



CROZET DOWNTOWN ZONING

Community Meeting #2

MAY 24, 2007 7-9 PM Crozet Fire Station

Specific Crozet Zoning FAQs

Why are we looking at the Zoning in Downtown Crozet?

Current zoning is not entirely consistent with the vision of the Crozet Master Plan for a pedestrian-oriented, mixed use center for the community and other features.

What is “downtown” in the context of this new zoning?

The boundary of any downtown district or districts has not been established yet. However, it will be established as part of this process. Most people recognize the central core of downtown as the area identified in the Crozet Master Plan process under the heading “CT-6” (red on the Land Use map). The boundary suggested by this map may change, but it concentrates on Crozet Avenue, Route 240, and the new “Main Street”, and it corresponds with the historic center of Crozet.

Will new or amended zoning force current property owners to change their property?

No. However, if property owners choose to redevelopment their property, it would typically need to follow the new zoning.

What happens with properties that become “nonconforming” under new or amended zoning?

These nonconforming situations can remain as such. However changes to these properties would typically need to move toward conformity. For example, if parking in front of buildings is no longer allowed in the new zoning, an existing property with such parking could maintain it as long as any redevelopment is moving toward the principal of buildings in front of parking.

Will zoning continue to address parking, landscaping, lighting, and signage?

Yes. The current ordinance regulates parking, landscaping, lighting and signage. Any new or amended zoning will continue to address these features. Changes in the regulations are likely.

Are there issues that the zoning does not address directly?

Yes. For example, some things such as hours of operation of businesses, how many of a certain type of business are not specified in the zoning code.

How and when will the new zoning be adopted?

After extensive public involvement in development the new or amended zoning, a recommended approach will be presented to the Albemarle County Planning Commission and Board of Supervisors for their consideration and possible adoption. At minimum, there will be an open Public Hearing before any changes are adopted. The current schedule anticipates that this will be moving forward for their consideration in September or October.



CROZET DOWNTOWN ZONING

Community Meeting #2

MAY 24, 2007 7-9 PM Crozet Fire Station

General FAQs

What is a Comprehensive Plan?

The plan is a guide for the physical development of an area (not a law). CP's are general in nature, with accompanying maps, charts, and descriptive information. They are required by the state Code and must be reviewed at least every 5 years. The Crozet Master Plan was adopted December 1, 2004 as part of the County's Comprehensive Plan.

What is Zoning?

The regulation of land use through laws which apply to specifically designated geographic areas.

The law establishing zoning is an "ordinance" – a governmental regulation. The zoning ordinance consists of text and a map. Overall purpose is to protect the public health, safety and welfare.

Zoning ordinances typically regulate by district; the different districts are depicted on the map, regulating use, bulk, height of buildings, as well as related aspects such as parking, lighting and landscaping.

How does the Comprehensive Plan relate to a Rezoning?

A rezoning is assessed for conformity with the Comprehensive Plan. The CP is a STRONG guide to decision making. Conformity to the plan weighs heavily in challenges in the courts as to the legitimacy of a rezoning. Conformity is not mandatory, but the integrity of a plan can be compromised as rezonings are made which are not in conformity with the Comprehensive Plan.

By-right Development vs. Rezonings and Special Uses

By-right development – uses that can be approved administratively by the staff because the zoning ordinance allows it.

Special Uses are allowed in zoning districts with special permission of the Board of Supervisors. They are legislative and discretionary.

Rezoning is an action to change the district boundaries on the zoning map from one designated district to a different one. They are also discretionary.

What is Government's purpose in rezonings?

A tool to implement the locality's land use plan.

How do rezonings begin?

Rezonings in Virginia can happen in one of three ways:

1. Initiation by a property owner, a contract purchaser with the owner's consent, or the owner's agent.
2. Initiation by the Planning Commission after adoption of a resolution of intent
3. Initiation by the Board of Supervisors after adoption of a resolution of intent

Usually, the rezoning is by an owner; however, the Board or Commission may initiate a zoning map change, especially in a map amendment that is area or locality-wide.

Proffers

Establish the conditions of a rezoning.

Are voluntary offers to perform an act or donate money, a product, or services to deal with impacts of a proposed rezoning.

In order to be legitimate, they must be:

1. Voluntary, in writing, submitted before the Board of Supervisor's public hearing by the owner of property
2. The rezoning must give rise to the need for the proffer
3. Impose additional, not alternative zoning regulations
4. Be reasonably related to the rezoning and in conformity with the comprehensive plan