

Places 29-Rio Community Advisory Committee
January 25, 2024 Meeting Minutes
Albemarle County Office Building, Room 235
401 McIntire Road, Charlottesville, VA

ATTENDEES:

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

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 - minutes of 12/7/23 meeting approved with one correction.

Community Meeting - presentation by Kevin McCollum

This is a rezoning request by Saigon Sandwiches for the property at 2401 Northfield Rd. The property is currently zoned R2 and the owner is requesting a change to C1. The owner wants to construct a small food store and convert the existing residence into a 3 bedroom hotel.

The owner's representative Mr. Luan stated these changes will align with the master plan. There will be no impact on traffic or infrastructure. The current entrance will be closed off and a new entrance will be constructed further back from Rio Rd. The food store will be primarily take out so minimal parking will be required. Modifications to the existing house will be minimal.

Questions from the public - the proposed hotel's compliance with occupancy rules was questioned. The impact on traffic was also questioned as the property is located at what is already one of the most dangerous intersections on Rio Road. Additionally the proposed food store will be across the street from a private school which recently increased its number of students. The applicant has applied for zoning changes for the property before and was denied. A representative of the Raintree HOA stated they will oppose this request.

Watchlist - it was proposed to have a separate sub area in the Watchlist for the Woodbrook neighborhood. It was also proposed that we create criteria for the aspirational items on the list. There was also discussion of a procedure for recording what happened to items on the list.

Meeting location - most members approve of the current location. Alison indicated the Northside Library is booked several months ahead. She will try to get us on their future schedule.

Planning Commission Liaison - Nathan indicated Home Depot is moving ahead with its renovations at Fashion Square Mall. He also indicated the commission discussed incentives for developers to include affordable units in their projects.

Board Liaison - Ned indicated MicroCAT is operating as planned by the terms of their pilot project. He believes some board members will want to expand the service. He also indicated

that budget discussions are coming up and that property taxes in the county will increase. He also stated they are looking at ways to enforce the standards in the comprehensive plan. There is now a sign team that is actively calling on businesses and encouraging them to comply with the signage standards in the plan.

Adjournment - the meeting adjourned at 7:41 PM.