

***Celebrating what we have accomplished and meeting challenges for the future of Crozet's Downtown***



**Group Discussion-Responses to Focus Questions**

*(Responses are exactly as recorded on flip charts at the meeting based on public comments.)*

**North of Downtown**

1. Should existing single family neighborhoods remain unchanged, with the exception of properties along the Crozet Avenue Corridor?
2. What level of redevelopment is expected on Crozet Avenue? Downtown? Mixed Use? Urban Density?
3. Should houses in the stream buffer on Crozet Avenue all be able to experience transitions from residential to commercial? If so, the stream buffer requirements will need to be modified where the vegetation has already been removed.

**COMMENTS:**

- Mixed use from north of stream to Wayland Drive
- Agree with area already recommended for Neighborhood Density in existing neighborhoods
- Agree with allowing ease of regulations in stream buffer. Some participants suggested consider allowing piping stream.

**West and South of Downtown**

1. Should Downtown continue to be shown on the west side of Carter Street?
2. What intensity of commercial use/redevelopment should be promoted between Carter and Blue Ridge Streets?
3. Should properties south of Tabor Street continue to allow for commercial opportunities adjacent to Downtown if historic properties can be preserved?

**COMMENTS:**

- Neighborhood Density between Blue-Ridge and Carter streets to mid-block
- Mixed Use on west side of Carter Street
- Hilltop/Myrtle neighborhood should be designated Neighborhood Density
- Neighborhood Density south of Tabor Street

**Route 240 Corridor/East of Downtown**

1. Should Downtown be extended to Music Today area?
2. Should the master plan allow multifamily south of the railroad and mixed use along new Main Street?
3. Should houses in the stream buffer on Three Notch'd Road be able to experience transitions from residential to commercial? If so, the stream buffer requirements will need to be modified where the vegetation has already been removed.

**COMMENTS:**

- Consider LI uses on both sides of railroad extending to the west from the Music Today area

- Suggested that this area be discussed again when the forum on Employment/LI issues in Crozet is held.
- Mixed use [or urban density?] should extend from Firehouse Lane eastward to the stream buffer area on both sides of Route 240
- Outreach to ensure affected property owners are aware of potential master plan changes is needed

**OTHER COMMENTS:**

**Lumberyard property-**

Extend LI/employment designation eastward along railroad tracks while maintaining the Downtown designation on both sides of the future new main street

**Entrance corridor and ARB-**

Some suggested removing Route 240 as an entrance corridor as the ARB review and EC is considered a barrier to supporting small business development in Downtown

Some felt the ARB review and Entrance Corridor designation was important to keep

**Received via e-mail following meeting:**

*I regret that I did not speak up at the forum, but it's hard for me to talk in front of a group. I felt like people were sometimes treating the whole thing like a monopoly game with little or no consideration for the people living in that area.*

*Specifically, I'm referring to the homes on Three Notch'd Road on the west side of Con Agra. I kept hearing "light industrial" being thrown about. What would happen to the folks who live there now? In fact, this was a "neighborhood" well over six decades ago. Just because they are not rich people with expensive homes, does not mean that we have the right to change their neighborhood. I also disregard comments from the realtor who has a vested interest in selling these properties.*

*Please be respectful of these people and the homes their families have lived in for years. If they were \$500,000 homes, this probably wouldn't even be an issue.*