

Crozet is a Designated Development Area – What Does that Mean???

Over time, the county has developed a very specific and focused approach to growth management that aims to keep development pressure from destroying the rural areas that our residents value so dearly. These growth management strategies are outlined in Albemarle's Comprehensive Plan, which is the county's most important document regarding growth, development and change.

The Comp Plan guides public and private activities related to land use and resources and is the basis for land development regulations and decisions (rezonings, special use permits), capital improvements (public projects such as schools, parks, libraries), transportation, environmental and historic resource protection initiatives, new county programs and decisions on the distribution of county budget dollars to a multitude of programs and agencies. The Crozet Master Plan is a part of the County's Comp Plan.

The plan outlines a clear vision of high quality urban areas accommodating most of the anticipated growth in the County and rural areas preserved for resource conservation and protection purposes.

The defined urban areas and rural areas have very distinct levels of service and development potential. Public services such as police, fire and rescue protection, public utilities such as water and sewer, and public facilities like roads and sidewalks, are provided at a much higher level in the urban areas.

The success of our rural protection efforts depends on our ability to concentrate growth, including new homes and businesses, in our established urban areas where these services, utilities and facilities can serve the largest number of citizens.

What We Envision for our Rural Spaces

The rural areas comprise 95% of our land area, or almost 690 square miles.

About 47% of the population lives in the rural areas. Our goals for these areas:

- Preservation of agricultural and forestal lands and activities
- Protection of water supplies
- Conservation of natural, scenic and historic resources

What We Envision for our Urban Places

The urban areas comprise 5% of our land area, or almost 35 square miles.

About 53% of the population lives in the urban areas. Our goals for these five designated development/urban areas – the urban ring around Charlottesville, the village area of Rivanna, and the communities of Crozet, Piney Mountain and Hollymead— are:

- Concentrated development rather than sprawl
- New construction that respects its surroundings
- Redevelopment of underutilized spaces
- Full range of jobs, incomes and housing
- Opportunities for self-sufficiency within neighborhoods – residences, employment, shopping, recreation
- Places where people want to congregate, recreate, and enjoy pockets of natural beauty