

**Places29-Rio Community Advisory Committee**  
**Thursday, September 26, 6 PM - 7:30 PM**

**Albemarle County Office Building, Room 235**  
**401 McIntire Road, Charlottesville**

**AGENDA**

**1. Call to Order and Agenda Review (1 minute)**

Tom Paoletti, Chair

**2. Approve Meeting Minutes (3 minutes)**

Tom Paoletti, Chair

**3. Community Meeting – [ZMA202400005 Belvedere Proffer Amendment](#) (35 minutes)**

Cameron Langille, Albemarle County Principal Planner

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCEL(S): 062A3-00-00-001B5, 06200-00-00-002B0, 06200-00-00-002A0, 062G0-01-00-000A0

LOCATION: Properties are in the Belvedere development which is located north of Rio Rd., east of the Norfolk Southern Railroad, and accessed from Belvedere Blvd.

PROPOSAL: Amendment to the proffer statement of ZMA201800007 and Application Plan of ZMA200400007.

PETITION: Amend proffers for ZMA201800007- Belvedere to remove proffer #4.2 requiring the dedication upon demand of the County of a 100' strip of land along the property boundary with the Norfolk Southern Railroad for the purpose of constructing a road that extends the North Free State Connector Road northward to the Rivanna River. Various modifications to the Application Plan of ZMA200400007 are proposed in lieu of proffer #4.2, including dedication of land and construction of various improvements such as shared-use paths, roadways, and 20% affordable housing for residential lots located within the area that was required to be dedicated by proffer #4.2 of ZMA201800007.

ZONING: NMD Neighborhood Model District- residential (3 – 34 units/acre) mixed with commercial, service and industrial uses; R-4 Residential - 4 units/acre.

OVERLAY DISTRICT(S): AIA – Airport Impact Area; EC – Entrance Corridor Overlay District FH – Flood Hazard Overlay District, Steep Slopes Overlay District– Managed, Steep Slopes Overlay District - Preserved

PROFFERS: Yes

COMPREHENSIVE PLAN: Neighborhood Density Residential - residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses; Urban Density Residential - residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses; Urban Mixed Use (in Centers)- commercial and retail uses that are not accommodated in Centers and residential (3 – 34 units/ acre); Privately Owned Open Space; Environmental Features - privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features in Neighborhood 2 of the Places29 Master Plan area.

**4. Presentation: Albemarle County Police Department (30 minutes)**

Lieutenant Matthew Powers, ACPD

**5. Board of Supervisors/Planning Commission Liaison Updates (10 minutes)**

Supervisor Ned Gallaway and Planning Commissioner Nathan Moore

**6. Other Committee Business (10 minutes)**

**7. Adjourn (1 minute)**

**Next Meeting**  
October 30 – All CAC

**Meeting Norms:**

- Staff liaisons will be prepared, working with chairs to set agendas and provide necessary information.
- Committee members will come prepared having read provided materials.
- We will respect everyone's time by starting and ending on time. We will work to set and follow agenda topic time allotments.
- Everyone is responsible for helping to stay on topic. Speak up if you feel like we're getting off track and need to move an issue to a "parking lot" for possible future discussion.
- Everyone is encouraged to participate. You may be asked to share what you think, or we may ask for comments from those who haven't spoken. It is always OK to "pass" when you are asked to share a comment.
- Listen respectfully, without interrupting. Listen actively and with an ear to understanding others' views.
- One person speaks at a time. If you think you will forget an idea or question that comes to mind, write it down.
- Challenge ideas, not individuals