

PANTOPS COMMUNITY ADVISORY COMMITTEE

MINUTES

Monday, February 25, 2019 / 6:15pm

Kessler Conference Room – Sentara Martha Jefferson Outpatient Care Center

1. Call to Order / Confirmation of Quorum (6:15pm) – This regular meeting of the PCAC was called to order at 6:15 PM by Chair, Calvin Morris. Members present were Olivia Branch, Larry Brown, Richard Hiss, Jason Inofuentes, Rita Krenz, Stephanie Lowenhaupt, Cal Morris, Laurel Olson, Sara Robinson, Norman Dill, Daphne Spain. Guests- Jerrod Smith and Bea Kirtley – Board of Supervisor Candidates Rivanna District. Albemarle County Department of Community Development staff - Lisa Green and Ashley Henshaw- Zoning Division, Cameron Langille – Planning Division.

2. Approval of Minutes from Preceding Meeting – Motion was made by Ms. Lowenhaupt to approve the minutes of the 1/28/19 meeting and seconded by Ms. Olson. The motion carried and the minutes were approved to be placed among the records of the Committee.

3. Norman Dill – Report from Board of Supervisors – Mr. Dill states that the Board of Supervisors (BOS) is working on the upcoming Budget which includes improvements to Darden Towe Park. Funds have been allocated for the Diverging Diamond construction at the Shadwell Interchange. This will improve traffic flow and be safer. There is a BOS work session on March 6th at 6 PM at the County Office Building to have further discussion regarding the Pantops Master Plan. PCAC members encouraged to attend.

4. Daphne Spain – Report from Planning Commission Liaison – Ms. Spain stated that the Planning Commission reviewed Chapter 9 (Implementation) of the revised Master Plan at their meeting on February 5th. It was approved with some minor editing recommendations. The Commissioners were very impressed and appreciative of all the work that was done. At February 12th meeting discussed Bio-diversity and adding this to the Comprehensive plan. Also they are working on Home Stay ruling in reference to Air BNB's.

5. Jason Inofuentes – Special Project - Jason has been on the PCAC for 4 years, as a special project for his degree he is developing a Self-Guided Curriculum that new and current members can learn about land use, zoning and planning. The goal is to improve understanding and knowledge to better serve as a CAC member. Approved unanimously for the PCAC to test out the Curriculum and provide feedback to Jason.

6. Rita Krenz – Land Use Report - Rita presented background regarding the Overlook Condominiums and the adjoining property that is owned by Virginia Land Company and under development by MSC as the Vistas at South Pantops project.

Rita informed the CAC that some Overlook residents were concerned that they did not receive notice of proposed waivers to Zoning Ordinance standards that the developers of the new Vistas at South Pantops project needed in order to move forward with their site plan proposal. The need for the waivers was originally discovered by a private attorney representing Overlook residents. Earlier in 2018, Overlook residents also did not receive notification that the initial site plan for Vistas had been submitted to the County for review with the Site Review Committee (SRC).

Speaking as an Overlook Condominiums resident, Rita informed the CAC that the residents of Overlook have been appealing the decision to the BOS. The residents are requesting that the adjoining land be a pocket park with access to the river (as described in the 2008 Master Plan)

and the proposed development be moved to an alternative location. Overlook residents want the BOS to reverse their decision granting the building setback waiver to the Vistas.

Rita also presented an alternative vision for development of the land next to the Virginia High School league, of a 'mini downtown mall.' Rita requests that the Pantops CAC and Board of Supervisors engage with the owner of the land proposed for the Hampton Inn and attempt to negotiate and find a common ground for development proposals on properties in this area of Pantops.

Olivia Branch spoke in support of the proposed Hampton Inn project and provided figures on economic impacts and hotel vacancy rates throughout Albemarle County that supported the notion that a new hotel is needed in Pantops.

Laurel Olson asked about the value of the property in question.

Cal recommended that we address this issue at our next meeting. Part of the discussion will be that the PCAC initial charge was to make Pantops a community.

Norman Dill pointed out this is an opportunity to improve the Pantops area and continue the conversation on this matter, given that land use is a big issue for the county and there are limitations on what County staff and the Board can do when by-right development projects are proposed on private properties throughout the County.

7. Lisa Green & Ashlee Henshaw - Albemarle County Department of Community Development, Zoning Division Report on Zoning Violation – Lisa Green presented the issue regarding a resident on Free Bridge lane storing 20-25 cars, majority inoperable. There is a building being constructed to store the cars on his property. Zoning for the property is R1; the property owner has one zoning violation. Zoning staff are working with owner to get issues resolved. Some cars are being parked on road, county property. Recommended that residents call the Police when see this occurring. Sara Robinson will be point of contact for the PCAC and will communicate to us as things progress.

8. Adjournment – As there was no further business meeting was adjourned. Next meeting March 25th at 6:15 PM Martha Jefferson Outpatient Center Kessler Conference Room

Minutes taken by - Stephanie Lowenhaupt