

**ACTIONS**  
**Board of Supervisors Meeting of October 7, 2014**

October 10, 2014

<u>AGENDA ITEM/ACTION</u>	<u>ASSIGNMENT</u>	<u>PODCAST</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> <li>Meeting was called to order at 5:05 p.m., by the Chair, Ms. Dittmar. All BOS members were present. Also present were Tom Foley, Larry Davis and Travis Morris.</li> </ul>		<a href="#">Listen</a>
<p>2. <b>Work Session:</b> CPA-2013-01. Comprehensive Plan Update/Amendment, to begin with public comments and possible Board direction.</p> <ul style="list-style-type: none"> <li>Development Areas.</li> <li><b>HELD.</b></li> </ul> <p><b>Recess.</b> The Board recessed at 6:31 p.m., and reconvened at 7:02 p.m.</p>	<p><u>Wayne Cilimberg:</u> Proceed with Commission as directed. (Attachment 1)</p>	
<p>3. Continuation of Work Session to include public comments and possible Board direction.</p> <ul style="list-style-type: none"> <li>Development Areas.</li> <li><b>HELD.</b></li> <li>By a vote of 6:0, <b>DIRECTED</b> Planning Commission to proceed with the existing CPA application filed by CMA properties with a recommendation to the Board by January 15, 2015.</li> </ul>	<p>(Attachment 1)</p> <p><u>Wayne Cilimberg:</u> Proceed as directed.</p>	
<p>4. From the Board: Matters Not Listed on the Agenda.</p> <ul style="list-style-type: none"> <li>By a vote of 6:0, <b>ADDED</b> resolution endorsing Alignment-A for the Berkmar extension project to the October 8, 2014 agenda.</li> </ul> <p><u>Jan Dittmar:</u></p> <ul style="list-style-type: none"> <li>Announced that the Clerk will be sending out the Board's procedures for their review in November.</li> <li>Announced that staff will be putting together a poll asking Board members how they like to receive their Board reports.</li> </ul> <p><u>Diantha McKeel:</u></p> <ul style="list-style-type: none"> <li>Announced that she has been getting calls from businesses along the Rio Road intersection quadrant requesting information.</li> <li><b>DIRECTED</b> staff to set up meeting with Route 29 Business Stakeholders.</li> </ul>	<p><u>Clerk:</u> Schedule on the October 8<sup>th</sup> agenda.</p> <p><u>Lee Catlin:</u> Proceed as directed.  <u>Clerk:</u> Schedule on Board calendar when date has been set.</p>	<a href="#">Listen</a>
<p>5. From the County Executive: Report on Matters Not Listed on the Agenda.</p> <ul style="list-style-type: none"> <li>There were none.</li> </ul>		
<p>6. Adjourn to September 10, 4:00 p.m., Room 241.</p> <ul style="list-style-type: none"> <li>The meeting was adjourned at 7:47 p.m.</li> </ul>		

ewj/tom

Attachment 1 – Comprehensive Plan Update Discussion

**ALBEMARLE COUNTY COMPREHENSIVE PLAN  
DEVELOPMENT AREAS DIRECTION AND COMMENTS**

**October 7, 2014**

**Direction from the Board – Goal and Capacity Analysis:**

- The Development Areas Goal, “Albemarle’s Development Areas will be made up of high quality, mixed-use urban neighborhoods and employment centers that are walkable and adequately supported by services and facilities,” should be revised to include multi-modal transportation opportunities instead of just mentioning walkability.
- Language in the Development Areas chapter and the Economic Development chapter should recognize the challenges the county faces with shortage of Light Industrial land that is served by appropriate infrastructure and ready for business. Strategies should be included for the County to work towards providing more readily usable land.

**Board Comments – Goal and Capacity Analysis:**

- Staff should examine if the market is supporting the “mixed-use urban neighborhoods” mentioned in the Development Areas Goal. It seems like the market is trending towards low density, single family developments.
- We are trying to get mixed-use communities with housing and employment opportunities, but the developments are not matching up employment opportunities with the housing options in the neighborhood. For example, it doesn’t seem that Target clerks would be able to afford the houses in Hollymead Town Center.
- A good model of a mixed-use community is Old Trail in Crozet. People are moving to Old Trail for the very attributes mentioned in the goal because they can walk to shops and get on a bike with their kids. The County still has work to do to get additional businesses and employers in these areas but people love living in these neighborhoods.
- This is a goal and it is aspirational. We haven’t yet figured out yet how to make all of the development areas reflect this goal but it is something we can work towards.
- We are hearing from many people that they can’t get across Route 250, Route 29 and I-64 on foot and we need to figure out how to do this.
- To show an example of how the market is supporting these types of communities, a prominent local real estate company is advertising Walk Score on their website so customers can see how walkable the available homes are.
- We need to focus on building neighborhoods around employment centers and light industrial areas where jobs are.
- If you eliminate University property and parcels where there is no infrastructure from the available Light Industrial property, we really do not have any “pad ready” industrial property. Businesses are struggling to find available land that has the infrastructure they need for their businesses. Businesses want access to interstates and railroads. We should do an analysis of the available land that meets these criteria. *Staff provided an update on the status of available LI land and said this is something staff is working towards and will be a priority for the new economic development office.*
- We should focus on the lack of ability to go southbound on Route 29 at exit 118 from eastbound I-64. This is crippling for the businesses in this area.

**Direction from board – Places29 Master Plan:**

- Staff should follow up on the Department of Defense Report regarding how forward-thinking communities can protect and enhance military centers.
- The Wood expansion area request near Rivanna Station should be considered with the upcoming Places29 Master Plan update and not approved with this Comprehensive Plan update. Potential impacts on the adjoining Rural Area roads and properties warrant a more thorough review.
- The Board referred the CPA request for CMA properties to the Planning Commission. The Planning Commission should provide a recommendation back the Board by January 15.
- The CMA properties applicant may submit a Rezoning application concurrently with the CPA request if he so chooses.
- The Board affirmed the location of the water storage tanks along Airport Road, pending staff confirming that the location of the tanks will not block the proposed extension of Meeting Street.

- The Board agreed that the mobile home park near the airport should retain its light industrial land use designation rather than changing it to urban density residential.

**Other Comments - Places29 Master Plan:**

- The Wood expansion area request is concerning because of the additional density it will force on this area and Rivanna Station. The reason we lack light industrial land is because we keep rezoning it to residential. The Board was initially told the mobile home park was temporary. Once we change this to residential land use it opens the door for a more permanent residential neighborhood.
- The mobile home park land makes more sense for light industrial land use since it is located near the airport. Businesses want to be close to the airport and most people do not want to live that close to airport due to noise levels.
- The Board frequently hears that we need more light industrial land available in the County.
- With the CMA properties CPA request, would the Planning Commission talk about things such as sidewalks and stormwater? *Staff responded that these items could be considered by the Commission but they would also be handled by staff through site plan and WPO plan.*
- Who makes a determination if a turn lane is needed to the CMA site? What is the timing for this? *Staff responded that this is a VDOT determination and this will be studied at the rezoning.*
- Berkmar Drive will likely see a transformation into a different type of corridor and the CMA land use change could be one of the first steps. This will not be the last time someone comes to the Board to bring a commercial use to Berkmar Drive. The Planning Commission needs to think larger than just this parcel. They need to think about the larger impacts to Berkmar Drive as it expands and take a long term focus on this corridor.
- To require the extension of Myers Drive and sidewalks through this very narrow CMA property would be a lot to ask of the property owner.
- We should leave the decision about the extension of Myers Drive up to the Planning Commission and the applicant. The grade separated interchange might cause problems at the intersection of Myers Drive and Route 29.
- The Commission needs to consider if this is a good location for another public road and intersection so close to the Rio intersection.
- The Board will be meeting with business owners affected by the Route 29 construction projects to see if actions can be taken for relief. The Board should consider at this time if there is another route the applicant can take to meet his business's needs.
- We should investigate what we can do to provide the property owner with some relief if this review stretches out too long.

**Direction from the Board – Pantops Master Plan:**

- The Board affirmed the removal of the two streets shown on the proposed revised Pantops Master Plan Transportation Plan as recommended by the Planning Commission and Community Advisory Council and attached.

**Direction from the Board – Village of Rivanna Master Plan:**

- The Board affirmed the addition of the water tank in the Village of Rivanna Master Plan on the eastern end of the fire station property.
- The Board affirmed the Commission's and Advisory Council's recommendation for the attached supplemental land use plan for the Village.
- The Board affirmed staff recommendations for
  - Adding information on the history of the Village of Rivanna;
  - Explaining the relationship between the land use plan designations and density calculations more clearly
  - Clarifying the relationship between recommendations on the Master Plans and general text about Villages
  - Adding a strategy to update the zoning ordinance in places, such as Section 20.A.7. Neighborhood Model District, to better correspond with Master Plans recommendations

**Other Comments - Village of Rivanna Master Plan:**

- There are new people coming into the growing neighborhoods in Rivanna Village who do not know the history of the area. Some of these changes to the Village of Rivanna Master Plan would help provide clarity of the neighborhood history.
- Factoring out the unbuildable land, as staff did in the capacity analysis, should also be considered in the density allowed on the property through zoning. The Blue Ridge property on Jarman's Gap is an example

of how high density can become a problem when you don't take out unbuildable land when calculating density.

**Direction from the Board – Southern and Western Neighborhoods Master Plan:**

- The Board will take up the discussion of land use on the Parham parcel at the 10/8 BOS public hearing.
- Specific land uses for the County owned property near Monticello Fire Rescue Station should be determined during the development of a small area plan for this area.
- The Board referred the Woolen Mills CPA request to the Planning Commission for review and asked for a status report by January 15.
- The Board referred the Woodard request to change the land use for Tax Map Parcel 76M2-68, located between 5<sup>th</sup> Street Station and the Willoughby neighborhood, from Neighborhood Density Residential to Urban Density Residential to the Planning Commission. The Planning Commission should provide a status update to the Board by January 15.
- Staff should continue to research new federal regulations for stream protection and make sure County policies are compliant. Parks and Green Systems maps may need to be updated to reflect protected streams.

**Other Comments - Southern and Western Neighborhoods Master Plan:**

- Why would we include plans to secure right-of-way for the Southern Connector if this is not going to be built for such a long time?
- The Southern Connector road may not be built for a very long time but is an excellent way to get into town via bicycle.
- How much area of light industrial land is being lost with the Comp Plan update, or is it being replaced somewhere else?
- The desire of the residents of the Southern Neighborhood is to have more neighborhood development in the area of the Parham Parcel.
- Having more walkability and crosswalks should be a higher priority than having a town center on the County-owned Mill Creek property. *Supervisor Dittmar stated that VDOT, staff and the community are working on providing crosswalks and sidewalks to Cale Elementary.*
- The Woolen Mills CPA request is looking for more residential use in an area we already have an issue with residences' proximity to the sewage treatment plant. We are currently trying to work through odor control issues. This should be considered with the rezoning of the property.
- It is up to the developer if he wants to put residential uses in proximity to the sewage treatment plant.
- The Woolen Mills site is a unique area. It has historic buildings, is bordered by a river and they have a creative idea to reuse these buildings and they want to explore this opportunity.
- It would be good for the joint planning committee of the City and County to know what they are proposing on this site as they plan for the Rivanna River Corridor.
- The Woolen Mills site does not have the same importance as the CMA properties request and needs to be carefully studied by the Planning Commission. There is no need for the Commission to rush a recommendation by January 15.
- The request at the Willoughby property seems to be an appropriate use in the area. Philosophically it seems like a good use and the Planning Commission will do their due diligence and public engagement.
- Developing the Granger property and Fontaine-Sunset Connector will put impacts onto wetlands in the Stribling Avenue area which will result in less biodiversity in that area.

**ALBEMARLE COUNTY COMPREHENSIVE PLAN  
PUBLIC COMMENTS ON DEVELOPMENT AREAS  
October 7, 2014**

**5:00PM Public Comment:**

Richard Wagamen, Scottsville District, told the board he would like to highlight two development areas at risk: Pantops and the Village of Rivanna. He said both of these feed into the City of Charlottesville via Free Bridge. He said he is on the Citizens Advisory Committee for transportation. He urged the Board to think about the transportation problems of those two areas. He said wanting to have high density is understandable but there must be a well planned transportation network to get people from where they live to where they work and back. He said the main intersection needing improvement is the I-64 and Pantops Interchange. He told the Board if they want development plans to succeed this needs to be high on priority list.

Pete Caramanis, Scottsville District, said he is here tonight representing Brian Roy and his CPA request for the Woolen Mills property. He asked the Board to allow this request to go forward to the Planning Commission for their review at this time. He said this is a unique property with historic structures and it is uniquely situated between the City and the County. It is an existing and historic industrial property.

Brian Roy, contract purchaser of Woolen Mills property, said this is a unique property and that when he mentions it to people they are shocked that it is in the County and not the City. He said the size and historic nature of the property are unique with 10 acres abutting Moore's Creek and the Rivanna River. He said the property has historic value going back to the Civil War. He said there are also tremendous challenges maintaining the historic building and he is proposing offering a blend of various uses, residential, light industrial and commercial. He said the site needs flexibility and needs to be moved along so plans can come forward. He said if the goal of the Comprehensive Plan is to preserve historic structures and maintain waterways and pathways then this is a good opportunity. He asked for the project to be able to move forward as promptly as possible.

Nancy Carpenter, Scottsville District, said she is interested in the Southern Development area vision. She said walkability is important in this area. She would like to be able to walk from Sunset road to the new shopping center and to be able to cross I-64. She said the Southwood development should be connected to potential economic development. She said this area is ripe for commercial development and job opportunities. She said it is important to create higher density but still preserve some greenery for the community to enjoy.

Neil Means, Scottsville District, Village of Rivanna Community Advisory Council, said he had issues with the Comp Plan promoting density at the higher end of the density range of the Master Plans. He said he participated in an in-depth planning process for the Village of Rivanna and agreed on density recommendations for various areas. He said it is highly inappropriate to include a new recommended density policy in this Plan. He pointed out that in Attachment C, p. 9, using the higher end of the density range there will still be a capacity of 14,350 units in 2030. He said if the development areas were developed at the absolute lowest end of the density range they would only be 850 units short. He said if developed even at the middle of the density range we would have more than enough capacity. He told the Board that density ranges should be included as agreed upon in the Master Plans.

Pam Reilly, Scottsville District, thanked the Board for allowing community engagement with the Southern and Western Neighborhood Master Plan. She said she was against the growth area boundary expansion for Somerset Farm. She said she wholeheartedly agrees with plans to increase density in the growth area and use of the neighborhood model. She said at meetings she has attended, overall, citizens were opposed to the expansion of the growth area for its viewshed impacts and other negative impacts. She said there is rationale that capacity exists to serve population needs so the growth area should not be expanded. She said that Route 20 is a scenic byway and that Monticello is a World Heritage Site. She said additional density in the area has already been approved and expansion of the growth area is not needed at this time.

Roger Schickedantz, Scottsville District, said he submitted a memo on behalf of Southern Neighborhood homeowners on September 29. He said the homeowners support dense development in the Southern Neighborhood with use of the Neighborhood Model. He said this Southern Neighborhood plan should reinforce items already in the Comp Plan such as human scale roads, parks and green space, a town center with a recreational center and library, and walkable and interconnected neighborhoods. He said the neighborhood has concerns about the expansion of light industrial use (between Avon Street Extended and Rt. 20) and said that light industrial uses should be on a smaller, walkable and residential scale. He said the large parcels shown on

the proposed Master Plan will create larger gaps in the fabric of the neighborhood. He said he would like to see better use of existing industrial areas.

Linda O'Conner, Scottsville District, and Avon Park HOA, said she supported the memo that was distributed to the Board. She said she wanted to emphasize one point: there are schools between Mill Creek, Route 20 and Avon Street Extended. She said there is no safe access to walk to the schools. She said they already have a dense neighborhood that is still growing. She said there are several new developments coming. She said it is very important to have sidewalks and crosswalks so that students can walk to school and bike to school.

Peter Borches, Rio District, CMA properties, said he was the applicant for the potential land use change associated with Colonial Auto Center. He said he has had discussion with staff, neighbors, Board members, and other County officials. He said he has had positive feedback from all levels for his request. He said he was asking for a land use change for his business to expand to a contiguous parcel. He asked for expedited consideration for this application due to the construction at the Route 29 and Rio Road intersection. He said this construction will be along the entire frontage of his business and VDOT will be taking a large portion of his land for the right of way which will cause him to lose a large portion of his current inventory parking. He said he was told the notice to proceed will be issued in March 2015 and the contractor will then be free to begin work. He said that his business needs the opportunity to expand within a similar time frame. He said it is imperative to the business to be proactive and asked the Board to allow this land use change so he can construct an entrance off of Berkmar drive and provide space for the lost inventory storage.

Valerie Long, representing CMA properties in Rio District, said she would like to follow up on Mr. Borches request. She said his desire is to use property they own that is adjacent to existing Colonial Auto Center for vehicle storage. She directed the Board to an aerial image of the property showing the future impacts of the Route 29 construction. She said the company had asked to use the vacant land fronting on Berkmar drive for vehicle storage and were told that this is not allowed within R-6 zoning. She said they were told that before the property could be rezoned it would need a Comprehensive Plan Amendment. She explained that this property was once a mobile home park which has since been closed. She said because of the adjacent commercial uses that another commercial use is appropriate on this site. She asked the Board for this request to move forward on a timely basis.

John Lowry, Samuel Miller District, said he had three comments about the Development Area Chapter but since he will only have two minutes tonight he will come back to make his comments during the discussion of the Implementation Chapter.

Jeff Werner, PEC, said he would like to mention four things for the Board to consider. He said first the Board should be planning for an aging population with a preference for aging in place. He said the County also needs to consider the needs and requirements of Rivanna Station and the importance of joint planning between the County and the Department of Defense. Third, he said the Board should have a focused dialogue with UVA about commuting and on-grounds housing. He said the University only provides housing for one third of its students on grounds. Lastly, he asked the Board to require from staff a more detailed analysis on growth and development trends. He said we need to know what is happening in terms of current growth and development. He said we cannot plan for the future if we do not know what has already been built.

Neil Williamson, Free Enterprise Forum, recommended the Board ask the question of what fits in the Development Area and what doesn't. He also suggested they consider what would be triggers for Development Area expansion. He asked if this Board or any other Boards talk about what would trigger this. He said businesses have left the County because they cannot expand their businesses because of the Development Area boundary. He said the idea of having jobs here in areas where people can work, live and play is a good idea and the Plan should be flexible to allow this. He said that the capacity analysis is overstated by 30% and this will create a problem. He urged the Board to think about what they want to have in the Development Areas and how it all fits together.

Morgan Butler, SELC, said in 2011 when the County was beginning the Comp Plan update that SELC was one of seven local organizations who sent a letter to the Board emphasizing how important it was to know what capacity the Development Areas have before deciding to expand them. He said expanding growth areas undermines several of the Plan's goals. He said staff did the capacity analysis and concluded that expansion of the Development Areas is not needed since there is currently adequate capacity. He said staff also found there is adequate land available within the Development Areas for target industries and businesses. He said the Board should focus efforts on how to get more out of land that is already designated for development. He said we need to make sure that land set aside for these uses actually gets used for business and industry. He encouraged the

Board to look at how smaller industrial parcels can be combined and how we can get needed infrastructure to these areas.

Wendell Wood requested that Somerset Farm be considered for a growth area expansion. He said this property has been debated for the last three updates of the Plan. He said the property is not in the watershed, it has public water and sewer running to the property, it is near an elementary school and high school, there is a fire station across the street, and it is not in Monticello watershed. He said this land meets all the criteria for the Development Area. He asked the Board to consider this expansion request.

Keith Woodard, Rio District, said he heard many words used such as mixed use neighborhood, walkability, combining residential and commercial. He told the Board he had a 5 acre parcel immediately adjacent to 5<sup>th</sup> street station, TMP 76M2-68 on the other side of Moore's Creek that he would like to develop for high density. He said the zoning for the property is PUD which allows up to 30 units per acre. He said this lot is right next to an area of employment and shops and would like to have to property included on the Comp Plan for urban density residential development. He said the property would allow workforce housing to live next to this new development. He asked to have this included in the Comprehensive Plan as high density.

**7:00PM Public Comment:**

Roger Schickedantz, Scottsville, said he had two comments relative to the discussion about non-residential uses. He said UVA is supporting biomedical research and would like to see more of this development in the region. He asked why the Fontaine Research Park and Blue Ridge Hospital site are off-limits to this type of development. He encouraged the Board to find a way to work with University to see if these areas could be available to these types of uses. He said the former Blue Ridge Hospital site is ideal. He said businesses are looking for mixed use and smaller types of industrial parcels. He said if the land use plan allowed this mix with smaller industrial uses rather than in large blocks, the Southern Neighborhood would be more supportive of the Light Industrial uses.

Wendell Wood, said the Board is discussing trying to attract residential uses around industrial uses. He said that around 600 million dollars has been invested into the NGIC property in the vicinity of his expansion area request. He said there is a four lane highway and water and sewer have been built to this area. He said that the Planning Commission supported this growth area expansion request at first and changed their minds at the last minute. He said this site has public water and sewer, is not in the watershed and has a four lane divided highway. He said the property is similar to Somerset Farm and meets all these requirements including walkability.