

Avon Street/5th Street CAC

Meeting Minutes

August 18, 2022

Meeting called to order virtually at 7:01pm.

Present: CAC members Mary Katherine King, Roger Schickedantz, Robert Finley, David Storm, Craig Roller, Thomas Thorpe, Evan MacBeth, James Cathro, Karen Davenport, Shawn Brydge, Nathan Holland; county supervisors Donna Price and Jim Andrews, planning commission member Fred Missel, county staff Carolyn Shaffer, Tori Kanellopoulos, and Cameron Langille-county planner, representatives from Riverbend Development Ashley Davies, Scott Collins and Mike Bailey as well as several community members.

Mary Katherine read disclosure notice: This meeting being held pursuant to and in compliance with Ordinance No. 20-A(16); an ordinance to ensure continuity of government during Covid19 disaster.

Instructions also provided for public to participate and provide comments.

Mary Katherine announced Diane Greider resigned from CAC and position as secretary. Craig Roller nominated and approved as interim secretary thru 2022.

June minutes approved as submitted.

Community meeting for Sieg property rezoning application.

Cameron provided review of the county zoning process. All zoning applications are reviewed under the compatibility of the comprehensive plan which is a 20-year vision. A rezoning application is a request to change current approved zoning for parcels of land. A rezoning application follow several steps. First is the legislative process which includes county staff review, community information and comment sessions as well as reviews by VDOT, Albemarle Service Authority, Rivanna Sewer and Water, school division, and other impacted services. Once all reviews are complete, the rezoning application goes before the planning commission, and then finally board of supervisor review for approval.

The Sieg rezoning application is for 145 acres south of I-64 and west of US 29. It includes 4 parcels of land in the Samuel Miller district. Currently by right zoning is R-1 and HC-highway commercial. The rezoning application is for a neighborhood model district with call for mixed use-residential, non-residential, and open space. The applicant is proposing a change to a minimum of 500 housing units and maximum of 1365 units and minimum of 100,000 square feet and maximum of 350,000 square feet of non-residential. The application is currently under staff review. Tonight's community meeting is the first to gather comments. No dates have been set for planning commission and board of supervisor reviews.

Ashley Davies provided additional information for the project. The parcels are adjacent to planned future Hedgerow County Park. There will be two main access points, both off southbound US29, one of which will be the existing entrance for beverage distributor. There will also be a 3rd entrance used as

secondary entrance utilizing current Shepherds Hill Road. The applicant has recently submitted a second proposal to the county that doubles the amount of residential use from original application.

Questions/Comments:

Several questions and comments about lack of open space, recreational areas, and interior trails within the planned development and over reliance on future park. Ashley explained some parts of the parcels are off limits due to topography and critical slope guidelines.

Questions about the current plan is for 825 units-mix of apartments, single family detached and attached, multi-unit single family, and affordable housing. The current plan also includes 50% of maximum allowable non-residential. County staff confirmed if plan is approved with this range of build out, the developer could then build out to the maximum without additional review. Many expressed concerns about this possibility.

There were also many questions about impact to schools and the relatively low number of projected students. Schools impacted by this development would be Red Hill Elementary, Walton Middle, and Monticello High. Red Hill and Monticello are currently at capacity. For the number of planned homes, the projected additional students from this plan seemed low.

Overwhelmingly, there were many concerns about impact on traffic. They included concerns about the feasibility and safety for all options presented for the entrances onto US29, given current traffic patterns and volume on both northbound and southbound US29. There were also a great number of concerns about impacts to residents using Teel Lane, directly across US29 for current entrance. Ashley and Scott indicated no final decisions have been made and will be consulting VDOT during the planning process.

Board of Supervisor updates:

Donna Price-The board will be having a planning retreat next week. The school system held a program for all employees recently. County needs to proactively start planning for future drought conditions.

Jim Andrews- The county has a new attorney, Steve Rosenbury. Grants have been approved for micro transit plans and three notched trails

Planning Commission updates:

Fred-reminded everyone county website is a great place to find information about applications being considered and coming before the commission.

James Cathro announced this would be his last meeting as he has moved out the area. Board members expressed their gratitude for his service to the CAC.

Mary Katherine advised that starting in September, meeting will go back to in person. A place is needed to hold meetings. The 5th Street County office building would not be available for 2022. After discussion of possibilities, motion made to meet at county office on McIntire Street, no seconds. Motion made to meet at Mountain View with Mary Katherine and Tori determining best area to use. Motion passed 9-1, no abstains.

Meeting adjourned at 9:15pm