

5TH AND AVON COMMUNITY ADVISORY COMMITTEE MEETING

May 17, 2018 • 7 p.m.

Monticello Fire Station Community Room

Co-chair David Storm called the meeting to order at 7:02 p.m. There was a quorum present.

Present: Co-chairs Roger Schickedantz and David Storm; secretary Dan Heuchert; committee members Craig Roller, Stephanie Blanch, Jonathon Earl, Karen Davenport and Glen Michael; Planning Commission liaison Pam Riley; county liaison David Fox; Supervisors Rick Randolph and Liz Palmer; Daily Progress reporter Allison Wrable; citizens Avery Chenoweth and Paul McArtor

Absent: Members Rush Otis, Rex Linville, Stuart Lowson and David Thomas; Planning Commission liaison Karen Firehock.

Minutes: April's minutes were approved with minor revisions.

Trails/Parks Update (Dan Mahon, Albemarle County)

Biscuit Run Park: The county is seeking to create a "Friends of the Park" organization, which could morph into a formal advisory group for the Board of Supervisors; they are seeking additional volunteers (email dmahon@albemarle.org). He wants to keep the park available during development. He is concerned about overflow parking into adjacent neighborhoods until parking becomes available. The state did a good job in preparing its site analysis, which is useful.

(Q&A: The basic policy is for county parks to close at dark. ... The state report is of some use in determining future uses for the park, but the county will listen to the community. ... The state had included cabins as a revenue-generator for the park, and that has not been ruled out as a future feature. ... New trail markings recently showed up in the park; the county does not know who did it. ... There is no new progress to report in getting Mill Creek and Foxcroft to grant easements for trail. ... Dan wants to provide vests for "park monitors" to reassure concerned neighbors. ... If those neighborhoods grant easements for a trail, the county will be more active in discouraging ATV use. ... The landlocked hunt club is still an issue, but hunting is no longer allowed, so that land is of little use to the owner. ... There will be a Biscuit Run Park website. ... Dan stressed the different character of this park vs. recently reopened parks in more rural areas. ... Sports fields are a likely element, given the demand. ... It's hard to measure the economic value of parks. ... Dan pledged to keep the CAC updated in coming months. ... It's important to preserve the rich historical elements the state study identified.

Fifth Street Station Trail Hub: Designers are running into some problems, including wetlands requirements. The routes have been fairly well-designed; there probably will be boardwalks for wetlands areas. Construction access will be very challenging. The county has removed a homeless camp that had been in place for about four years.

Liz asked about getting a price for study of improving access under I-64 to access Azalea Park, which she says is very dangerous. Dan said there have been timing issues in cooperation with city. The project could qualify for a VDOT grant; the county likely would need to hire a consultant to get the cost and design.

Liaison Update

Pam Riley, Planning Commission: The Hogwaller Farm application was discussed at a May 1 meeting. The county's portion of the project was to be rezoned rural for agricultural purposes (with the residential portion in the city). Staff did not recommend approval; the Planning Commission recommended denial. ... On May 8, the commission reviewed the Albemarle Tech proposal from schools. It's the first of a new wave of high schools. The commission recommended approval. ... The commission tabled an ordinance about water use for properties not served by public water. ... The proposed home stay ordinance is to go before Board of Supervisors on June 13.

Rick Randolph, Scottsville Supervisor: Avon Holdings LLC, a division of Riverbend Management, owns "Twin Peaks" outside Fifth Street Station. They have added almost a half-acre in recent years. The value is assessed at \$2.8 million. Riverbend's attorney responded to Rick's inquiry about the mounds, noting that the county and state Department of Environmental Quality signed off on the plan. ... Transient occupancy tax receipts are up 12.4 percent in the last quarter. He theorized that that airBnBs are coming into the system. ... Pending sidewalk improvement projects, including Avon Street, are estimated for completion by 11/19/2018. But they have not started yet. ... Rob Finley, a geologist from Mill Creek, has filled a vacancy on the 5th and Avon CAC, as has Karen Davenport, a retired R.N. from Mill Creek South. ... Frank Friedman, president of PVCC, has expressed "strong support" for community library at PVCC. Some money is earmarked, but will not likely be appropriated until additional funds are raised privately.

Rick and Liz both explained their stances on the school's \$143 million bond referendum proposal, and why they supported reducing the amount of the package.

Liz Palmer, Samuel Miller District Supervisor: Nothing else to report.

New Business

David Fox is leaving the county government to work for the Vermont government, so this is his last CAC meeting. Emily Kilroy went into labor earlier this morning, so she is on maternity leave. Andrew Knuppel will likely be our new rep.

David reported that the Cale crosswalk was recommended for funding, and is likely to be approved in third week in June. The county will pick a contractor/consultant in October. The county will have three years to do the project; it may get done next summer.

David Storm reported that Verizon recently did a "balloon test" for the proposed 103-foot monopole cell tower on south side of Fifth Street Station. Pam said it is visible from Avon Street,

I-64, jail area, etc. It's not very visible from county portion of Fifth Street corridor, or from neighborhoods.

Avinity Estates, final phase, is headed for a site review on June 7. It will add 102 units. Paul McArtor noted that developer had in the past pledged single-family and villa-style homes; the new proposal features townhouses, though it still meets density range.

Caliber Collision is up for site review May 24.

The plan for the Oak Hill convenience center off of Country Green in the Samuel Miller District calls for the removal of three trailers and the installation of six gas pumps under a canopy.

Future meeting topics: Will try to get city reps to come talk to us about 5th Street-Ridge-McIntire study. ... Revisiting runner-up Neighborhood Investment Funding Initiative projects, to prepare for any possible future funding.

The meeting was adjourned at 8:48 p.m.