

RIVANNA COMMITTEE MINUTES NOVEMBER 8, 2021

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

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

Dennis gave a short introduction regarding who we are and how the public can participate

The minutes from August 9 were approved

Breezy Hill Update

Paula said she appreciated Donna Price listening to her comments

Neil said the original proposal was for 220 units and since it did eventually get reduced to 80 units, which represents an achievement. He said that the conversation in the BOS meeting which focused on “by-right” seems to him showed some confusion among Supervisors as to what “by-right” means. He believes that Master Plans, as used by the County, are not functioning well.

Betsy said she also appreciated Donna’s support

Paula expressed grave concerns for the remaining property left in BH and was disappointed that there were no proffers offered by the developer

Dennis pointed out that the Master Plan has inconsistencies and that the language of the Master Plan needs to be improved to eliminate contradictions in language. He also felt that when the Master Plan gets re-done, we need to use more specific language

Dennis commented that while asking people to write letters he became aware that most people did not understand the Master Plan and it probably was a mistake to ask people to sign onto his letter to the BOS. Instead, individual letters would probably had more of an impact, and Donna agreed.

Donna felt that the whole BH effort was a win because the developer started with 220 units and ended up with 80

The future of an Updated Master Plan

Tori did not know when it will come up for review

Dennis wants everyone to look at the Master Plan and look for things that need updating which will be discussed at our January meeting

Paula’s report on educating the community regarding the MP

Paula shared an email “Where We Live” that is to be sent to the community

Neil, Lynda thought it looked good

Betsy thought something about the “missing middle” should be included in future e-mails

Dennis thought there should be a link that people could click on to ask questions

It was agreed that Paula and Dottie would compose a second newsletter and send it to the committee for review one week prior to our January meeting where it can be reviewed.

Tori's Presentation

Tori gave a presentation on Middle Density and the Missing Middle

Donna commented that Middle Density housing is not affordable housing but a housing plan that allows people to downsize their home and stay in the same neighborhood

Neil commented that Rivanna Village is an example of the Missing Middle

Dennis asked what were Crozet's CAC objections to the MM (MM density of 18 units per acre were added to the Crozet Master Plan over the objections of the Crozet CAC)? Betsy replied that MM infill housing at the density approved for the Crozet Master Plan will destroy a historic neighborhood's character. When large numbers of non-contributing structures are built in historic districts like Crozet, the historic designation is lost. Being a historic district requires that there be more historic structures than newly built structures.

New Business

Paula, Dottie, Neil, and Lynda said we should have more meetings. Dennis said we will try to have monthly meetings starting in January

Donna's Report

She is not aware of any new upcoming new proposals in the pipeline

She commented that the County staff is working on getting an agreement between the Comprehensive Plan and the County Code regarding the gross vs. net density issue. It is a complicated issue

Rick's Report

Rick shared his thoughts on Middle Density and stated that it best suits urban areas and doesn't believe that it would be suitable for the Village of Rivanna

The next meeting will be January 10

Meeting adjourned at 9:45