

RIVANNA CAC MINUTES AUGUST 9, 2021

Present: Dottie Martin, Lynda White, Dennis Odinov, Betsy Baten, Paula Pagonakis, Neil Means, Mary Sandiford

Guests: Donna Price, Rick Randolph, Tori Kanellopoulos, Carolyn Shaffer

The minutes from the last meeting (June 7) were approved and a copy sent to Tori to post on the website

Discussion of the Planning Commission meeting regarding Breezy Hill (BH)

Lynda proposed that “the CAC invite Adam Moore, Kevin McDermott, and the County lawyer to our next meeting to explain the meaning of VDOT’S SSAR section 32-90-60 and its corresponding guidance document and how these documents apply to the Running Deer/Breezy Hill connector”

Dennis - What is the next step for the Breezy Hill proposal?

Tori – It should go to the Board of Supervisors for their Oct/Nov meeting and she would find out the availability of those 3 people listed in Lynda’s proposal

Neil - it was a sorry performance by the PC

It was stated that some of the PC members appeared to not know that the comp plan deals with net density and the PC passed this proposal with gross density and never questioned it

Dennis – One further danger is that there are additional lots to be developed not included in the BH proposal

which will be developed in the future and if gross density is allowed for BH then it sets a dangerous precedent for future development. Doing it piecemeal using the higher density as a measure may lead to 100 homes in this tract.

BH developers have stated that they are not doing an affordable housing or proffers because they cannot make a profit

Paula – we need to revisit proffers, net vs gross density, and the Running Deer access

Mary asked what was the definition of affordable housing

Rick said there was no formula but an annual median income (AMI) of 80% below the medium income is a part of the guideline. In addition, because places like the VOR does not have any public transportation it is not a good candidate for AH

Future Rivanna MP Update

It might happen next year and we need to focus on:

1. Having residents show more interest in the MP process through education

Mary and Lynda will contact Tim Culpepper (RV developer) to get access to RV residents in an attempt to get them involved

Paula thought small home groups to educate residents might be productive in generating interest in the MP

Dottie thought that with covid that might make that difficult

Carolyn stated that the County is not doing anything in person at this time due to covid

Small groups can meet as long as there are no more than 2 committee members and a max of 7 others involved

Paula and Dottie will work on this

Dennis pointed out that the county has been working on this gross vs net density since 2015. The 2015 Comprehensive Plan urges that the County resolve the ambiguities that exist between this document that suggests net density, and the Albemarle County code which is not clear

Rick explained that there was an informal understanding by the BOS involving a proposed residential development (Adelaide) several years ago. The residents objected to this development due to several factors including gross vs net density. In the end 3 BOS felt net density should be used because there are areas in every development that are not buildable (streams, critical slopes, roads, etc.) and thought this was the standard to be used.

Developers know that the BOS, the PC, and members of all County departments change, and so do attitudes on growth

Donna - she does not know if this Adelaide decision was a binding decision as each situation is different

Dennis – this issue comes up time and time again and as yet has not been resolved by the BOS

Rick and Donna – this discussion on gross vs. net density will become a part of the notes that the County staff will write and will show up as a paragraph in the staff report

Donna – In addition, anyone can email or write to any or all of the BOS. In addition, anyone can sign up to speak via zoom, or in person when allowed, at a BOS meeting

Tori clarified that the BOS only has access to the CAC minutes on the website and the staff report has already been done

Due to this discussion, Donna said she just sent a note to the clerk that she wants this issue (gross vs net density) on the next BOS agenda

Rick's Report

Nothing to report

Donna's Report

The BOS values and respects local input and they make decisions that are good for the whole county which is a difficult job

Due to the ongoing pandemic, there may or may not be new restrictions in the future

The meeting adjourned at 8:32