

Background

Crozet is a special place with a strong identity. Those who participated in the Crozet master planning process remember the saying heard frequently: “all roads lead to downtown.” The Crozet Master Plan identified downtown as the largest and most important place of residential and economic activity in Crozet. However, to implement the Master Plan vision for the downtown area, changes need to be made to the zoning currently in place.

The County has hired Community Planning + Design (CP+D) to work with County staff and the Crozet community to develop recommendations to make zoning consistent with the Master Plan vision of a pedestrian-oriented, mixed-use center for the community.

The following community goals have contributed to the Downtown Zoning recommendations:

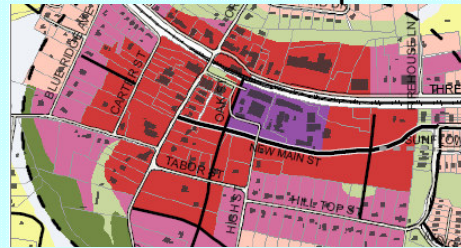
- Create a more pedestrian-friendly environment
- Make downtown easier for infill and redevelopment
- Increase the utility of the land
- Encourage employment in downtown
- Maintain the uniquely diverse character of Crozet

Community Involvement

Community input has been an integral part of the project and is key to making sure that recommended zoning changes fit the Master Plan vision for Downtown Crozet. A project steering committee was established and has been meeting monthly to oversee the project. The Crozet Community Advisory Council (CCAC) and the Downtown Crozet Association (DCA) have also focused on the project at their regular meetings. A summary of major community meetings and next steps are shown in the table on the next page. Prior to any changes being made that will affect property owners, individual notices will be mailed and public hearings will be held with the Planning Commission and Board of Supervisors. The Planning Commission is an advisory body that makes recommendations to the Board of Supervisors. The Board of Supervisors makes the final decision on changes to zoning.

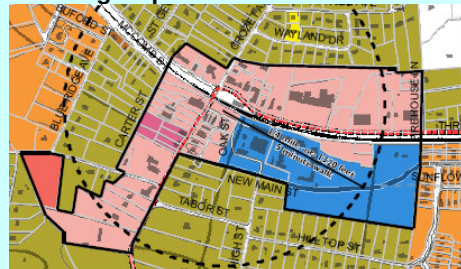
Land Use Plan & Zoning

Crozet Master Plan Place Type & Built Infrastructure Map



The Crozet Master Plan is the land use plan for Crozet, which serves as a strong guide for land use decision making.

Zoning Map of Downtown Crozet Area



Zoning is the regulation of land use through laws which apply to specifically designated geographic areas and is established by an ordinance and maps. Overall purpose is to protect the public health, safety and welfare and is a tool to implement land use plans.

Major Community Meetings

Community Meeting 1: Held in conjunction with the Crozet Community Association and gave an overview of the project. The community provided input on challenges/opportunities, along with a vision and shared values for Downtown.	May 8, 2007
Community Meeting 2: The consultant asked for feedback from the community on key zoning issues, including setbacks, building height, buffers, uses, lighting, landscaping, and signs.	May 24, 2007
Community Meeting 3: The consultant presented and received public comment on recommended zoning concepts and zoning boundaries.	June 25, 2007
Community Meeting 4: The consultant presented a refinement of zoning concepts and boundaries with illustrations for public comment.	July 26, 2007
Community Meeting 5: The consultant presented their final recommendations for zoning concepts and boundaries, which will be forwarded to the County Planning Commission for further discussion.	September 13, 2007
Planning Commission Work Session: The consultant and County staff will provide the Commission an overview of the recommended zoning changes and public input. The Commission will have subsequent discussions prior to draft zoning text language/map changes being developed for a public hearing.	September 18, 2007

Consultant Recommendations

The purpose of this project is to recommend zoning changes for Downtown Crozet. The consultant has based recommendations on Downtown’s existing features, best practices, research in Virginia and other localities, the Crozet Master Plan, and most importantly, community input. The consultant recommends that Downtown Crozet be composed of several zoning districts, including a ‘Downtown’ center of greater intensity and ‘Transition,’ or edges, that border Downtown and the residential areas beyond. The recommended zoning districts provide guidelines for regulating a broad range of issues, including: building setbacks, sidewalks, street trees, building height, parking setbacks, pedestrian access, parking, land uses-retail/office/services uses, residential/lodging uses, civic uses, educational uses, public services/utilities uses, lighting, and landscaping. Those recommendations will now be assessed by the Planning Commission and Board of Supervisors, and additional refinements will be considered.

Contact Information

Information, updates, and online comment forms can be found on the County’s website: www.albemarle.org/crozet. A map and packet of the recommendations is available for your review. Please contact Rebecca Ragsdale at the Albemarle County Community Development Office at (434) 296-5832 x. 3439 or by email at rragsdale@albemarle.org.

