

## 5<sup>th</sup> & Avon Advisory Committee

Thursday, May 18, 2023 – 7:00PM-8:30PM

5<sup>th</sup> Street County Office Building, Room B  
1600 5<sup>th</sup> Street Extended  
Charlottesville, VA 22902

### AGENDA

Committee Attendees: Shawn Brydge, Robert Finley, MK King (Chair), Nathan Holland, Thomas Thorpe, David Storm, Craig Roller, Roger Schickedantz, Jim Andrews (Supervisor), Donna Price (Supervisor),

Other Attendees: Cameron Langille (Community Development), Allison Wrabel (Staff), Justin Shimp & Rachel Moon (Shimp Engineering), Community Members for ZMA 202200013

#### 1. Call to Order & Agenda Review

Mary Katherine King, 5th and Avon CAC Chair (7:07p)

- MK King explains the CAC and meeting purpose as many members of the public were in attendance for the Community Meeting.

#### 2. Approve Meeting Minutes – April minutes presented

Mary Katherine King, 5th and Avon CAC Chair

- Motion to approve by Tom Thorpe. Passes Unanimously (7:11p)

#### 3. Community Meeting – ZMA 202200013 Power Plant Residences

PROJECT: ZMA202200013 Power Plant Residences

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL(S): 07800-00-00-021B1

LOCATION: South side of E. Market Street, approximately 60 linear feet southeast of the municipal boundary between the City of Charlottesville and Albemarle County, VA

PETITION: Rezone 0.61 acres of Preserved Steep Slopes Overlay Zoning District to Managed Steep Slopes Overlay District on TMP 07800-00-00-021B1. No changes to the underlying primary R4 Zoning District are proposed with this application.

- Community Development Planner, Cameron Langille, gave an overview of the current zoning overlays for the subject site and provided some background and context of the request to rezone the site from a Preserved Steep Slope to a Managed Steep Slope.
- Applicant Justin Shimp & Rachel Moon (Shimp Engineering) presented additional information about the slope and soil at the subject site, possible history of activity at the subject site, and potential plan for the subject site. Justin also noted that a similar rezoning was done for the current Woolen Mills site (which is nearby).

- Roger Schickedantz asked if the change in slope zoning is all that's necessary for the development to occur. Justin Shimp confirmed the improvements would be by-right and noted that Managed Steep Slope zoning includes a variety of additional requirements.
- Community Member noted that the entire area is bedrock which makes it difficult to maintain a Managed Steep Slope.
- MK King asked about the adjacent railroad line and if it was known if the construction of the railroad line contributed to the regrading of the subject site.
- Shawn Brydge asked for a comparison of the parameters for designation of a Preserved Steep Slope versus a Managed Steep Slope. Cameron provided the requested information.
- Robert Finley inquired if any rock wall or stacked stone had been noticed on the site, indicating prior manmade disturbance. Justin Shimp noted that the site is overgrown and they haven't closely examined it. However, he noted that the way the site is a "bench" could indicate that the leveling for the railroad track on the uphill side and E. Market street on the downhill side contributed to the current topography.
- Community Member noted that the requirement for Preserved Steep Slope is 10,000 contiguous square feet of slope and the subject site is over 30,000 square feet, that the proximity to the river meets the requirement as "abutting" a water feature, and the whole area is a hillside system.
- Community Member provided a history lesson on the area and noted that the subject site is meaningful because of its confluence of river, rail, mountain, and market. Provided examples of Managed Steep Slopes (Lowes retaining wall and retaining wall visible from I-64 near Martha Jefferson hospital).
- Community Member who used to live in the old mill house noted that the rock is beautiful.
- David Storm inquired as to if the applicant had looked for historical information (photography, newspaper clippings, etc.) to support the supposition that the subject site was previously altered by man. Justin Shimp noted that research had not yet been done.
- Community Member expressed doubts about ability to build a driveway by-right given the slope.
- Community Member echoed others concerns, believes the area is clearly a natural slope, and fears that building on the site would require lots of retaining walls which would have a large visual impact.
- Community Member from Preservation Piedmont noted that it was a geologically significant site and that the power plan is historically significant.
- Robert Finley confirmed with Cameron and Justin Shimp that a Managed Steep Slope had additional requirements for development. Cameron and Shimp answered in the affirmative.

- MK King asked for some history and a comparison of the Woolen Mills site and subsequent rezoning. Cameron and Shimp provided some information.
- Roger Schickedantz inquired about the feasibility of adding a cutout on the street level for street parking and the related impact. Shimp noted that retaining walls in that scenario would be limited to 6' tall, which would require significant tiers given the topography.
- Community Member noted that street parking in the area is already regularly full and inquired about the previous timing and reasoning for the rezoning from Light Industrial to R-4 (sometime after 1982). Cameron offered to look back and provide available info.
- Justin Shimp addressed some of the questions and concerns raised regarding potential use for the site.
- Discussion was closed at 8:17pm

#### 4. Board of Supervisors Liaison Updates - Supervisor Jim Andrews and Donna Price

- Supervisor Andrews noted that the tax rates had been finalized at their prior BoS meeting and noted that the financial impact to Albemarle County of U.S. DoD related businesses is approximately \$1.2B, one of the largest industries in the area.
- Supervisors Andrew and Price discussed recent neighborhood model requests regarding repurposing some dedicated commercial space into residential. This is driven by a lack of success by some retail businesses in those locations.

#### 5. Other Business

- Allison requested that members notify her and MK if we'll miss summer meetings and discussed a plan for the location of the next meeting.

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Meeting was adjourned at 8:45PM

Next Meeting - Thursday, June 15, 7 PM - 8:30 PM – County Office Building tentative location