

Places 29-Rio Community Advisory Committee  
Minute February 25, 2021 Meeting  
Virtual Meeting held via Zoom according to BOS guidelines

ATTENDEES:

Committee – Todd Cone, Marty Davis, Nancy Hunt, Audrey Kocher (excused), Lee Kondor, Brian MacMillan, Martin Meth, Tom Paoletti, Pete Thompson (excused), Judy Schlussel, Nicole Scro, Rick Seaman  
Board of Supervisors – Ned Gallaway (excused)  
Planning Commission – Daniel Bailey  
County Staff – Rachel Falkenstein, Carolyn Shaffer (meeting facilitator)

CALL to ORDER – Chairperson Marty Meth called meeting to order at 7:01 with a quorum.

Statement read by Rachel on emergency ordinance authorizing the Virtual Zoom meeting (No. 20-A(16)) and named attending CAC participants.

Approval of Minutes – Minutes for January 28, 2021 approved 8 to 0.

Rio Rd Corridor Plan Scope Overview:

1. Presented by David Benish, Development Process Manager with Albemarle County
2. Same presentation as to BOS
3. OEI (Office of Equity Inclusion) partnership for first time in planning
4. Extent of corridor study – from Rio29 Small Area Plan to JW Parkway and 2 lane section of E. Rio Rd to Pen Park Rd.
5. Consultant work has started, expected completion by Nov 2021
6. [www.publicinput.com/riocorridor](http://www.publicinput.com/riocorridor) - study information and online participation opportunity
7. Communication & Public Engagement (CAPE) to hold public kick-off meetings, Mar 11 evening & Mar 12 lunch time

Places29 Master Plan Overview, Land Use Map:

1. Presented by Rachel.
2. Overview and discussion of land use designations with particular attention to Rio29 Small Area Plan.
3. Mentioned possibility of creating a new Land Use designation between Neighborhood Density Residential and Urban Density Residential.

## Liaison Updates

### Daniel Bailey:

1. Discussed Form Base Code (FBC) & Optional Overlay for Rio29 Small Area Plan presentation to Planning Commission.
2. Possible incentives by county to develop by FBC
3. Civic Space & traffic plan – next project for Long Range Planning team

### Rachel Falkenstein:

1. FBC draft presentation to BOS at March 17 meeting
2. E. Rio Rd sidewalk project back to bid process
  - a. Expected to close bids Mar 3
  - b. 3 projects bundled for bidding

### Other Business & Watch list check-in:

1. Marty sent 3 items from watch list to Ned for follow up
2. Marty Davis asked to modify input for Carrsbrook as follows

There seem to be two problems.

First, when water comes down through Woodbrook during a heavy and prolonged rain, it washes debris over the new sewer access road and the erosion prevention cloth fence and deposits the debris along the hillside of the properties abutting the road as well as at the base of Carrsbrook Rd. where it makes a turn. This debris should be removed and check the body of water to see if other work needs to be done in order to alleviate the problem.

Second, the section of Carrsbrook Rd., as it comes down the hill east of Clark Ln and Marlboro Court, when viewed from the new sewer access road, looks as if the asphalt road is becoming eroded and undercut. It's quite narrow there with little berm. This needs to be checked.

Adjourned at 8:42