

Additional Commentary (via email, etc.)

1. As an introduction, the Crozet Master Plan was developed to attempt to meet the county's desired land use and growth patterns in Crozet for the next 20 years. In the master planning process one of the premier points was to maintain the vitality of the Crozet downtown area in the context of other commercial development across the development area. The Master Plan approached the downtown with the intent to invigorate the area; this is immediately apparent with the county's efforts and appropriation of funds for a new public library. In almost all cases, whether zoned commercial or residential, properties in downtown Crozet would be hard pressed to develop and create the Crozet Master Plan vision for that area within the context of the existing zoning district ordinances and regulations. Whether the issue is setbacks, buffers, parking design and capacity regulations, building setbacks and zoning district use regulations, the vision of compact pedestrian oriented development that contains the elements of the Neighborhood Model can not be produced effectively or efficiently with the current zoning district regulations. This has been brought to the Board of Supervisors attention and, as a result, the County has hired the consultants to evaluate and address the challenges considered to be present.

There were thirty-five community participants at last evening meeting. I would hope that the county would heed the authority and community voice from the Master Planning Process on the size and spatial relationships for downtown Crozet. Several participants suggested diminishing the size of the potential new zoning district, I believe this is short sighted and does not address the long term physical or social infrastructure necessary to maintain downtown's vitality well into the future. The zoning changes, if made, should include all of the "District", "CT-6" and "CT-5" designated areas in the Crozet Master Plan downtown area. Frankly, conceptually or practically, the form of development anticipated in the CT-6 and CT-5 zones can not be produced with the existing zoning district regulations.

Downtown Crozet is competitively compromised from a commercial development perspective because of the diverse ownership and the parcel fragmentation, lot size and zoning class discontinuity. The lack of unity and control are at once a disadvantage and a great opportunity. To convert the challenge, disadvantage, into an opportunity we need to produce and overlay zoning district that allows flexibility in the underlying zoning inconsistent with the conceptual modeling for the Crozet Master Plan.

I will not redress the setback, parking and other issues other than to ask that you refer to the emails that I have sent to Elaine Echols and the Board of Supervisors relating to these issues. There are many opportunities to improve the zoning environment in downtown Crozet; I hope it's a fruitful project.