

5th Street/Avon Street CAC

Meeting Minutes June 17, 2021

Present: CAC members Mary Katherine King, Craig Roller, Roger Schickedantz, Karen Davenport, Robert Finley, Thomas Thorpe, Glen Michael, Diane Grieder, Shawn Brydge, Andrew Baxter; county supervisors Donna Price and Liz Palmer, planning commission members Rick Randolph and Karen Firehock, county staff Tori Kanellopoulos and Carolyn Shaffer.

Meeting called to order at 7:02pm

Mary Katherine read notice: Meeting being held pursuant to and in compliance w/ Ordinance No. 20-A(16), an ordinance to ensure the continuity of government during covid19 disaster.

May meeting minutes approved as submitted.

New CAC member Andrew Baxter introduced. Currently works for Habitat for Humanity.

Andrew provided Southwood re-development update. Phase 1-groundbreaking held in January 2021. They are encountering issues with sewer connections. There are 26 current homes that to be moved, either to a vacant pad or relocating family to another Habitat home or site, if the homes can be moved. Fiscal year 2022 will see the first delivery of lots. Phase 1 will include duplexes, 4 condo buildings with 20 total units, and 1 single family home. Phase 2 rezoning plans will go to planning commission, and if approved to Board of Supervisors summer of 2021. Eventually, all current housing will be replaced. No existing manufactured homes will remain. If a family owns the manufactured home, Habitat will help find new location, if it can be moved. Retail phases will not be included in Phase 1.

Question about parking availability for residents for personal and a large number of commercial vehicles and equipment. Most occupant will be 2 spaces and there will be approximately 170 commercial spaces. Phase 2 will have additional commercial spaces, but likely not enough for current needs.

Question about impacts on Mountain View Elementary school and future school expansion. There have not been any discussions with county school board. 75% of Southwood is Hispanic, making Mountain View a popular choice for elementary school for residents.

Tori reviewed site plans under review in the 5th Street and Avon Street corridors. All site plans must include water protection ordinance compliance including storm water management and road plans including sidewalks/paths, trees and vegetation.

Albemarle Business Center-Block 5 is for self-storage building, work has begun.

White Gables-Ivy Road. 3 condo buildings, amended to add 3 more units for total of 42.

Avon Industrial-7900 square foot manufacturing/processing/assembly. Site plan deferred after initial plan presented

Galaxy Farm-townhouses on Route 20. Will have up to 65 units. Deferred after initial plan.

Avon Park 2-28 townhouses. Two existing homes to remain. Final site plan presented. Comments in July, followed by approval process.

Spring Hill Village-site plan approved. 100 total units. Start on Avon Street Extended side and build towards Route 20.

Concerns expressed by CAC members about impacts of all these housing developments on Mountain View Elementary School and traffic on 5th Street and Avon Street corridors.

Some discussion about Avon Village plan presented at May meeting. Concerns remain about plans for 25% green space, if it will be usable green space and other concerns about the plans.

Board of Supervisor updates:

Donna-from June 16 board meeting, county is refinancing debt at lower interest rates. County still maintains AAA rating with all three rating services. County also continues to maintain adequate strategic reserves. County will received \$10.6 million this year and another \$10.6 million next year from the American Recovery Act. Still trying to determine all the rules and guidelines for use of the monies. This year, \$3million will go towards broadband services, \$4million to help county businesses, and \$3million held in reserve to be used once all restrictions have been evaluated. Supervisors discussed clutter ordinance, which is different from abandoned property rules. A 2% pay raise was approved for supervisors. County will begin to discuss rules for guns on county property. There will be a public hearing for the county's proposed housing plan. The concept is approved, but the plan needs more research.

Liz- the housing plan will include a process to calculate what types of housing in needed. More discussion on home stays and continue to get exception requests. There are no immediate plans to expand the development areas in the county. There are areas that need re-development.

Planning Commission updates:

Rick-reviewed Albemarle County Service Authority annual report. Lots of good information in the report. Majority of cost comes from charges from Rivanna Water and Sewer and treatment plant upgrades.

There will be no July meeting. Next meeting tentatively scheduled for virtual meeting on August 19 at 7:00pm.

Meeting adjourned at 8:18pm