Albemarle County’s Growth Management Policy designates Rural Areas and Development Areas across the County. Crozet is designated a Development Area and is surrounded by Rural Areas. During the second Imagine Crozet workshop, community members identified Lanetown Road as one of the best examples of an “edge” area, where the Crozet Development Area meets the Rural Area and transitions from a developed character to a rural character.

Circle the two (2) most important attributes of Lanetown Road that make it an effective “edge” that transitions from a developed to a rural character.

- Wooded/pastoral landscape
- Only one side is developed
- Two-lane road with no curb & gutter
- Fencing
- Buildings located far away from the street
- Fill in the Blank:

St. George Avenue was one of the earliest Crozet neighborhoods, with homes constructed in the mid-to-late 1800s as farm dwellings. Over time, the street developed and now includes structures of many ages and architectural styles.

Circle the three (3) most important attributes of St. George Avenue that should be respected in new development or redevelopment.

- Large trees / landscaping
- Building architecture / design
- Porches
- Off-street parking & detached garages
- Buildings set back from the street
- Fill in the Blank:
- Accessory structures and outbuildings

There are many ways for you to learn and share your experience. Join the conversation. Be a Crozet Visionary!

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Three Notch’d Rd & Union Mission

Although this corridor east of the old railroad depot developed at the same time as Downtown Crozet in the early 1900s, it was left out of the Crozet Historic District nomination due to “a lack of integrity caused by a loss of its historic setting, feeling, and association with the development and growth of the African-American community in Crozet.” The area near Union Mission Baptist Church was once home to a school that served the African-American community before school integration.

How can we preserve and uplift undertold histories that may not meet conventional standards for “architectural significance”?

Three Notch’d Rd & Industry

In the 1950s, the economic center of Crozet shifted from Downtown to a larger, more suburban form near the railroad, with industries such as Acme Visible Records and Morton Frozen Foods/ConAgra. While these industries faded over time, Crozet now produces craft beer and markets musical artists in the same spaces.

What types of uses may be appropriate in this corridor in the future? Circle all that apply.

- Single-family residential
- Retail/commercial businesses
- Multi-family residential
- Office space
- Live/work spaces
- Light industrial / artisan manufacturing
- Outdoor recreation
- Other (fill in the blank):

Westhall

Since the late 1990s, Albemarle County has been using the Neighborhood Model as a set of principles to guide new development. Westhall is an example of a neighborhood that incorporates some of these principles.

How can Crozet develop in a way that reflects the history and character we’ve discussed today while also incorporating modern design standards?