. 240) to the north. TMP 56E-2 and 56E-2A, which are located adjacent to the west between the subject parcel and Park Ridge Drive, are designated for Light Industrial use and are cleared/undeveloped except for the Bright Beginnings Preschool.

**Workshop Feedback:**

In February, there was support from participants to redesignate the developable portions of this property between Park Ridge Road and Wickham Pond to a residential land use designation. Workshop participants supported an “Urban Density Residential” designation to allow for improved sidewalks and connectivity between Wickham Pond and Western Ridge, as well as trail access. 50% of online participants supported a “Neighborhood Density Residential” designation, 33% felt no change was necessary, and others felt that a “Neighborhood Mixed Use” or “Urban Density Residential” designation would be appropriate.

**Staff Comment:**

**Character:** Development of this properties could form a logical extension of the Wickham Pond development. Wickham Pond currently includes a mix of housing types (single-family detached and townhomes) and Phase 2’s code of development allows for neighborhood-scale retail, office, and community uses within Block 2 (the currently undeveloped portion). Adjacent parcels could be redesignated as well to provide a transition between potential industrial/commercial and residential uses.

**Connectivity:** Community feedback has emphasized a need to connect neighborhoods such as Wickham Pond and Highlands to the rest of Crozet. Development could provide a new vehicular connection to Park Ridge Drive through an extension of Wickham Way if the adjacent parcels were included, as well as a bicycle or pedestrian connection along Three Notch’d Road (Rt. 240). The Crozet CONNECT service currently loops through Wickham Pond after turning onto Three Notch’d Road (Rt. 240) from Park Ridge Drive. A more direct connection would improve travel times.

**Conservation:** The stream buffer at the rear of the property would be preserved as Parks and Green Systems (Greenspace). The hedgerow along Three Notch’d Road (Rt. 240)’s frontage could be preserved to maintain a visual buffer and be shown as Parks and Green Systems.
Crozet Community Advisory Committee
Wednesday, June 10, 2020
Summary of Potential Land Use Changes

Potential Alternatives:

**Alternative A:** This alternative proposes to split the property’s land use designation between Urban Density Residential (6-12 dwelling units/acre) and Neighborhood Density Residential (3-6 dwelling units/acre), continuing the mix of housing types provided in Wickham Pond. A Neighborhood Center would be added at Wickham Pond to acknowledge the approved commercial uses and emphasize the importance of this area in transit planning. The hedgerow along Three Notch’d Road (Rt. 240)’s frontage would be preserved to maintain a visual buffer and be shown as Parks and Green Systems.

**Alternative B:** This alternative proposes to redesignate the developable areas as Neighborhood Density Residential, which would provide mostly single-family detached housing. The hedgerow along Three Notch’d Road (Rt. 240)’s frontage would be preserved to maintain a visual buffer and be shown as Parks and Green Systems.

**Alternative C:** This alternative leaves the entire area designated as Parks and Green Systems (Greenspace).

**Staff Recommendation:**

Staff recommends Alternative A to provide a wider range of housing choices and create a cohesive development pattern with Wickham Pond.
Brownsville Greenspace Parcels

Property Context:

**Background:** Staff has heard concerns about the designation of entire residential parcels as Greenspace in the 2010 plan and has received requests from property owners in other areas to consider redesignating Greenspace parcels. The usage of the Greenspace designation in residential areas conflicts with practice in other Master Plans and with potential by-right development under current zoning.

**Current Zoning:** R1 Residential (.97-1.45 dwelling units/acre)

2010 Master Plan Information: Designated Greenspace, with a portion designated Neighborhood Density Residential (3-6 dwelling units/acre). The Master Plan includes text stating that “Properties along Route 250 West that are west of Crozet Avenue and east of the School complex are intended to retain their rural character and agricultural activities and reinforce the goal for no new commercial activities in this corridor”, and “Further development along [the Crozet Avenue] corridor is discouraged. No additional development above what can occur under existing “by-right” zoning should be approved unless environmental protection and transportation safety priorities are addressed.”
Area Context: This area is bounded by Brownsville Elementary to the west, Rockfish Gap Turnpike/Rt. 250 to the south, the Sparrow Hill subdivision to the east, and a tributary of Lickinghole Creek to the north. Parcels being redesignated are mostly accessed by Brownsville Road and Shepherd Run.

Workshop Feedback:

In January, workshop participants valued preserving existing green space and limiting added traffic between Old Trail Drive and Sparrow Hill. Most respondents felt that development should be limited to that which current exists under current zoning and recommended improved pedestrian connectivity to nearby schools.

In February, when asked if there was support for changing the Green Space designation to Neighborhood Density Residential (Low) to align with existing conditions and existing zoning in the area, most participants did not support a change. Participants also suggested limiting outdoor lighting and ensuring development is not visible from the road and supported including a landscaped or wooded buffer in any development on the southern edge of the Development Area along Route 250.

Staff Comment:

Character: This area is a low-density transition to the Rural Area, with large lots and other agricultural uses. Structures on Brownsville Road include historic taverns that have been converted to homes. The 2010 Master Plan designated a small portion of this area as Neighborhood Density Residential.

Connectivity: Crozet Avenue and Rockfish Gap Turnpike are minor arterials with rural sections. There is very little bicycle or pedestrian infrastructure in place at present.

Conservation: Stream buffers and preserved steep slopes would remain designated as Parks and Green Systems. Landscaped buffers are shown along Crozet Avenue and Rockfish Gap Turnpike to provide screening.
Potential Alternatives:

**Alternative A:** This alternative redesignates the developable portions of these properties as Neighborhood Density Residential-Low (<2 dwelling units/acre) and retains a landscaping buffer and sensitive environmental features as Parks and Green Systems (Greenspace).

**Alternative B:** This alternative leaves the entire area designated as Parks and Green Systems (Greenspace).

**Staff Recommendation:**

Staff recommends Alternative A. Staff believes that the usage of the Neighborhood Density Residential – Low designation better prescribes the desired location of any residential development and likely densities in this area, with Parks and Green Systems used only to indicate desired conservation areas and landscaped buffers.