

I for one, fully agree with Mike Marshall, who in his recent editorial pointed out the fact that the community of Crozet believes it already has a valid master plan and expects the county to recognize that fact. As Mike pointed out, the major benefit of the plan, not only to the residents of Crozet, but to developers and home buyers was the fact they everyone believed they could rely on the stability of the plan and make decisions accordingly.

One of the primary elements of the first master plan was the fact the consultants employed by the county to write the first master plan provided the community of Crozet a buildout population. The number they arrived at was 12,198, which you have seen in the document I have already provided. Despite the fact approval would mean the population of Crozet would quadruple, the plan was accepted by the community and the first master plan was adopted by the Board of Supervisors.

If you need further proof of the consultant's intent when they arrived at the "Ideal Maximum Population", let me show you the first master plan where the consultants restated their 12,000-population number.

*"In most cases, analysis ties directly to population, which is project to reach 11,200 – 12,00 in a twenty year build out."*

The fact there were 17 consultants involved with the master plan tells me there were a significant number of experts that arrived at the population number published in the plan.

As we all know, the current situation in Crozet with all the housing built and additional housing approved and, in the pipeline, will cause the population to exceed the population recommended by the consultants. In data supplied by county staff there is the potential to reach a

population of over 16,000, more than 30 percent over the recommended population

To date, no one has provided the community of Crozet a reason why the population number in the first master plan should be changed and the fact that we have already exceeded the 12,000 does not mean we should ignore it. I suggest the CCAC continue to use the 12,000-population figure and at least try, where possible, to reduce the potential increase in population over that number in the master plan.

For that reason, I would like to make a motion that the CCAC continue to recognize the 12,000-population figure in the first master plan as the “Ideal Maximum Population” for the community of Crozet.

Furthermore, the CCAC will continue to use this population figure in its current and future decision-making process.

Tom Loach, CCAC member