

Resolutions:

Resolution 1:

There currently exists an agreement between the community of Crozet and the County of Albemarle, established during the initial master planning process, that the County of Albemarle would maintain a level of concurrent infrastructure during the buildout of Crozet to the target growth given to Crozet by the County consultants of 12, 198. The County of Albemarle has failed to maintain the necessary level of infrastructure therefore:

Any further requests for rezoning in the Crozet growth area should be approved only at the lowest level of development allowed. This condition should exist until such time as the following infrastructure has been provided:

1. Funded expansion of Crozet Elementary
2. Funding for the construction of the bridge across the Lickinghole Creek and the completion of the Eastern Connector.
3. Funded traffic plan for downtown Crozet.

Therefore: **The updated Crozet community master plan should include the same language already present in the Village of Rivanna master plan:**

Approval of future development proposals should occur simultaneously with or follow provision of adequate infrastructure.

Reasoning: The CCAC has already held this position with regard to the application for the Sparrow Hill development and was supported by the Board of Supervisors. While it would be fully understandable as already supported by one member of the CCAC to request no further rezoning be allowed, I believe such a request would not be supported by the Board of Supervisors.

Certainly, the three requests for infrastructure improvements are a minimum to support the continued growth of Crozet. Some have made the argument that infrastructure follow development, but this argument does not hold water since Crozet already has approved enough development to significantly pass the population given Crozet in the original Master Plan. To continue development without the infrastructure required would only decrease the quality of life of the current residents of Crozet.

Resolution 2:

Until such time as there exists a condition where adequate infrastructure in the form of sidewalks, curb and gutter in all neighborhoods within the Crozet growth area there should be a prohibition on the construction of higher density housing than already exists. The County of Albemarle and the community of Crozet has maintained the proposition that the Neighborhood Model should be the standard of development and within that model is the requirement for adequate infrastructure including sidewalks curb and gutter. Therefore:

The community of Crozet will not accept the introduction of higher density housing in existing neighborhoods where adequate infrastructure does not exist.

Reasoning: The primary reasoning for this resolution is to prevent those older established neighborhoods in Crozet i.e. Orchard Acres, Brookwood, Hilltop Ave, which do not have adequate infrastructure to support any further density than currently exists. The County of Albemarle has set the Neighborhood Model in agreement with Crozet as the standard for development. I believe the county is counting on the fact with the popularity of Crozet it be worthwhile for developers to purchase single family homes in these neighborhoods and convert them to multifamily housing. It is also unacceptable from the perspective of the community of Crozet to accept separate, but unequal neighborhoods.

Supporting Documentation:

Virginia Law:

§ 15.2-2283. Purpose of zoning ordinances.

Zoning ordinances shall be for the general purpose of promoting the health, safety or general welfare of the public and of further accomplishing the objectives of § [15.2-2200](#). To these ends, such ordinances shall be designed to give reasonable consideration to each of the following purposes, where applicable: (i) to provide for adequate light, air, convenience of access, and safety from fire, flood, impounding structure failure, crime and other dangers; (ii) to reduce or prevent congestion in the public streets; (iii) to facilitate the creation of a convenient, attractive and harmonious community; (iv) to facilitate the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, flood protection, schools, parks, forests, playgrounds, recreational facilities, airports and other public requirements; (v) to protect against destruction of or encroachment upon historic areas and working waterfront development areas; (vi) to protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation, or loss of life, health, or property from fire, flood, impounding structure failure, panic or other dangers; (vii) to encourage economic development activities that provide desirable employment and enlarge the tax base; (viii) to provide for the preservation of agricultural and forestal lands and other lands of significance for the protection of the natural environment; (ix) to protect approach slopes and other safety areas of licensed airports, including United States government and military air facilities; (x) to promote the creation and preservation of affordable housing suitable for meeting the current and future needs of the locality as well as a reasonable proportion of the current and future needs of the planning district within which the locality is situated; (xi) to provide reasonable protection against encroachment upon military bases, military installations, and military airports and their adjacent safety areas, excluding armories operated by the Virginia National Guard; and (xii) to provide reasonable modifications in accordance with the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131 et seq.) or state and federal fair housing laws, as applicable. Such ordinance may also include reasonable provisions, not inconsistent with applicable state water quality standards, to protect surface water and ground water as defined in § [62.1-255](#).