

FINAL ACTIONS
Planning Commission Meeting of July 24, 2012

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting was called to order at 6:00 p.m. by Mr. Morris, Chair. PC members present were Mr. Morris, Mr. Lafferty, Vice-Chair; Mr. Dotson, Mr. Loach, Mr. Franco, Mr. Randolph and Mr. Smith. Ms. Monteith was present. • Staff present was Amelia McCulley, J.T. Newberry, Elaine Echols, Andy Sorrell, Wayne Cilimberg, Sharon Taylor, and Greg Kamptner. 	
<p>2. From the Public: Matters Not Listed for Public Hearing on the Agenda.</p> <p><u>Diane Webber</u> spoke regarding allowing restaurants at wineries to benefit tourism and serve County residents.</p> <p><u>Kellyn Kusyk</u> – spoke in support of urban agriculture and specifically the raising of American Guinea Hogs in R-1 residential zoning.</p> <p><u>Charles Battig</u>, resident of county, spoke regarding the Comp Plan Update and the negative consequences of “smart growth”.</p> <p>Staff noted that comments regarding Urban Agriculture and the Livability Project Goals should be taken during the work session.</p>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> • <u>None</u>
<p>3. Work Sessions</p> <p><u>Urban Agriculture</u> Supporting small-scale agricultural production in the Development Areas (Elaine Echols)</p> <p>The Commission received staff’s presentation, took public comment, and commented on the information provided. Staff was asked to take the Commission’s comments into consideration in the Comp Plan Update as noted in Attachment 1. No formal action taken.</p>	<p><u>Staff:</u> Refer to comments and suggestions noted in Attachment 1 in further work on the Comp Plan Update.</p>
<p>The Planning Commission took a break at 7:32 p.m. and the meeting reconvened at 7:42 p.m.</p>	
<p>4. <u>Livability Project Goals</u> Topics for Joint Comprehensive Plan Goals: Land Use and Transportation (Summer Frederick)</p> <p>The Commission received staff’s presentation, took public comment, and commented on the information provided. Staff was asked to take the Commission’s comments into consideration in the Comp Plan Update as noted in</p>	<p><u>Staff:</u> Refer to comments and suggestions noted in Attachment 2 in further work on the Comp Plan Update.</p>

Attachment 2. No formal action taken.	
5. Old Business <ul style="list-style-type: none"> • None 	<u>Staff:</u> <ul style="list-style-type: none"> • None
6. New Business <ul style="list-style-type: none"> • NEXT PLANNING COMMISSION MEETING WILL BE ON TUESDAY, JULY 31, 2012. 	<u>Staff:</u> <ul style="list-style-type: none"> • None
7. <ul style="list-style-type: none"> • Adjourn to July 31, 2012, 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. • The meeting was adjourned at 8:55 p.m. 	

Attachment 1 – Urban Agriculture - Supporting small-scale agricultural production in the Development Areas – Planning Commission Comments

Attachment 2 – Livability Project Goals - Topics for Joint Comprehensive Plan Goals: Land Use and Transportation – Planning Commission Comments

Attachment 1 –

Attachment 1 – Urban Agriculture - Supporting small-scale agricultural production in the Development Areas (Elaine Echols) – Planning Commission Comments

Urban Agriculture Discussion

The Commission received the staff presentation and public comment.

The following comments came from the public:

1. Amy Coffman – Spoke in opposition to permitting agricultural activities in the Development Areas. Spoke of past issues with a neighbor in Ednam Forest with pigs and how that impacted her property. Specifically spoke of guinea hogs and how hard they were to contain and the vectors they attracted like rats. Also felt that current county staffing levels were inadequate to add additional regulations to enforce.
2. Lonny Murray – Represented the Natural Heritage Committee and spoke of urban agriculture's relationship to sustainability. Stated that people currently living in the rural areas may be encouraged to live in the urban areas if they knew they could do some of the activities they can do in rural areas. Liked the idea of not permitting roosters and keeping the number of permitted animals small. Encouraged staff to review Charlottesville urban agriculture regulations.
3. Diane Webber – Supports urban agriculture and suggested the county work with the Virginia Tech Cooperative Extension Agency as they were helpful to her when she raised bantam chickens. Stated chicken manure is good fertilizer and that neutered goats may conflict with the goal of milk production.
4. Kellyn Kusyk – Supports urban agriculture and specifically the raising of American Guinea Hogs in R-1 residential zoning. Stated the hog is a heritage breed important to the history of Albemarle County as Thomas Jefferson also had this breed.
5. Robert Kusyk – Owner of American Guinea Hogs that used to live on his property in Ednam Forest. Supports urban agriculture and would like it to also include hogs such as these. Raising the animals is a good hands on experience for children and promotes sustainability.
6. Albert Connette – Once lived on Garth Road and had chickens but moved to St. George Avenue in Crozet and cannot have them there. However, originally people probably moved to this older part of Crozet and brought their chickens and other animals with them.
7. Helen Swift-Dovel – Asked to make sure that sale of produce is possible. Referenced farmer in Fauquier County being fined by the FDA for selling his produce.
8. Dr. Michael Johnson – Supports urban agriculture, but also felt roosters were needed to maintain a sustainably chicken flock. Roosters will have to be sent somewhere since it is hard to tell the sex of a chicken when they are small.
9. Greg Quinn – Asked the Commission to use common sense when considering new regulations and keep things simple. Let neighbor have a vote when it comes to nuisance concerns.
10. Dana Turname – beekeeper and chicken keeper off of Profit Road. Supports urban agriculture. Noted that chickens are flock animals and need company. Did not feel permits were necessary given the staff constraints.
11. Ashley Kippers – She has a bachelor degree in animal and poultry science from Virginia Tech. She recently moved to an Albemarle County residential district and brought her two goats and chickens. She consulted the zoning laws and they were very unclear. She found out later they were not permitted by zoning. She could not find it stated in the ordinance where such animals were not permitted. She stressed that the County needs to make the zoning regulations very clear when it comes to what is permitted and what is not. She was in the process of being forced to get rid of her animals at this current time and asked that the regulations be changed.
12. Joseph Jones – past president of the Albemarle County Farm Bureau, said the Farm Bureau supports urban agriculture and would be happy to work with the county to find homes for stray farm animals. Liked the idea of working with neighbors to get a setback reduced if the neighbor did not mind. He stated that children that grow up with fur bearing animals and chickens have fewer allergies. He suggested High Schools should reinstate agricultural instruction so that younger generations can learn of agriculture.

13. Charles Battig – Asked that if urban agriculture activities were to be permitted, then not to allow commercial sale of produce and other items from such activity because it would need to be inspected. He asked who would do that.

Commissioners made the following comments or asked the following questions:

1. What is the size of a small goat?
2. Safety, welfare, and protection of the community are essential.
3. If the Commission supports this change, any proposed regulations should be published in the newspaper for a month.
4. It may not be appropriate to allow urban agriculture in denser areas such as with apartment buildings or condos. The County will need to pick and choose where such activities will be allowed.
5. The County should align its regulations with the City; the area has been historically agricultural.
6. If the County goes this way, minimum standards are needed for poultry and livestock also for bees.
7. Negative comment made concerning personnel and effective enforcement. Enforcement and penalties will need teeth to work. Any permit fees should go to a dedicated revenue stream that goes to fund enforcement.
8. The idea of permitting community gardens as a primary use is good; however, a measured approach is needed on the other aspects of urban agriculture due to potential enforcement costs.
9. There does not seem to be a high demand for this change based on the attendance at the meeting tonight. Some people are committed to urban agriculture activities, but others are not.
10. It is important to hear from animal control first.
11. Consider making a survey of urban area residents to assess the level of support that exists.
12. Neighbor input is important.
13. Decisions for urban agriculture should be dependent on what the neighbors think.
14. The County should not enable what we cannot enforce.
15. Consider phasing in different species of animals over time. Could start with chickens and see how it works.
16. Consider grandfathering in people who may have chickens now but haven't had complaints lodged against them.
17. They should be aware of the difference in the breeding of animals.

The Commission cautiously supports modifying the Comprehensive Plan and the Zoning Ordinance to allow for urban agriculture. The Commission overwhelmingly supports removing the prohibition against community gardens.

It was the consensus of the Commission to support the following proposed language to make it more general:

- The objective would be modified to say consider supporting local food production through urban agriculture rather than support.
- On the strategies investigate zoning regulations about the different items in taking out the particulars, such as strong consideration should be given to only allowing chickens and small goats which have been neutered.

**Attachment 2 –
Livability Project Goals
Work Session On**

Topics for Joint Comprehensive Plan Goals: Land Use and Transportation

Summer Frederick presented a PowerPoint presentation and summarized the executive summary.

Purpose of Work Session: The purpose of the work session was to discuss county goals related to Land Use and Transportation, and to identify specific opportunities within these topic areas for the City and County to work together on joint goals. This work session is the second in a series of Commission meetings being held in advance of meeting with the City Commission.

The Commission reviewed, discussed, took public comment, and advised on potential areas for joint goals with the City, as follows:

Livability Project Discussion

The Commissioners suggested the following ways to work with the City on the following geographic areas:

1. The Woolen Mills Neighborhood
2. The L-shaped corridor along Route 29N and Route 250 E
3. The portion of Rio Road referred to as “Gasoline Alley”, and
4. The Rivanna River

Woolen Mills

- Plan together for a bike/pedestrian path/ bridge across the Rivanna River
- Bring in Dan Mahon and Chris Gensic to talk about City and County greenway trail opportunities
- Plan for recreational opportunities on the Rivanna River
- Both Planning Commissions should take a field trip to walk the area
- Neither locality should turn its backs to the River
- There should be access to the resource

L-Shaped Area

- There need to be more bridges across the Rivanna River to make the traffic flow better in this area
- City-County cooperation must take place when dealing with traffic
- Make sure we are working on the Northtown trail together. This is a City-County trail that could go through Hollymead Town Center. It opens the possibility of walking and commuting from Hollymead to downtown
- We may be able to use existing piers for a river crossing

Gasoline Alley

- Completion of Meadowcreek Parkway and additional traffic plus intersection of Rio Road and Rt. 29 means that we need the grade separated interchange built
- We need input from the City on the appearance of the entrance corridor there
- Walking across Rio Road is dangerous at Gasoline Alley.

The Rivanna River

- Making the Rivanna River an amenity and not a backyard is important
- Our Comprehensive Plans should make more substantive statements to allow the area between Darden Towe and Free Bridge to develop towards the Rivanna River
- We are limited by some of the current activities on the City side

- What about a ferry across the Rivanna River?
- Trails are on both sides of the Rivanna River – look for bike accessibility as well as riverfront recapture
- Plan together for future opportunities – bridges are needed for alternative transportation

Other Commission comments:

- Mr. Franco suggested that Stribling Avenue and the Granger property be looked at due to the large amount of traffic involved. Ms. Echols indicated it would be coming back after the traffic study was completed.
- Ms. Monteith noted when they are talking about bus service there is a lot of thought being put into that. CAT does not have a current director. So anything they would try to put a lot of energy into bus service would be conjecture at this point. The broader idea of expanding bus service is good, but specifics about that are going to come out of the current study that is looking at the way that the system is working. It is the second study in the last two years. She was not sure they were going to come out with firm conclusions. The general idea of expanded service is good. However, for specifics they need to wait for more information.

Public Comment Livability Project

1. Helen Swift-Doval – current President of the Jefferson Area Tea Party, spoke of the need for limited government as a representative for the Tea Party.
2. Charles Battig – also represented the Tea Party and spoke of the need for less government interference. He noted that so called public input is not the same thing as a scientific survey.
3. Lonny Murray – encouraged the Commission to rethink the Stribling/Granger area. The Natural Heritage Committee in looking at that area has identified a lot of biodiversity in that area. It is one of the few areas that they can find trees like Umbrella Magnolia. It would be nice to see a greenway coming down from that corridor through the mountains west of 29. He encouraged people to put more attention to our National Bike Route that goes through Charlottesville and Albemarle. He encouraged adding bike lanes in areas other than areas being developed. He spoke of the need for better connections particularly for bike connections between the rural and development areas. They need to separate the pedestrians, bicycles, and cars.
4. Greg Quinn – Felt that local government should be managing itself and they do not need outsiders telling us how to plan our community.
5. Jim Moore – Addressed comprehensive Planning and spoke of mass transit and its impact on the air quality especially when the buses are running empty and not at their capacity.
6. Morgan Butler – Spoke of taking better charge of improving the water quality of the Rivanna River. Should not just rely on TMDLs. Should take more charge of improving the water quality now that will affect the larger goals as well.