

PANTOPS COMMUNITY ADVISORY COMMITTEE

Pantops Master Plan Work Session Featuring Economic Development
Monday, May 21, 2018 / 6: 15 pm
Kessler Conference Room - Sentara Martha Jefferson Outpatient Care Center

1. Call to Order by LJ Lopez, Vice-Chair Pantops CAC
No Quorum as only six committee members were present. Members present were Olivia Branch, Richard Hiss, Jason Inofuentes , Rita Krenz, L J Lopez, Stephanie Lowenhaupt. Roger Johnson, County Director of Economic Development; and Elaine Echols, Cameron Langille, David Fox representing the Albemarle County Planning Department. Daphne Spain was present representing the Planning Commission and Norman Dill Board of Supervisors. Guests included Rick Randolph, BOS member who represents the Scottsville district, and neighbors from the Ashcroft neighborhood.
2. Approval of Minutes from April 30th, 2018 was not possible due to lack of a quorum.
3. Purpose of Meeting Format- Elaine Echols provided the background on the process of updating the Master Plan. This effort began on Jan. 22, 2018 with 5 planned community meetings. Tonight is the 4th of these and will be on Economic Development. She explained how the evening's program would be conducted. As with previous meetings, attendees name badges were color coded to divide attendees into three small work groups for separate discussions.

Before this program proceeded, several minutes were allotted to the proposed Shadwell Interchange (intersection of I-64 and Rt. 250) Much concern was raised by a resident who lives near this interchange, as to the major impact this will have on not only his neighborhood, but also the Pantops area due to traffic disruption. Elaine explained that this area is not one of the designated development areas and will not be discussed tonight. The VDOT plan is not yet fully developed.

4. Background Presentation - Roger Johnson presented a video "primer" on how economic development occurs for communities. This identified typical projects that would generate wealth for a communities' ongoing activities. The flow of money is brought into a community and exits on a revolving cycle. The outgoing money generally exceeds the incoming money, thus the need to generate internally, additional money via businesses etc.

Community Development is driven by the government sector , while Economic Development is driven by the private sector. Direct Investment creates new money/wealth and adaptive reuse. The process continues in an ongoing cycle. If there is an imbalance between wealth outflow vs. inflow, a community stagnates or declines.

County wide, Economic Development concentrates on identifying and working with target industries and opportunities to create employment. Albemarle County is viewed as an attractive area for new industries. Matching this interest with available land, real estate and personal talents is the primary function of Economic Development. No specific industries nor organizations were discussed by Mr. Johnson, as much if not all of this is confidential.

5. Cameron Langille, explained the process for simultaneous discussions via three separate sub groups tonight.

- A. Vicinity of Pantops Shopping Center
- B. Node at 250 & State Farm Blvd
- C. Route 250 along "car dealership lane"

Each of these areas had been previously identified by the PCAC Advisory Committee working with County planners as potential "nodes" for further development.

The former Lidle shopping center land, was explained as being dormant now. The company let its development process lapse. It could be restarted by the company, from the beginning if interest developed.

Cameron pointed out that all of the properties under potential for development, are privately owned land or structures. Economic Development brings potential new opportunities to these property owners and thus creates a regeneration of the community.

6. The attendees separated into the three discussion groups for 20 minutes on each topic. Leaders came to the attendees, rather than having the attendees move to the leaders. This was an improvement over previous meetings.
7. The meeting concluded about 8:15 pm without any group summary.

Collected on behalf of the Pantops Community Advisory Committee by Richard Hiss