

Get to know your Crozet Master Plan!



Old Crozet Train Station

“The Comprehensive Plan is advisory in nature and is intended as a general guide for future development and change in the County.”

What are the Guiding Principles?

The Guiding Principles were developed by the community early in the planning process, and they were consistently referenced throughout the building of the Plan. These principles represent the fundamental aspirations of residents for their own community. They serve as the basis for both the physical and policy aspects of the plan.

2004 Master Plan Milestones

- > October 2001 – Crozet was selected for the first Master Plan by the Board of Supervisors, based on the community’s strong interest and high level of development activity.
- > March 2002 through April 2003 – Planning process begins with residents joining county planning staff and project consultants in nearly a dozen public events and several dozen Small Task Group working sessions. Early in the process, community input resulted in a series of Guiding Principles for the Master Plan.
- > December 2002 through July 2003 – Planning Commission and Board of Supervisors worksessions and presentations.
- > December 2004 – The Board of Supervisors adopts the Master Plan.

What is the Crozet Master Plan?

Part of the County’s Comprehensive Plan, the Crozet Master Plan is a general guide for future development and change in the community of Crozet.

The Crozet Master Plan establishes government policy to help guide public and private activities related to land use and resource use, and is the basis for:

- > Land development regulations and decisions
- > Transportation

- > Public projects such as schools, parks, libraries
- > Environmental and historic resource protection initiatives
- > New County programs
- > Budget decisions for programs and agencies

Development guidelines in the Comprehensive Plan are intended as targets rather than specific requirements, consistent with the document’s advisory nature.

The Crozet Master Plan’s 7 Guiding Principles

1. The physical design of Crozet is built upon distinct neighborhoods, a historic downtown area and other smaller centers, which are appropriate in scale and type to the community’s planned growth patterns.
2. Linking us both within the community and to our neighbors, Crozet values multiple transportation options and infrastructure to support ease of access throughout the community. Of particular note, the community promotes pedestrian and bicycle options for alternative transportation choices.
3. Offering diversity, affordability, and choice in its housing stock, Crozet attracts people from many social and economic experiences.
4. Crozet values the contributions of locally grown business in providing both jobs and enhanced quality of life for residents.
5. Through a variety of cultivation, recreation, and conservation efforts, Crozet values its natural resource assets.
6. Our families and our individual and shared histories provide the foundation for our identity. Crozet is a place that encourages a sense of community in its diverse activities, institutions, and interests.
7. Crozet actively supports its many community facilities and the role they play in the lives of its citizens and believes that these facilities must accommodate the changing needs of the community as it grows over time.

Master Plan Recommendations (*Three Geographic Areas*)

For purposes of the Master Plan, the Community of Crozet is considered as three geographic sectors in which future development and redevelopment projects are focused. They are the downtown area, the area west of Crozet Avenue and the area east of Crozet Avenue. Each area holds unique characteristics and challenges. This section of the Master Plan identifies the priority implementation strategies for each area and outlines specific tasks required to carry out those strategies. For more detailed information, please refer to the Crozet Master Plan, available on the County website: www.albemarle.org/crozet or in the reference section of the Crozet Library.

Downtown Crozet Recommendations

- > Sidewalks
- > Library
- > Main Street
- > Development in blocks
- > Bike Lanes
- > Reuse Old Crozet School
-Reuse Study Completed
- > Historic District-
Resource survey and District eligibility determined

- > Stormwater project
- > Zoning changes
- > Convert current library (depot)
- > Community green at "the Square."
- > Signage for greenway trails.
- > Create a pedestrian railroad X-ing

- > Explore alternatives underpass at Crozet Avenue.
- > Con Agra and Acme as an extension of downtown
- > If lumberyard redevelops, Mixed-use form that emphasizes employment



View towards the Blue Ridge from Downtown Crozet

West of Crozet Avenue Recommendations

- > Mixed use center
- > Western Park (public/private collaboration)
- > Western Avenue
- > Protect Route 250
- > Upgrade playing fields at Henley Middle School.
- > Jarman's Gap Road improvements

- > Discourage use of Half Mile Branch Road/ encourage use of Western Avenue.
- > East-West Drive (with bridge across Slabtown Branch)
- > Safety improvements to Meadows intersection with Route 240.
- > Frontage road for school

East of Crozet Recommendations

- > Eastern Avenue (*Most ROW and alignment determined*)
- > Extension of New Main Street from Downtown and primary neighborhood streets
- > Lickinghole Bridge
- > Crossing of CSX tracks between Acme and Con Agra buildings
- > Greenway trail from Lickinghole Creek Basin to Crozet Park and downtown
- > Elementary School site
- > Access to Lickinghole Creek Basin
- > Eastern Park

How to get involved and stay up-to-date:

Sign up for Crozet e-news from A-mail: www.albemarle.org/amaill

Check out the Crozet website: www.albemarle.org/crozet

Attend county workshops and community meetings

Attend Crozet Community Advisory Council meetings:

Held the 3rd Thursday of each month, 7:00-9:00 p.m. at The Meadows

For more information about the Crozet Master Plan, please call Rebecca Ragsdale at 434-296-5832 or email rragsdale@albemarle.org.