

**Crozet Community Advisory Committee  
Resolution Regarding Future Crozet Master Plan Update  
June 20, 2018**

**WHEREAS**, the Crozet Master Plan (“CMP”) is a key instrument in Albemarle County’s ability to guide growth in the Crozet Growth Area (“CGA”), the current CMP, dated October 13, 2010, was due to be updated in 2015 per County policies, yet no firm schedule has been established for its update; and

**WHEREAS**, significant development continues in the CGA, conditions have evolved since the 2010 update, and parts of the plan and maps need refinement or updating to reflect current conditions and priorities; and

**WHEREAS**, a citizens group, in coordination with the County and the Crozet Community Advisory Committee (“CCAC”), recently conducted a statistically valid survey of residents in the greater Crozet area which followed rigorous survey methods and focused on growth-related issues in the Crozet area; and

**WHEREAS**, the survey, a summary of which accompanies this resolution, was conducted to obtain citizen input and provide guidance for the future update to the CMP; and

**WHEREAS**, the CCAC wishes to formally present the results of this survey to the Planning Commission and the Board of Supervisors at a future date; and

**WHEREAS**, a combination of the current CMP, the recent survey results, and the opinion of the CCAC support this vision and these principles;

**THEREFORE, BE IT RESOLVED**, that the CCAC requests that the Board of Supervisors schedule the update to the CMP as soon as possible, given the continued rapid growth in the Crozet area.

**AND BE IT FURTHER RESOLVED**, that the CCAC requests that the Planning Commission and the Board of Supervisors formally affirm the following principles in the CMP to provide direction and guidance in future decisions until the CMP Update is completed and adopted. As the prevailing vision of the CMP is to preserve Crozet’s “small town feel,” even while the area experiences further significant development, the following guiding principles support this vision:

1. Do not alter nor expand the current Crozet Growth Area Boundary [CMP pg. 5, 32; survey slides 17,18].
2. Ensure that Downtown Crozet is the center of development for the Growth Area and a priority area for the focus of public capital investment and resource allocation [CMP pgs. 21, 24, 54; survey slides 20, 21, 22];

3. Limit development along Route 250 West, west of Crozet Avenue [CMP pgs. 30, 37; survey slides 24, 25].
4. Recognize that Route 250 West is a State Scenic Byway containing aesthetic and cultural value and honor its status when making land development decisions [CMP pg. 18; survey slide 24, 25]
5. Do not approve any rezoning for development of the I-64 and Route 250 interchange area (Fringe Areas and the Route 250 West Corridor) [CMP pgs. 32, 33; survey slide 26].
6. Expand transportation options in the Crozet Growth Area, and ensure that necessary infrastructure improvements keep pace with new development. [CMP pg. 41; survey slide 29] Priorities should include:
  - a. Library Avenue extended to Parkside Village [CMP pg. 39];
  - b. Bus and Shuttle services to the area [CMP pgs. 40-41; survey slide 29];
  - c. Bike and Pedestrian pathways and improvements along Routes 240 and 250 [CMP pgs. 37, 38; survey slide 29];

**AND BE IT FURTHER RESOLVED**, that the CCAC wishes to sincerely thank those who volunteered in the Crozet Survey Committee (Shawn Bird, Tom Guterbock, Tom Loach, Jennie More, Mike Marshall, and Tim Tolson) for their service to Crozet and the County. The CCAC further recommends to the Planning Commission and Board that they encourage other development areas to replicate such citizen-lead surveys in anticipation of Master Plan updates.

I, Allie Pesch, do hereby certify that the foregoing is a true correct copy of the resolution adopted by the Crozet Community Advisory Committee at a regular meeting held [date]. CCAC Members present and voting YES: [names]. Members voting NO: [names]. Members absent or abstaining: [names].

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Allie Pesch  
CCAC Chair

Attachment: Crozet Survey Results Presentation