

Places 29-Rio Community Advisory Committee
July 27, 2023 Meeting Minutes
Albemarle County Office Building, Room 241
401 McIntire Road, Charlottesville, VA

ATTENDEES:

Committee - Todd Cone, Marty Davis, Michael Geisert, Nancy Hunt, Audrey Kocher, Lee Kondor, Brian McMillan, Martin Meth (excused), Tom Paoletti, Nicole Scro, Judy Schlusel (excused), Rick Seaman, Peter Thompson.

Board of Supervisors - Ned Gallaway

County Staff - Allison Wrabel, Nathan Moore

Call To Order - with a quorum present, Chairperson Tom Paoletti called the meeting to order at 6 PM.

Minutes - The Minutes of the June 22, 2023 meeting were approved with no corrections.

Community Meeting Berkmar Flats - presented by Rebecca Ragsdale for Andy Reitelbach. This is a request to change zoning from R-6 to R-15 so that 70 residential units can be constructed on this parcel located between Berkmar Drive and Woodburn Road.

Kelsey Schlein presented on behalf of Shimp Engineering. She explained that the main access to the completed project will be via Berkmar Drive. Emergency access will be via Woodburn Road.

The committee asked if the adjacent parcel to the northeast was available for development. Kelsey did not know if it was. The committee also asked for the price range of affordable units. This was estimated at \$1500 per month. The committee also asked about the effect of the project on drainage at the site. The response was that the final plan will include more landscaping than is indicated in the presentation.

There were also questions from the public, Residents of Berkmar Overlook, which is adjacent to the proposed project, were concerned about removal of trees bordering their location and about drainage. They were also concerned about how the project will affect traffic.

Community Meeting Home Depot - presented by Margaret Maliszewski.

This is a request for a special use permit for an outdoor display. Changes to the property must be consistent with entrance corridor guidelines. The proposed changes will face the Rio Road entrance corridor.

Valerie Long presented for Home Depot. They will be replacing the Sears store at Fashion Square Mall with a Home Depot store and garden center. The garden center will be visible from Rio Road and will need a special use permit. The new building will be taller than the Sears building. They expect to complete it by 2025. The ARB review is scheduled for 8/7.

Board Liaison- per Ned the SMART Scale for evaluating transportation projects is being revised. The long range transportation plan survey is available online. The new street sweeper is in use.

Adjourn- The meeting adjourned at 7:40 PM.