

FINAL ACTIONS
Planning Commission Meeting of August 7, 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 Elaine Echols, Lee Catlin, Susan Stimart, J.T. Newberry, Mark Graham, Wayne Cilimberg, Sharon Taylor, and Greg Kamptner. 	
<p>2. From the Public: Matters Not Listed for Public Hearing on the Agenda.</p> <p>Neil Williamson, President of Free Enterprise Forum, read from the writings of the late Stephen Covey and their relevance to the Comprehensive Plan as they relate to beginning with the end in mind.</p>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> <u>None</u>
<p>3. Committee Reports</p> <p>Mr. Lafferty reported PACC Tech did not meet this quarter.</p> <p>Mr. Morris reported the Pantops Community Advisory Council was working with Dan Mahone on a trail along the Rivanna River.</p>	
<p>4. Review of Board of Supervisors Meeting – August 1, 2012</p> <p>Mr. Cilimberg reviewed the Board actions taken on August 1, 2012.</p>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> No action required
<p>5. Work Sessions.</p> <p>Comprehensive Plan - Target Industries and Land Designations including Shadwell (Elaine Echols & Andy Sorrell)</p> <p>Elaine Echols provided the Commission a PowerPoint presentation. The Commission asked questions and provided comments. There was no public comment. 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></p> <ul style="list-style-type: none"> Refer to comments and suggestions as shown in Attachment 1 in further work on the Comp Plan Update.
<p>6. Old Business</p> <ul style="list-style-type: none"> The Planning Commission discussed the prior week's public hearing on the Avon/5th Street project and suggested ways to help in conducting future public hearings on items of contention and disagreement. 	<p><u>Staff:</u></p> <ul style="list-style-type: none"> None
<p>7. New Business</p>	<p><u>Staff:</u></p>

<ul style="list-style-type: none"> • No Planning Commission meeting on August 14, 2012 • NEXT PLANNING COMMISSION MEETING WILL BE ON TUESDAY, AUGUST 21, 2012. 	<ul style="list-style-type: none"> • None
<p>8.</p> <ul style="list-style-type: none"> • Adjourn to August 21, 2012, 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. • The meeting was adjourned at 7:26 p.m. 	

Attachment 1 – Comprehensive Plan - Target Industries and Land Designations including Shadwell
– Planning Commission Comments

**Attachment 1 –
Comprehensive Plan - Target Industries and Land Designations including Shadwell**

The Planning Commission held a work session to set general direction and obtain feedback on the following issues: Target Industries and Land Designations including Shadwell.

Public Comments

There were no public comments; however, reference was made to written comments received via email from Jo Higgins regarding industrial land decisions dated 8/7/2012 that will be included with the full set of minutes of the meeting. Ms. Higgins indicated she was not in favor of expansion of Shadwell growth area and in favor of the expansion of Crozet I-64 Interchange growth area since they should have businesses for employment.

The Commission commented on the information provided as follows and asked staff to take their comments into consideration in the continuing work on the Comprehensive Plan.

Planning Commission General Recommendations/Decisions:

1. There is adequate land and building opportunities for most of the target industries.
2. Have staff take the recommendation to change the proposed land use from Urban Density residential to industrial designation on the 13 acres between Avon Street and Rt. 20 South to the community for response. Be clear about the relationship of the proposed land use to those around it and potential impacts to nearby neighbors. Suggest possible uses for the property as well as uses that would not be appropriate in a list as a starting point for discussion.
3. If a property is to be redesignated, it should be done thoughtfully with attention to context.
4. Redevelopment opportunities should be looked at as well as vacant properties for industrial-type uses in places such as vacant strip malls.
5. Show both areas near Boulders Road as Office/R&D/Flex/Light Industrial; however, also explain how these uses make sense in their context and in relation to the nearby neighborhoods and other surrounding uses.
6. Leave the Shadwell Interchange as a Rural Interchange; however, designate it as a priority area for supporting agricultural business and industry that does not require utilities or generate much traffic. Be aware that it is in the Monticello Viewshed and development must be carefully done.

Comments from Commissioners:

- The point of this deliberation is to make sure that there is sufficient land suitable for a variety of jobs. There needs to be a diverse array of sites – small, medium, and large in different locations for businesses to expand, relocate within the community or relocate to the community.
- Performance parameters should be set up so that we can measure progress to achieving the County's goals.
- The County and the City should be aware of industrially designated properties in both places and understand that each locality shouldn't necessarily need to provide all things to all businesses and industries.
- Staff should provide maps or other essential information to the Commission on things such as location of utilities and fiber optics lines when making statements about the locations of these things. The statements provided in the staff report about location of fiber optics lines being only on Rt. 29 N are not correct.
- It is important to show centers and "places" on the Land Use Plan to make sure that there is an understanding of how the uses relate to one another.

- The policy that was made for water service only being available to the Village of Rivanna and Glenmore should have been articulated in the staff report. It was incorrect to say that water service is available to the properties along Rt. 250 at the Shadwell interchange when the policy does not support providing service at that location.
- Procedurally, the Commission should be careful about written material sent to be read into the record at a meeting. The Commission receives many emails and to bring all of those emails to the meeting to be read into the record would open Pandora's box. Letters or written comments can be provided with the minutes but there is no Planning Commission obligation to read them into the record.
- Mini-warehouses are classified in many communities as "businesses" and are not appropriate uses in the Rural Areas or at interstate interchanges. Concerns expressed about recommendation 5 on page 24.
- The recommended priority area for Shadwell should not be construed as a priority area for the Crozet interchange.