

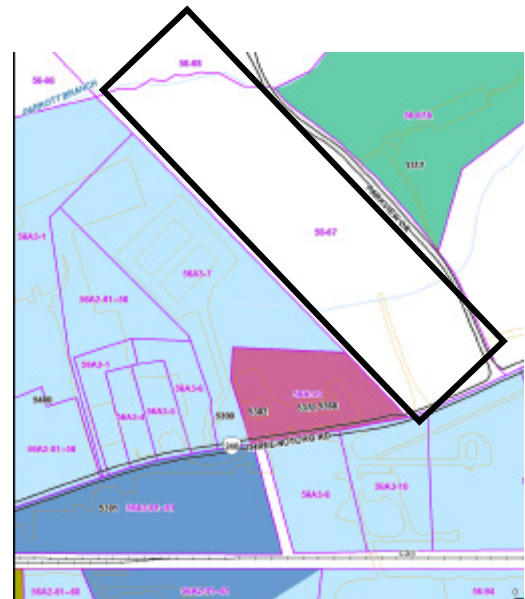
Crozet Master Plan Update 2010 Forum IV
January 28, 2010 – Field School (Old Crozet School)
Industrial Inventory, Industrially Designated Lands, and Yancey Mills

Summary Comments

- Provide for a pedestrian connection between downtown and Old Trail Village.
- Continue to provide for a third elementary school in the Plan.
- Plan for and develop trails that allow Western Ridge, Highlands, and Old Trail neighborhoods to walk into downtown
- Continue to show an elementary school site in the Master Plan
- Reexamine the frontage road issue between Crozet Ave. and the school complex north of Rt. 250. Look for a way to provide street access from Old Trail to the school complex.
- Strengthen language in the Master Plan to prevent thru truck traffic on Eastern Avenue
- Clearly state the expectations for Eastern Avenue including its expected cross-section. There should be bike lanes and median landscaping.

Map Recommendations

1. Show Barnes Lumber Company as mostly Downtown; leave 5 acres (or so) as Industrial.
2. Show Beaver Creek LLC property as residential (need to see whether it should be neighborhood density or very low density).
3. Show TMP 56-67 (see map) as Industrial.
4. Show properties associated with Acme and Music Today and all other Industrially zoned properties as Industrial.
5. At next forum decide what level of Industrial, the designation should be for each property.
6. Show the properties north of Three Notch'd Road between Downtown and Music Today as Low Density Residential – no change from current Master Plan.



Light Industrial Inventory Study Recommendations

1. Designate properties with industrial zoning with an Industrial designation on associated Master Plans or the Comp. Plan.
2. Zone properties to an Industrial classification (with owner's permission) which are shown for Industry or Employment on associated Master Plans or the Comprehensive Plan.
3. There was no clear consensus on changing the zoning ordinance for the Industrial Uses to make them more useable for future employment.

4. Do not change the RA zoning uses to allow for additional industrial-like uses in the Rural Areas. Such a change would invite future commercial and true industrial uses where designated.
5. Do not change the Comprehensive Plan to designate the Yancey Mills Interchange Area as available for anything but Rural Area development. (Approx. 5 – 10% disagreed)

Yancey Mills Recommendations

1. Very limited support (5-10% of audience) any additional industrial use in the Yancey Mills area. Most of audience expressed a fear this would eventually lead to expansion pressures and significant impacts to the Crozet community. Some of those present requested a traffic study on impacts to U.S. 250 East to assess impact on school traffic.
2. Very limited support (5 – 10%) to expand the Development Area to the Interstate to for the purpose of expanding utilities to and allowing for the proposed Yancey Mills Business Park.

Emailed Comments from the Public

Received 2-10-10

As a concerned citizen of Western Albemarle, I urge you and the BOS to adhere to the Crozet Master Plan and not allow an exception for currently rural-designated land behind Yancey's Mill to be rezoned light industrial. Let's first re-use the LI-designated land already within the Master Plan and growth area before converting our rural land to such use. In short: please stick to the Master Plan! We have worked on this plan in good faith since 2002. What use is a plan for if you intend to make exception after exception, and as a result, see western Albemarle's rural character eroded?

Received 2-10-10 (different citizen than e-mail above)

As a concerned citizen of Crozet, I urge you and the BOS to adhere to the Crozet Master Plan and not allow an exception for currently rural-designated land behind Yancey's Mill to be rezoned light industrial. Let's first re-use the LI-designated land already within the Master Plan and growth area before converting our rural land to such use. In short: please stick to the Master Plan! What use is a plan for if you intend to make exception after exception, and as a result, see western Albemarle's rural character eroded?

Received 2-11-10

I am writing as a resident of western Albemarle County and a parent of children at WAHS. I am very worried about what I have been reading regarding attempts to rezone the Yancy Mills land to light industrial. I **oppose** making such a zoning change outside of the Crozet Master Planning process. The Master Plan is supposed to guide development in the area and was worked on with the involvement of local citizens. I urge you NOT to make exceptions to the plan, as that would undermine the rural nature of this area and the attempts to balance development and quality of life in Crozet and surrounding communities.

I understand that there is already available land in the county designated as light industrial. One comment in the Daily Progress stated that the land on route 29 North is less desirable because of traffic congestion in that area; if we are not careful, the Crozet area will also look much like the nightmare of 29North!

Thanks for your consideration of this issue.

Received 2-15-10

Poor Crozet. Please keep the parks at least. The rural character and cozy home town feel is being eroded. Now the lovely library. Next the parks? Please. Stop.