



# CROZET DOWNTOWN ZONING

Community Meeting #2

MAY 24, 2007 7-9 PM Crozet Fire Station

## OVERVIEW

Crozet is a special place with a strong identity. If you participated in the Crozet Master Planning process, you will remember the saying we heard frequently: “all roads lead to downtown”. The Master Plan identified downtown as the largest and most important of the centers of residential and economic activity. While a vision for downtown exists, the question still remains “How do we get there”? In response to this, Albemarle County has commissioned Community Planning and Design, in collaboration with Milt Herd and Bruce Dotson, to recommend zoning which will help implement the Master Plan vision for a thriving Downtown Crozet.

During the first community meeting we discussed what zoning regulates, and we heard from residents about the opportunities, challenges, and possible solutions for achieving the desired vision for downtown. Several zoning alternatives will be presented to the community tonight, and with your input, one approach will be further refined and recommended for further consideration. This process will continue to evolve over the next several months.

Thank you for your participation tonight!

## CONTACT

Information and updates can be found on the County’s website: [www.albemarle.org/crozet](http://www.albemarle.org/crozet). For further information or to express comments or concerns please contact Rebecca Ragsdale at the Albemarle County Community Development Office.

Phone: (434) 296-5832 Ext. 3439  
E-mail: [rragsdale@albemarle.org](mailto:rragsdale@albemarle.org)

## AGENDA

### 6:30 Sign-in

Participants sign in, review materials, get refreshments and greet one another informally.

### 7:00 Presentation of Alternatives

Consultant provides an overview of the alternatives which will include an examination of the current zoning and a comparison of *alternatives* for key elements of zoning (such as use, setbacks, height, landscape, parking, etc.). There will be time reserved for Q&A.

### 7:45 Small Group Discussions

We are interested in hearing your preferences for downtown. Each table will focus on a different set of zoning issues. Use the alternative matrix and example photographs located at each table for reference.

Each group should designate a speaker for the full group discussion.

### 8:30 Full Group Discussion

Speakers from each group report out their analysis of the alternatives.

### 9:00 Meeting Adjourned

**The next Community Meeting is June 25, 7pm, at the Fire Station.** A draft recommended approach will be presented based on your feedback tonight along with a discussion about the downtown district boundaries.

Other dates to note:

**July 26 - Community Meeting 4 - Design Guidelines**  
**September 4 - Planning Commission Presentation**

*Please remember to complete and return the questionnaire before leaving.*



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## COMMENTS

Name \_\_\_\_\_ Email \_\_\_\_\_

Address \_\_\_\_\_ How long? \_\_\_\_\_

**1. Please comment on the uses, services, and physical features that you think of as characterizing the kind of downtown that would most benefit Crozet.**

- Building setbacks
  
- Parking setbacks
  
- Building Height
  
- Buffers
  
- Lighting, Landscape, & Signage
  
- Affordable Housing
  
- Downtown Uses, Businesses, & Services

**2. Please provide overall workshop comments on the back of this page.**

*Please submit your comments before leaving or return to Rebecca Ragsdale:  
County of Albemarle - Department of Community Development | 401 McIntire Road, Charlottesville, VA 22902-4596  
Phone: (434) 296-5832 Ext. 3439 Fax: (434) 972-4012 E-mail: ragsdale@albemarle.org*