

ACTIONS
Board of Supervisors Meeting of March 10, 2015

March 13, 2015

<u>AGENDA ITEM/ACTION</u>	<u>ASSIGNMENT</u>	<u>PODCAST</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> Meeting was called to order at 5:03 p.m., by the Chair, Ms. Dittmar. All BOS members were present. Also present were Tom Foley, Larry Davis and Travis Morris. 		Listen
<p>2. Interim Report – Proffer Policy.</p> <ul style="list-style-type: none"> Received. 		
<p>3. Work Session: CPA-2013-01. Comprehensive Plan Update/Amendment, to begin with public comments and possible Board direction. Review of red-line changes to Chapters 7-13</p> <p>a. Chapter 7: Rural Area b. Chapter 8: Development Areas c. Chapter 9: Housing d. Chapter 10: Transportation e. Chapter 11: Parks, Recreation, Greenways, Blueways, and Green Systems f. Chapter 12: Community Facilities g. Chapter 13: Implementation</p> <p>Review of priorities for Chapters 7-12 (in Implementation Chapter)</p> <ul style="list-style-type: none"> Held. 	<p><u>Wayne Cilimberg/Elaine Echols:</u> Proceed as directed. (Attachment 1)</p>	Listen
<p>4. Closed Meeting.</p> <ul style="list-style-type: none"> At 6:25 p.m., the Board went into Closed Meeting pursuant to section 2.2-3711(A) of the Code of Virginia under Subsection (7) to consult with and be briefed by legal counsel and staff regarding specific legal matters requiring legal advice concerning agreements relating to the Ivy Landfill. 		Listen
<p>5. Certify Closed Meeting.</p> <ul style="list-style-type: none"> At 7:20 p.m., the Board reconvened into open meeting and certified the closed meeting. 		
<p>6. Continuation of Work Session to include public comments and possible Board direction.</p> <ul style="list-style-type: none"> Held. 	<p><u>Wayne Cilimberg/Elaine Echols:</u> Proceed as directed. (Attachment 1)</p>	Listen
<p>7. From the Board: Matters Not Listed on the Agenda. <u>Jane Dittmar:</u></p> <ul style="list-style-type: none"> Asked Supervisors if they would like her to draft and send a letter to the Chamber and the North Charlottesville Business Council asking if they would like to team up with the County on the Route 29 Solutions Business Assistance Program. Asked Supervisors if they were interested in looking into the alternative fuel property tax; and requested that the County Attorney see if the County has enabling authority enact it. Announced that she was a guest at the Police Department Citizens Advisory Committee meeting where the guest speaker was Mike Gibson, Chief of the UVA Police Dept. 		Listen

<p>8. From the County Executive: Report on Matters Not Listed on the Agenda. <u>Tom Foley:</u></p> <ul style="list-style-type: none"> • Reminded Supervisors that an email was sent out on the Citizens Survey, and that he has asked for an extension on the due date for questions. • Announced that staff would do an abbreviated presentation on the Solid Waste Alternatives agenda item scheduled on March 11. 		
<p>9. Adjourn March 11, 2015, 3:00 p.m., Lane Auditorium.</p> <ul style="list-style-type: none"> • The meeting was adjourned at 8:20 p.m. 		

ewj/tom

Attachment 1 – Comprehensive Plan Update Discussion

**ALBEMARLE COUNTY COMPREHENSIVE PLAN
WOOLEN MILLS, REDLINE OF SOUTHERN AND WESTERN NEIGHBORHOODS MASTER PLAN
AND REDLINES OF CHAPTERS 8-12
March 10, 2015**

Direction from the Board

- The changes to the cash proffer policy will not be incorporated into this Comprehensive Plan update. The Fiscal Impact Advisory Committee is still working on their recommendations for the new policy. When ready, their recommendations will be brought to the Board as a separate Comprehensive Plan amendment.
- Incorporate changes to Land Use Categories and Guidelines as recommended by staff.
- Incorporate the following changes to the Southern and Western Neighborhoods Master Plan:
 - Designate the Woolen Mill Area as Community Mixed Use and include text within Master Plan as recommended by staff.
 - Designate Spring Hill Village area as Community Mixed Use and include text within Master Plan as recommended by staff.
- Make changes to the text for the Mill Creek Drive Center, previously referred to as Monticello Fire Station Center, for County-owned properties to be used for civic uses and development of a small area plan as recommended by staff.
- Incorporate the following changes to the Development Areas Chapter
 - Amend Strategy 3c to state, “Identify property maintenance concerns and establish maintenance expectations. Initiate County programs to address maintenance issues and ensure that resources will enable the programs to be effective.”
 - Add a hyperlink to Scottsville Comprehensive Plan.
 - Incorporate other revisions and edits as recommended by staff.
- Incorporate revisions and edits to Housing Chapter as recommended by staff.
- Incorporate revisions and edits to Transportation Chapter as recommended by staff.
- Incorporate the following changes to the Parks and Recreation, Greenways, Blueways, and Green Systems Chapter:
 - Amend Strategy 1c “Work with the City and on ways to make City-owned park land in the County’s Rural Area available for greater public enjoyment of these natural areas and resolve misuse of resources,” to also include the Rivanna Water and Sewer Authority.
 - In the second paragraph on Page 11.11, “Ragged Mountain Park and Sugar Hollow Park are rural parks with public water supply reservoirs that are owned by the City of Charlottesville, but located in the County.” Replace the word park with “public supply reservoir,” or similar language.
 - Include recommendation for “potential trail” adjacent to Jane Heyward Park on the greenways map and staff will move forward with public meetings for input on improvements to Heyward Park and Buck Island Park.
 - Incorporate the other revisions and edits in this chapter as recommended by staff.
- Incorporate revisions and edits in Community Facilities Chapter as recommended by staff.
- Add back information on lodging to the Rural Areas Chapter and add a strategy to study transient lodging issues in the Rural Area. Based on the findings of that study, decide whether to change the County policy and regulations or bring lodging that doesn’t meet the County’s regulations into conformity.
- Add a similar strategy for the Development Areas.
- Staff will incorporate discussion of climate change throughout the Plan, where appropriate. This will include LCAPP report in reference section. This will also include discussion of community resiliency and how the County will begin to prepare for impacts of climate change. The Board will have the opportunity to review these edits with the final redline draft of the plan.
- Update Strategy 5c in Natural Resources Chapter, “Protect slopes of 25% or greater in the Development Areas that are continuous as part of stream systems.” to say that steep slopes also are important in the Development Areas. The most important slopes include those that are part of a large contiguous area of slopes or a large grouping of slopes, those that are part of a system of slopes associated with a water feature, those that are part of a hillside system or are of significant value to the entrance corridor overlay district.
- Board members will email any minor grammatical errors they find to staff.
- The Board will proceed with the Comprehensive Plan public hearing on May 13, 2015.
- The final draft will be prepared by staff and will be finalized at least two weeks before the Public Hearing to allow time for review.

- Staff will work with the Board to try and incorporate prioritization discussion into one of their regularly scheduled meetings or work sessions prior to the public hearing date.

Board Comments

- The outdoor commercial uses on the Woolen Mills site, such as an outdoor canoe shop, should count toward the percentage of commercial land use area of the site.
- How much space would be lost for commercial uses if the Board agreed to the five percent increase in residential use? The applicant informed the Board that a five percent increase in residential area would translate to about 5,000-7,000 square feet of additional residential space, but would likely not translate into any additional units.
- Live work units and home occupations could also be a way to incorporate additional jobs within the Woolen Mills development.
- The Board asked the applicant if it was possible for the development to have some conference rooms and collaborative work space for residents who work from home. The applicant said he plans for the bottom floors to have an open area to have some flexibility for these types of shared spaces.
- The proposal for the Woolen Mills site is allowing for preservation of a historic site. This is a unique site and allowing this mix of uses allows it to be preserved. The developer has worked hard to include as much commercial use as possible.
- Would approving the change in land use be setting a precedent for other sites? It is okay to approve the mix of uses on the Woolen Mills site, given the circumstances, but is it opening the door for other developers to come in for changes to the Comprehensive Plan prior to a rezoning and use this as an example. The Board should be fair in evaluating future uses in this way.
- The neighborhoods around the Spring Hill Village site are supportive of the Community Mixed Use designation on the site.
- There are 600 people in the town of Scottsville and 1600 living nearby, just outside the town limit. These residents would like to be involved in the planning that goes on in and around Scottsville.
- The capacity analysis is a philosophical discussion that has to be had every 5 years. This is not to suggest we should discuss limiting population growth, but capacity of development areas is something that will need to be revisited.
- I would rather draft a policy or ordinance to address property maintenance for residents to react to rather than starting from bottom asking residents to voice their concerns. The Board should be aware that there will be some citizens who are against such legislation and will view this as an infringement upon private property rights.
- What the current code allows us to do for property maintenance with the fire marshal and building inspector may address the safety of these properties but this is not getting at the issue of neighborhood blight and impacts to adjacent property values.
- Any policy for property maintenance ordinance should distinguish between properties in the Rural Area and Development Areas.
- We have an ordinance to address inoperable vehicles, why can't the same be done for abandoned homes?
- Reservoirs should not be treated as parks and areas for people to picnic and recreate. The city has established rules and regulations with the management of Ragged Mountain Reservoir where hikers can use the trails but there are rules such as no pets allowed that are established and enforced by the City.
- Instead of striking through all of the language on lodging in the Rural Area Chapter under Strategy 6e, is there a way we could incorporate language about getting some of the lodging that is currently there into compliance? It would seem much better to have B&B facilities that are already there to be licensed and paying taxes rather than operating illegally.
- Thank you to staff for all their hard work. Elaine did an excellent job of incorporating the Board's suggestions into the Plan.

**ALBEMARLE COUNTY COMPREHENSIVE PLAN
WOOLEN MILLS, REDLINE OF SOUTHERN AND WESTERN NEIGHBORHOODS MASTER PLAN
AND REDLINES OF CHAPTERS 8-12
March 10, 2015**

5:00 PM Public Comment

Brian Roy, Woolen Mills developer, said that he felt the discussion of the ratio of commercial to residential uses at the last worksession was confusing without visuals. He said he has since met with members of the Board to provide a vision of the development. He offered tours of the site to any member of the Board who is interested. He said he feels positive about the cooperative progress that has been made and said he appreciates staff efforts from Elaine, Claudette and Susan. He said staff is working with him to find a balance of uses, even though they may not necessarily agree with him. He said there are some viable opportunities for business use on the site and he has spoken to some potential tenants, though the reuse of the building may not lend well to business uses. He also said that prices in Charlottesville are a challenge. He cited a similar project in Waynesboro and said that he cannot compete with prices in Waynesboro. He said that residential is more of a mitigated risk and that he is trying to convert a treasure in the County to a semi-public space. He said that he hopes the Board approves staff's recommendations and hopes to move forward with development.

Jeff Werner, Piedmont Environmental Council, said that the Fiscal Impact Advisory Committee (FIAC) is an interesting and diverse group and he has been pleased that everyone on the group is open to ideas. He said that the group is even willing to explore other ideas and policies on behalf of the board and that they are already thinking of future topics of discussion. He asked the Board to consider adding something into the Plan about community resilience and anticipating impacts of climate change, specifically from a fiscal point of view. He provided an example of a community resiliency plan from Vermont where the community looked the capacity of culverts with increased precipitation anticipated from climate change. He provided the example of some of the public health issues of climate change such as elderly residents on high heat days. He suggested a committee of people to begin to have these discussions in the community.

7:00 PM Public Comment

None