

MEMORANDUM

Date: 22 October 2007

To: Board of Supervisors and Planning Commission

From: Michael J. Marshall, Chair, Crozet Community Advisory Council

**RE: Crozet Community Advisory Council Resolution Endorses the
Downtown Crozet Association Position Statement on Downtown Zoning**

At its regular meeting October 18, the Crozet Community Advisory Council discussed the zoning proposals for downtown Crozet developed by the consultant firm Community Planning & Design and passed a formal resolution endorsing the positions taken by the Downtown Crozet Association in its official Position Statement of Sept. 27, 2007.

The CCAC had two meetings with CP&D architect Kenneth Schwartz in which he presented the recommendations as they were developing. CCAC members attended the five CP&D public meetings, and the CCAC formed a three-member subcommittee tasked with following and analyzing the issues. Some CCAC members also attended meetings of the DCA, which also met five times to discuss the proposals, including once with Mr. Schwartz.

Like the DCA, the CCAC substantially agrees with the CP&D plan. Like the DCA, it disagrees with two elements of the plan: The CCAC disagrees with the introduction of commercial activity into surrounding neighborhoods, and does not support the creation of "Transition" zones until the mature build-out of downtown necessitates them. The CCAC rejects the mandate of mixed use in the downtown as unnecessarily obstructing new investment in downtown. Like the DCA, the CCAC supports the "minimum of two habitable floors" provision. The CCAC agrees that the zoning should establish consistent rules over a single district that invites new commercial and residential development.

The CCAC passed its resolution to express solidarity with points made by the DCA and to signify that these views express the broad sentiment of the community that downtown be emphatically promoted as the town's commercial and cultural center, the central tenet of the Crozet Master Plan, and how that principle should be properly implemented.