

**Crozet Community Advisory Committee**  
**Crozet Library**  
**Wednesday, January 8, 2020 from 7:00 PM to 8:45 PM**

Allie Pesch: Welcome's everyone and calls the meeting to order.

A quorum is established.

Introductions made by members of the CCAC and citizens present at the meeting.

Citizens Present: Teri Myamoto (Crozet Trails), Tim Tolson (CCA), Mike Marshall (Crozet Gazette), Lisa Martin (Crozet Gazette), Jim Duncan (Real Crozet), Bill Spicuzza, Therisa Curry, Todd Johnson, Ray Grant, Jack Roberts, Will Jackson

Crozet Community Advisory Committee (CCAC) Members Present: Tom Loach, Allie Pesch, Valerie Long, David Mitchell, Joe Fore, Doug Bates, Katya Spicuzza, Mike Kunkel, Brian Day, Jon McKeon, Shawn Bird, Sandy Hausman

Absent: Kostas Alibertis, Josh Rector, Lillian Mezey

County Representatives Present: Andrew Knuppel (AC Planning - Staff Liaison); Ann Mallek and Jennie More unable to attend

January 2020 Agenda:

1. Introductions and Agenda Review (Allie Pesch – CCAC chair)
2. Approval of Minutes
3. Growth Management Report & Demographics Presentation (Andrew Knuppel/Albemarle County Community Development – 30 minutes)
4. Crozet Master Plan Phase 2 Process Update (Andrew Knuppel/Albemarle County Community Development – 10 minutes)
5. Items Not Listed on the Agenda
6. Announcements
7. Future Agenda Items
  - a. Bamboo Grove Rezoning Application Community Meeting
  - b. Crozet Sports SUP Application Community Meeting

Allie: begins introductions of CCAC members, all citizens present, and county officials

Allie: After introductions, begins the meeting.

Doug Bates presents motion to approve November 2019 CCAC minutes; Katya Spicuzza seconds the motion; all CCAC members present vote for approval. November 2019 CCAC minutes approved.

## Growth Management Report and Demographics Presentation (Andrew Knuppel):

- Demographics
  - o Based upon Census; please participate
  - o Census Designated Place (roughly lines up with growth area); growth area conversation
  - o Age and Sex summary; Crozet concurrently getting both younger and older
  - o Race and Ethnicity; increasingly more white
  - o Housing and Occupancy; more rentals in area; household and family size distinction and discussion
- Growth and Management Report background
  - o Overview of residential development trends
    - Residential development trends
    - Remaining developable area
    - Estimate additional dwelling units, capacity
  - o Comprehensive Plan
    - Objective 4: use development area efficiently
    - Strategy 4a: monitor building in both development and rural areas
    - Strategy 4b: update capacity analysis every two years
  - o All Development Area slide summarizing development in progress
  - o Residential Development Slide
    - 2000: 2820
    - 2010: 5565
  - o 2019 Housing and Population
    - Use several multipliers to estimate Crozet population
    - Range of three estimates between 8185 – 9638 persons; 2017 Crozet Community survey the highest estimate; need the 2020 census to confirm
    - Crozet MP estimates long-term capacity of 18,000; 2030 estimate population of 12,000
    - Development Pipeline - Dwelling units remaining
      - 1308 units remain for 16 projects
      - 1055 of these units in 5 rezonings
      - Old Trail numbers
        - o Min approved of 1,000,
        - o max of 2,200;
        - o actual likely near 1,200
  - o Zoning (Gross Density)
    - 738-1161 dwelling units could be built on vacant land or infilled under current zoning
    - Orange and Pink colors represent the potential future growth; blue dots approved; gold/yellow dots possible

- Gross vs. Net Density residential category (R1 – R15/20 range in county)
      - Gross – based on size of parcel; at R15, could build up to 20 units with “bonuses” on one acre
      - Net – floodplain, slope, stream buffers considered; average between 25-29 percent loss for protected area; county uses GIS to determine
      - Calculated this way since 1980
      - Master Plan uses Net Density calculation
    - Residential Capacity estimates
      - Used ACS 2015 and Crozet Community Survey 2017
      - Pipeline units for each to estimate population
      - Estimates likely between the gross and net density calculation estimates
      - Crozet current growth area max population estimates between 14-17K
      - Few large parcels remain to be developed in growth area
      - Perimeter to growth area estimates – no; only use what’s in growth area
      - Could be deceived to what is actually “Crozet”
      - Infrastructure questions not properly addressed
      - Data based upon Weldon Cooper projections
      - Traffic study will be done for Crozet Master Plan development
      - Schools calculated based upon growth/development area; schools use cohort survival and birth rates to calculate
      - Enough commercial land, space available? Can calculate, consider but not cover in detail; estimate for what could be done
      - Crozet is bedroom community; businesses provide more in taxes than they take in – net positive; Crozet pays more in taxes than it receives in services
- Next Crozet Master Plan Workshop, Phase 2
  - Monday, January 13 at WAHS
  - Focus on commercial areas/downtown, ACME; Old Trail and Clover Lawn
  - Community Workshops – through June 24 (break in March for catch up)
  - Focused Conversations – through April 27
  - Project prioritization; resources
  - Two Supervisors took issue with Crozet diversity; thought we were not interested as a community

Meeting adjourned at 8:18 PM.