

5th & Avon Community Advisory Committee

Thursday, July 20, 7 PM - 8:30 PM

5th Street County Office Building, Room B

1600 5th Street Extended

Charlottesville, Virginia 22902

Attendees

Allison Wrabel - Liason

Jim Andrews - Supervisor

Fred Missel, Karen Firehook - Planning Commission

Kelsey

Members: Robert Finley, David Storm, Nathan Holland, Craig Schoaf, Mary K King, Roger Schickedantz

AGENDA

1. Call to Order & Agenda Review (2 minutes) - MK 7:00pm

Mary Katherine King, CAC Chair

2. Approve Meeting Minutes (3 minutes)

- No minutes, no quorum in June. Notes taken and will be distributed (as per Allison W).

- May minutes approval (Robert moved, David second), fix spelling of Roger's last name. Approved 7:02p

Mary Katherine King, Chair

3. Community Meeting – SP202300003 Mill Creek Lot 11 (30 minutes)

Andy Reitelbach, Senior Planner II, Albemarle County

Kelsey Schlein - Applicant representative

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 076M1000001100

LOCATION: Property on the east side of Stoney Ridge Road, near its terminus; approximately 950 feet northeast of the intersection of Stoney Ridge Road and Southern Parkway, in the Mill Creek Industrial

Planned Unit Development.

PROPOSAL: Request for a special use permit to allow the construction of an independent office within a structure not established or vested until after April 3, 2014, on a parcel of approximately 1.35 acres, in the designated Industrial section of the Mill Creek Planned Unit Development. No dwelling units proposed.

- Special Use permit, no zoning change. Need special use to put an independent office there instead of an industrial use.

Kelsey S - Shimp Engineering - Applicant representative

Dick A - Construction firm

- Music recording business interest in lot use. Original vision was warehouse with recording studio (office) on second floor.

- Challenging site, 50' grade change, two potential road accesses, one public, one private. This requests makes good use of the lot given the topographic challenges of the site.

- There are many non-industrial uses/businesses in the area, even though it is all zoned industrial (pre-school, All Things Pawssible, etc.).

- Propose building built into hillside, with two entrances, one on each side at different levels.

- Roger - Why is it designated an office? Kelsey - There's no clear classification for music studio, Office is closest. Doesn't generally qualify for a by-right use.

- Roger - How many occupants? Kelsey - baseline daily 5 full-time. Fluctuates with artists, scheduling, etc.

- Robert - Use of lower level? Kelsey - Warehouse and covered parking. Mostly "the owners car collection." Other collectables. Not likely to generate a lot of traffic. Lower level can also accommodate spill-over parking availability if needed for "a large jam session."

- MK - Artist studio as office, accurate to zoning? - Discussion of how it is done in other places, elsewhere in the region. Discussion of whether it is a reasonable Special Use. Consideration of PUD/PDIP zoning and planning that leads to need for Special Use Permit. Can retain Industrial Use rights even with Special Use Permit if that's preferred (e.g., the whole thing becomes a warehouse in 20 years). Questions around whether it could become entirely offices in the future.

- David - Warehouse/Garage, any hazardous waste like oil potentially in use here? Kelsey - No auto repair work is proposed on the first floor, ceiling height wouldn't accommodate a lift. Plan is exclusively storage for owners personal collection.

- Craig - Side setback from property line? Kelsey - Set by building code.

- David - Have your heard from the neighbors? Kelsey - Dentist office and Peabody school have inquired about traffic, they've spoken to both.

4. Broadband Focus Group (40 minutes)

Jason Inofuentes, Albemarle County's Broadband Accessibility and Affordability Office program manager
- UNAVAILABLE

Allison Wrable presents this section.

The Albemarle County Broadband Office, in coalition with community partners and organizations, including the City of Charlottesville and the University of Virginia, is working to close the digital divide by preparing a Regional Digital Equity Plan (RDEP). The goal is to assess community needs, identify specific barriers to broadband access and to develop realistic solutions to address these barriers.

As part of this effort, the office is seeking to engage community members through focus groups led by County staff. These focus groups will give participants an opportunity to share their experiences with broadband access and discuss ways they would like to be able to utilize broadband access but cannot.

- Allison reads script and focus group questions. NOTE: Audio recording by Allison for Jason.

- Discussion of fiber providers, neighborhoods, Comcast, Firefly, Brightlink, etc.

- Discussion of getting input and responses from residents more representative of those needing assistance with broadband internet access. Discussion of cell towers.

5. Planning Commission and Board of Supervisors Liaison Updates (10 minutes) – this is time reserved for liaisons to share community announcements and project/policy updates

Commissioners Karen Firehock and Fred Missel - Work session on cell towers last time. Department fee restructuring (300+ current fee categories!). Working to reduce that number by ~53%. AC44 work coming up.

Supervisor Jim Andrews - Meeting yesterday. Discussed Rt 20 Shared Use Path proposals. Preference for East Side proposal, possibly. Concern is Rt 64 on/off ramps. County Executive report on the street sweeper! Picked up ~1 ton of trash/mile. Discussed funding process for non-profits.

6. Other Committee Business (5 minutes)

Committee Members

Nathan H - What about the southern feeder elementary school. David S - Galaxy Lane location, behind the fire station on Mill Creek Dr. Center 2 possibly the Lambs Lane campus.

Nathan - Motion to Adjourn, Second by Craig S. Passed 8:27p