

# **Crozet Community Advisory Council**

## **MEETING SUMMARY**

DATE: April 20, 2006  
TIME: 7:00 pm- 9:00 pm  
PLACE: The Meadows Community Center, Crozet

Prior to the meeting, a CCAC member had a question regarding the Action Items Table and mentioned that the group should be sure and interact with the business community. The CCAC member also suggested that members and the County should be considering the possibility of a park and ride lot in Crozet.

### **I. Introduction, Review Agenda and Meeting Objectives**

Ms. Catlin gave an overview of the agenda for the evening and noted that there were several important topics to cover. In order to cover those topics, that the topics would be covered at a broad level and that attempts to stay on schedule with the time allocated for each topic would be made.

### **II. Planning 101**

Ms. Echols provided an overview of basic planning and zoning terms: comprehensive plan, zoning, subdividing land, by-right development vs. rezonings and special use permits, the rezoning process, and proffers. She provided a hand-out outlining the basic concepts of each topic and provided examples of each, both in the form of descriptions in Crozet and also examples of the comprehensive plan, a site plan, and a subdivision that she brought to the meeting. She also explained what a comprehensive plan amendment and the Dillon Rule.

The group had the majority of their questions and discussion on the topic of proffers. Some wondered if proffers expire, if they address affordable housing, and how the County can “negotiates” with developers for desirable proffer offers when the County cannot demand proffers.

Regarding affordable housing, one of the CCAC members had questions regarding mobile home parks that may be rezoned and displacement of those residents. Staff provided some information regarding expansions of mobile home parks in the County, such as Townwood, Southwood, and Beaver Hill.

A member questions what the notification process is to advise the public of land use applications that have been submitted to the County. She noted that in some cases the public hearing signs may not be placed in easy to see places or may get removed some how. Staff advised that Ana Kilmer in the Zoning division of Community Development coordinates posting the public notice signs; that written notice is sent to property owners abutting properties with land use applications submitted; that the County website also has information on projects; and that the meeting notices are published in the local paper.

This segment of the meeting ended with some discussion on the Dillon Rule. One member asked if cities were subject to the same regulations in the Code as counties. Staff noted that cities are established by charters that specify their authority.

### III. Crozet Master Plan documents

Rebecca Ragsdale gave an overview of the contents of the adopted Crozet Master Plan documents how the components (tables, text, maps, and illustrations) of it work together. She noted that it was the land use plan and part of Comprehensive plan, December 2004, less than two years ago. Public participation during the process, the Major themes of plan and recommendations for Downtown, Eastern Crozet, and Western Crozet were discussed:

- Crozet as a series of existing and proposed centers
- Honor downtown as principal center
- Make roads and paths lead to downtown
- Honor existing natural systems
- Encourage interconnectivity and walkability
- Make Crozet more self-sufficient and not suburb of Charlottesville
- Make neighborhoods walkable, compact, with potential for mixed uses and diverse housing types
- Identify places for new public facilities, example of library downtown and elementary school in the eastern part of Crozet
- Identify multiple employment centers- one in the east, in the west
- Honor Crozet's history
- Maintain rural/parkway character of eastern portion of Route 240/250

Discussion and questions on this topic included how the Crozet Master Plan is used as a guide when there is so much specificity to the plan. Old Trail Village was an example given by members who noted that the plan that was approved does not precisely match the Crozet Master Plan but that the Liberty Hall plan closely matches the Master Plan. Members felt this was an important agenda item to cover at a future CCAC meeting.

There was a question from the group regarding how much of the parking lot in front of the Square was actually owned by the CSX railroad and what implications that has. Staff noted that staff did not have information at that time as to the exact location of the property line. Staff noted that they have had recent discussions with the Buckingham Branch Railroad, who leases tracks from CSX, regarding railroad crossings.

One member asked if the group could get a GIS map of existing conditions in Crozet so that they would know what how things have developed since the Crozet Master Plan map does not reflect that.

One member noted their concern with the commercial center that was approved with the Old Trail Village rezoning, given that he felt the two most important themes of the Crozet Master Plan were that Downtown was the most important center and that there be no additional growth along Route 250. Staff agreed with those two statements but noted that there is a major center in the western area proposed in the Master Plan, along with other centers, suggested on the Crozet Master Plan Place-Type and Built Infrastructure Map.

The group agreed that implementation of the Master Plan and how it is interpreted should be an agenda topic for the group.

#### IV. Background on Growth Management Policy and Planning History in Crozet

Mr. Benish provided the group some background information on the County's growth management policy and planning that led up to the adoption of the Crozet Master Plan. Mr. Benish explained the Rural Areas and the Development Areas of the County and noted that the boundaries of the Development Areas are primarily based on protecting the drinking water supply water shed. Most importantly noted, was that Crozet has been a Development Area planned for growth since 1971. He mentioned that recommendations in a comprehensive plan are generally made based on a 20-year planning horizon but that plans are updated every 5 years. Mr. Benish included an overview of the Neighborhood Model and how the Crozet Master Plan is a reflection of that planning policy, including Crozet's Planning Milestones.

#### V. Population and Build-out

Mr. Cilimberg provided the group with information regarding population estimates and build-out information for the Crozet Master Plan. The presentation included information regarding potential build-out calculations of Crozet that would have been possible under the approved 1996 Land Use plan. The presentation included emphasizing that a full-build out was not calculated for the Place-Type and Built Infrastructure map during the master plan process and that that was not calculated until December 2005. Numbers that were available and part of the master plan process and how they were derived were explained.

One member noted the importance of the number of people as it relates to maintaining Crozet's identity and that 12, 000 was a number that the community was comfortable with. It was noted that the number 24, 000 was nearly half the size of Charlottesville.

One member of the group noted the importance of being good stewards of the land and preservation of it for agricultural use. The development activity and impacts were noted for Rockingham County.

The group asked that a discussion on the number of potential residential units in Crozet and how that information is used by decision makers be an agenda topic for the next meeting.

## VI. Summary and Agenda Items for next meeting

The group agreed that they would continue to meet monthly and that the next meeting would be May 18, 2006 at 7pm. There was some discussion as to the need for election of officers to take place at the next meeting. Given that the group is still receiving background information and in set-up mode, they did not feel it was necessary yet to have officers.

Topics for the next meeting should cover how interpretations of the Master Plan are made and on what basis and an update on development activity in Crozet. The group requested that staff provide them with a map from GIS that illustrates existing conditions in Crozet and where developments are located. Members also suggested that the issue of affordable housing should be an item on one of the Council's meetings in the future.