



ALBEMARLE COUNTY PLANNING

STAFF REPORT SUMMARY

Project Name: 2019-21 Crozet Master Plan Update	Staff: Rachel Falkenstein, Planning Manager Michaela Accardi, Senior Planner II Tori Kanellopoulos, Senior Planner
Planning Commission Work Session: May 11, 2021	Board of Supervisors Work Session: n/a
Owner: Multiple	Applicant: N/A (County-initiated)
TMP: Multiple Acreage: ~2,914 acres	Comprehensive Plan Amendment: Update of the Crozet Master Plan.
Magisterial District: White Hall	Future Land Use: Multiple
School Districts: Brownsville & Crozet – Elementary; Henley – Middle; Western Albemarle – High	
DA (Development Area): Community of Crozet	Topics for discussion: Crozet Master Plan – draft Transportation and Conservation Recommendations
<p>Discussion/Recommendation: Staff recommends that the Commission review the attached draft Transportation and Conservation chapters of the 2021 Crozet Master Plan and provide direction to staff on the questions below.</p> <p>Q1 – Is the draft content consistent with the County’s Comprehensive Plan?</p> <p>Q2 – Do you have any feedback or suggested changes to the draft content?</p>	

STAFF CONTACTS: Rachel Falkenstein, Planning Manager
Michaela Accardi, Senior Planner II
Tori Kanellopoulos, Senior Planner

PLANNING COMMISSION: May 11, 2021 (Work Session)

PROJECT BACKGROUND:

The Crozet Master Plan was first adopted on December 1, 2004 and last updated on October 13, 2010. The 2010 Master Plan establishes expectations for development that compliments Crozet's "small town feel" and supports Crozet's status as a designated Development Area. Site-specific recommendations for future land uses, transportation networks, parks and green systems, and implementation projects are detailed in the 2010 Plan. The Crozet community has experienced substantial growth since the 2010 Master Plan was adopted.

The Board of Supervisors directed staff to begin updating the Crozet Master Plan on September 4, 2019 through a four-phased process. Note that the timelines as initially scoped have been adjusted due to project delays, including from the COVID-19 pandemic:

- Phase 1: Community Visioning (September – December 2019)
- Phase 2: Focus Areas & Design Strategies (January – August 2020)
- Phase 3: Recommendations (September 2020 – March 2021)
- Phase 4: Plan Draft, Review, & Adoption (April – Q3 2021)

During Phase 1 of the project, County staff facilitated a community visioning process that built an understanding of long-range and land use planning. Community members identified Guiding Principles and Goals for each chapter of the Master Plan through a series of in-person community workshops, with online participation options. Community members, the Planning Commission and the Board of Supervisors supported these Guiding Principles and Goals, with some minor language edits.

In Phase 2, staff hosted a series of monthly workshops and "focused conversations" to design strategies and develop recommendations that support the overarching Guiding Principles and Goals identified during Phase 1. Before Governor Northam's "stay-at-home" order, staff facilitated two of the five planned workshops in-person. These land use workshops were related to 1) identifying Crozet's centers of activity and boundaries, and 2) addressing housing needs and challenges in Crozet. In response to public health recommendations related to the COVID-19 pandemic, staff revised the engagement approach to allow the project to proceed with a series of online workshops, feedback forms, and virtual Crozet Community Advisory Committee (CCAC) meetings. Three online workshops were held for: 1) Architecture and Preservation, 2) Transportation, and 3) Conservation during the summer of 2020. These online "workshops" were hosted through the Imagine Crozet community engagement hub on PublicInput.com .

Phase 3 of the project consisted of a series of virtual CCAC meetings intended to receive feedback and refine draft design and policy recommendations. Staff held five land use workshops, two transportation workshops, and one conservation workshop with the CCAC during Phase 3.

The Master Plan update is currently in the fourth and final phase of work: Plan Draft, Review & Adoption. Staff has completed initial drafts of three of the five Master Plan chapters: Land Use, Transportation, and Conservation. Remaining chapters to be completed include the Introduction and the Implementation Chapters.

The draft Transportation and Conservation chapters were developed based upon community feedback from the first three project phases as well as site analysis. Staff presented both draft chapters to the CCAC during their April 2021 meeting to receive questions and feedback. The draft chapters were also

posted online for feedback on the online Public Input project hub. Staff has made a subsequent round of revisions to the draft content based on CCAC and online community feedback. The updated draft chapters are provided in Attachments 2 & 3.

PURPOSE OF THE WORK SESSION:

The Commission’s feedback from the previous two Land Use work sessions were used to develop the draft Land Use Chapter that is provided in Attachment 1. The draft Land Use Chapter is included in the materials for this work session as a reference to demonstrate the relationship between Land Use and the Transportation and Conservation Chapters. The purpose of this work session is to receive Planning Commission feedback on the draft Transportation and Conservation Chapters on the following two questions:

Q1 – Is the draft content consistent with the County’s Comprehensive Plan?

Q2 – Do you have any feedback or suggested changes to the draft content?

The Commission’s guidance shared during this work session will be used to continue to refine the draft chapters and will help inform the content for the Implementation Chapter. The next steps in the Master Plan process include collaborating with the community to develop a prioritized list of implementation projects, drafting content for the Implementation Chapter, and compiling a full draft of the Master Plan. Staff is tentatively planning to share the draft Implementation Chapter, as well as the complete Master Plan draft with the Planning Commission at a work session in June.

STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission review the background information (shared above), the attached draft chapters, and provide direction to staff on the Transportation and Conservation drafts on each of the above questions.

Attachments:

- Attachment 1 – [draft Land Use Chapter](#)
- Attachment 2 – [draft Transportation Chapter](#)
- Attachment 3 – [draft Conservation Chapter](#)