

Pantops Master Plan Planning Process and Public Participation Summary

All Albemarle County Master Plans are created through a collaborative effort with County staff, elected and appointed officials, residents, businesses, and all stakeholders who work together to create a collective vision. Development of the Pantops Master Plan began in July 2003 with the Planning Commission's adoption of a resolution of intent to amend the Comprehensive Plan. The Planning Commission had just completed review of a rezoning request which was not in conformity with the Land Use Plan for Pantops. The Commission expressed concern that the Land Use Plan might be outdated and ready for revision. Staff also showed the Commission a map of existing and new developments and the proposed street systems. Staff and the Planning Commission were concerned that, without the Comprehensive Plan advising on the desired street network, by-right development would produce a haphazard arrangement of streets that would not improve traffic movement in the Pantops area.

The Master planning process itself began in September 2004, with a Planning Academy held at State Farm which consisted of two meetings. The first meeting provided the planning context for Albemarle residents to maximize their participation in the master plan and covered such information as the County's growth management policies and planning terminology. This meeting also helped to start identifying key community issues. The second meeting included discussion on specific areas such as transportation, the Capital Improvements Program, the Neighborhood Model, and an interactive exercise on vision elements. Guiding principles to direct the master planning process were established in these initial meetings with the public.

Subsequent meetings included the following topics:

October 4, 2004	Identification and confirmation of existing built and natural neighborhood centers
October 25, 2004	Desired features for Pantops
November 16, 2004	Developers Forum, where developers presented their land use proposals
December 4, 2004	Transportation
January 5, 2004	Parks, open space, community facilities, and redevelopment

Stakeholder Meetings were also held during this time frame and included discussions with the development community, the City of Charlottesville, Internal Stakeholders (County Departments), Monticello, State Farm, and the Profitt Community Association.

Staff changes at the County, in combination with a high volume of development proposals, caused the Plan to go "on hold" until Spring 2006, when staff developed a

draft Land Use Plan and Goals for Pantops which it believed reflected the desires of the public who attended the meetings and also addressed concerns of the Commission. To ensure that the previous comments and themes from earlier input meetings were still relevant and also to seek input on the preliminary recommendations of the plan, two additional public meetings were held:

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| May 25, 2006 | Open House at the Broadus Memorial Baptist Church to review and discuss master plan products: Guiding Principles, Existing Conditions, Public Input Themes, Place Type analysis, and Draft Framework maps for land use, transportation, and green infrastructure |
| June 8, 2006 | Facilitated Public Workshop to assess and provide specific input on the draft framework maps and outline of master plan goals, themes, and recommendations. |
| July 2006 | Informal meetings with various key stakeholders individually. (Monticello, Martha Jefferson Hospital, Peter Jefferson Place, State Farm, presentation to Westminster Canterbury residents, meeting with Overlook Condos, among others) |
| August-December 2006 | A series of work sessions were held with the Planning Commission to review the preliminary draft elements of the master plan and public comment. Then additional work sessions were held to develop the draft master plan text and maps. |
| (August 22, 29, and September 9, 19, 2006; November 7, 21, and 28, 2006) | |
| April 3, 2007 | Planning Commission Public Hearing |
| June 5, 2007 | Planning Commission final work session and recommended plan to the Board of Supervisors. |