

5TH AND AVON COMMUNITY ADVISORY COMMITTEE

Oct. 18, 7 p.m.

Monticello Fire and Rescue Station

Present: CAC members Karen Davenport, Jonathon Earl, Rob Finlay, Dan Heuchert, Rex Linville, Rush Otis, Craig Roller, Roger Schickedantz, David Storm; Andrew Knuppel and Megan Nedostup from the county staff; supervisor Rick Randolph; citizens Jake Minturn, Sean Thomas, Whitney Thompson and Mary Chinn (Tandem Friends School), Hunter Wood, Emily Hays (Charlottesville Tomorrow), Paul McArtor (Avinity), Nicole Sero (Gallifrey/Galaxie Farm), Kelsey Schlein (Shimp Engineering/Galaxie)

Absent: CAC members Stephanie Blanch, Glen Michael, Amy Brereton; supervisor Liz Palmer, planning commissioner Karen Firehock.

Roger Schickedantz called the meeting to order at 7:03 p.m.

Approval of Minutes

September minutes approved with minor edits.

Galaxie Farm Public Meeting

Megan Nedostup introduced the speakers and handed out maps of the proposed project.

A zoning change from R1 to PRD would allow greater density/more units. Current application does not include a parcel of land owned by the county that developers are seeking to acquire. For this meeting, we are focused on parcels 91-15 and 91-9.

Nicole Sero, representing the developers
Kelsey Schlein, Shimp Engineering

Hoping to include 1.5 acres of county land in the development; seeking road connection to Mill Creek Drive via Founders Lane; developers would build part of road in exchange for the land.

No connection to Avinity at this point.

Comp plan calls for 3-6 units/acre or 6-34/acre. Asking for max of 130 units. They are proposing 8.74 units/acre for 15.22 acres, and 10.65 per acre for 12.21 acres. Mix of housing types (single-family detached, duplexes, townhomes).

Larger (main) road 67 feet wide, with bike lane, parking, street trees. Smaller roads are 30 feet wide. Some are pedestrian only.

(Q&A) No left turn lane warranted from Route 20 northbound; from Route 20 southbound, "taper" or right-turn lane. Would love to connect through Avinity.

(Screens between Galaxie and Avinity green spaces?) No firm design yet. Not opposed to a screen.

(Green spaces?) The 4 green space near Route 20 includes a stream buffer; it must be left mostly undisturbed, with maybe a trail or boardwalk? A more active recreation area is anticipated near the rear of the development.

(Height of multifamily?) Current limit is 50 feet high; rest is 35. Have not determined visibility from Route 20.

(Affordable units?) 15 percent, in the multifamily area (block 5).

Avinity resident Paul McArtor suggests pedestrian connections to Cale Elementary School and Monticello High Schools.

(Impact on school system?) Have not had discussion with county about impact on schools.

McArtor, a local real estate agent, recommends more detached homes; says the market demand is there.

Some concern was expressed about the need for adequate parking for townhouses.

(Anything to encourage multimodal?) Bike lanes and pedestrian connections.

Liaison Updates

Supervisor Rick Randolph: Bill Fritz and David Hannah will come to us to talk about urban-area stream quality challenges at November meeting. ... Some discussion about the way density is measured; current policy calculates it by using only developable land. ... The Board of Supervisors has committed \$50,000 to offer county residents home energy checkups, plus installation of free energy-efficient features; residents will need to kick in about \$45. Contact alowe@albemarle.org. ... The Board of Supervisors got a NIFI update in October. Cale crossing – construction drawings due early 2019. Avon Street Extended corridor study – formal planning happening now. ... The Woolen Mills project had no issue during county site review.

Planning Commissioner Pam Riley: The Planning Commission recommended the 1895 Avon Street Extd. proposal, for a limo rental and auto detailing facility, for approval 6-0 with some conditions. ... Peabody School: The Planning Commission recommended to allow increased enrollment, but with no additional vehicle egress onto Southern Parkway. Asked for sidewalk along Southern Parkway if/when another sidewalk is built.

Other Business

Avon Park II site review Nov. 15: Pam says proposed changes deal with housing types and roadway network (with same connections). All townhomes; 28 units instead of 42.

A general discussion ensued about the mix of housing types in the Avon Street Extended corridor.

Spring Hill Village site review Nov. 8: Little/no change from previous proposal.

Paul McArtor noted that there is a new monthly magazine for southside Charlottesville, Southside Neighbors; may present an opportunity for CAC for communication.

Meeting was adjourned at 8:40 p.m.