

5TH AND AVON COMMUNITY ADVISORY COMMITTEE

Nov. 15, 7 p.m.

5th Street Extended County Office Building

Present: CAC members Roger Schickedantz, David Storm, Dan Heuchert, Rex Linville, Craig Roller, Robert Finley, Stephanie Blanch, Karen Davenport; Planning Commissioner Pam Riley; Supervisor Rick Randolph; County staffers David Hannah, Bill Fritz, Frank Pohl; county staff liaison Andrew Knuppel.

Absent: CAC members Rush Otis, Glen Michael and Ted Miller; Planning Commission Karen Firehock; Supervisor Liz Palmer

David Storm called the meeting to order at 7:03 p.m.

Approval of Minutes

October minutes approved with minor edits.

Stream Health in Development Areas (David Hannah, Bill Fritz, Frank Pohl)

Intent: improve stream health, but comply with county's development policies.

Info at www.albemarle.org/streambuffer; comments welcome through Thaksgiving.

2017 – had public engagement process to survey what people knew about stream health policies; decided to do rural and development areas separately, as approved by BoS. Development areas went first.

13 proposals total; going to BoS in early January. Went through all 13 individually.

Q. Does this add costs to development that might impact the availability of affordable housing?

A. Additional costs in areas already affected by regulations have been negligible.

Much additional discussion ensued.

CAC Chairs Meeting Agenda (Roger and David)

Meeting happening Dec. 6, 9 a.m.

There exists a list of seven proposed discussion topics (from Crozet CAC) that may be taken up at the meeting. They generally ask the county to provide more information and data to the CACs to guide decision-making; discuss the concept of service districts; seek CAC input on economic development projects within their areas; discuss gross vs. net density; ask the county to adhere to master planning update schedules; develop a capacity for CACs to seek support from other CACs via joint resolutions.

Discussion: The list of discussion topics seem unnecessarily hostile and oversteps the bounds of CACs – i.e. giving CACs potential veto power over economic development projects.

Old Business

Spring Hill Village: Site review last week. Roger said not many changes; some single-family homes changed to attached homes, adding 10 dwelling units (90 to 100); larger and smaller office buildings originally proposed, now only smaller office building remains.

Avon Park II: Site review today. HOA met with developer recently. Moved most of development to the west, and changed majority of subdivision from single-family homes to townhomes. Builder being responsive to existing residents.

Rick: Notes that attached housing prices are rising faster than any other type of housing in the area; millennials seeking them as entry housing, while boomers seeking to downsize.

Committee Membership

Need more representation from 5th Street side, particularly from southern end. And maybe renters?

Liaison Updates

Pam: Peabody – BoS followed Planning Commission recommendation to approve expansion without new ingress and egress, and requiring them to add a sidewalk or multimodal path if an adjacent property owner does so. (Rick said residents and CAC members' input made a difference.)

Rick: Fielding crossfire from pro- and anti-Confederate statue forces, dealing with the statue in front of county courthouse. Board voted to contextualize statue as it stands, and seek legislation to empower localities to deal with these monuments. Biscuit Run master plan heard; three phases, total \$35M. Public hearing next on Dec. 12?

David mentioned county's new agreement with Perrone Robotics, and suggested raising the possibility of an autonomous vehicle shuttle along Avon Street to downtown.

New Business

(Future topics?) David suggested inviting Stanley Martin Homes to come to a future meeting, since they are developing three projects along Avon. ... Maybe PVCC reps to talk about plans to develop land along Avon. ... School Board reps to talk about future of Cale ES and Walton MS.

The meeting was adjourned at 9:17 p.m.