

Places 29-Rio Community Advisory Committee
Minutes July 22, 2021 Meeting
Virtual Meeting held via Zoom according to BOS guidelines

ATTENDEES:

Committee – Todd Cone, Marty Davis, Nancy Hunt, Audrey Kocher, Lee Kondor, Brian MacMillan(absent), Martin Meth, Tom Paoletti, Pete Thompson, Judy Schlüssel, Nicole Scro, Rick Seaman

Board of Supervisors – Ned Gallaway

Planning Commission – Daniel Bailey (excused)

County Staff – David Benish, Carolyn Shaffer (meeting facilitator)

CALL to ORDER – Chairperson Marty Meth called meeting to order at 6:02 with a quorum.

Statement read by David on emergency ordinance authorizing the Virtual Zoom meeting (No. 20-A(16)) and named attending CAC participants.

Approval of Minutes – Minutes for June 24, 2021 approved on unanimous vote.

Rio Point ZMA:

1. Presented by Chris Henry, President, Stoney Point Development Group
2. Site previously known as Parkway Place
3. Presentation to CAC not required.
4. Introduction by Marty on purpose of presentation to CAC
5. Before BOS again at Aug 18 meeting for zoning map amendment
6. 328 multifamily 1, 2 & 3 bedroom apartments
7. 27.31 acres for 12 DUA gross density
8. 15% of units at 80% AMI or lower for 10 years
9. Begin construction about 1 year after zoning approval
10. Connecting road between Rio point & Rio Commons

Rio Rd Corridor Plan Update:

1. Presented by David Benish, Development Process Manager
2. Recommendations to become part of Rio/Places 29 Comp Plan and Master Plan
3. Phase I draft to be completed by November
4. Presentation by consultants at August CAC meeting

5. Presentation to be posted online for public access
6. Discussion about informing public, need for better communications

Review and Update of Watch List:

1. Lead by Marty
2. Review and update of 'A' or immediate concern items.

Liaison Updates:

Ned Gallaway:

1. Chick-fil-A, need attention for traffic problems caused by drive through business
2. Former Allen & Allen law office still a problem
3. FBC back to BOS now that housing policy changes completed
4. Hillsdale Dr. realignment project to smart scale list
5. Reported on sidewalk projects on East Rio Rd

Daniel Bailey:

1. Not Present

Other Business:

1. Next meeting August 26, 6:00 PM

Adjourned at 7:28