

FINAL ACTIONS
Planning Commission Meeting of July 21, 2015

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. Call to Order. - Meeting was called to order at 6:00 p.m. by Cal Morris, Chair. - PC members present were Mr. Loach, Mr. Morris, Mr. Dotson, Mr. Randolph, Mr. Keller and Mr. Lafferty. Absent was Ms. Firehock. Ms. Monteith was present. - Staff present was Elaine Echols, Faith McClintic, Susan Stimart, Lee Catlin, Tom Foley, Wayne Cilimberg, Sharon Taylor and Andy Herrick.	
2. <u>Other Matters Not on the Agenda from the Public</u> None	<u>Clerk:</u> No action required
3. Consent Agenda a. <u>Approval of Minutes: June 16, 2015 and June 23, 2015</u> APPROVED CONSENT AGENDA by a vote of 6:0. (Firehock absent)	<u>Clerk:</u> Finalize Minutes for signature – 6-16-2015 and 6-23-2015
4. Work Session <u>CPA-2015-00001 Comprehensive Plan Boundary Line Adjustment</u> Boundary Adjustment for the Southern Urban Neighborhood (Elaine Echols) The Planning Commission provided comments to be addressed by staff for the public hearing as summarized in Attachment 1. No formal action was taken. (Detailed comments in minutes)	<u>Staff:</u> - Staff to address comments in Attachment 1 in providing the CPA for public hearing on August 18, 2015 at 6:00 pm at COB 5th Street in Room A. - Community meeting scheduled for July 30th at 5 pm at the COB 5th Street Room A.
The Planning Commission took a break at 8:28 p.m. and reconvened at 8:34 p.m.	
5. Old Business <u>Comp Plan Priority</u>	<u>Secretary:</u> Staff to follow up as noted in action.

<u>Objectives/Strategies</u> Follow-up to July 10th joint meeting with the Board of Supervisors (Wayne Cilimberg) Commissioners provided direction and agreed to continue discussion on August 11th rather than August 18th. It was the agreement of the Commission that the Commissioners will each identify their top two objectives/strategies X'ed in the 'PC Priority June, 2014' column that are not also X'ed in the 'Board Priority' column and e-mail them to staff before Monday, July 27th. Staff will compile selections and provide them to the Commission in advance of their August 11th meeting. • Keller reported draft Fiscal Impact Committee report has been submitted. • The Commission discussed joint BOS/PC meeting agendas and advance preparation. • The Commission discussed how they would like Zoning Ordinance amendments made available to them. • Keller asked that he receive a Dropbox notification when information is available.	• Discontinue sending hard copies of ZO amendments to Commissioners except for Morris and Randolph. • Drop box notification to Commissioners using Dropbox.
6. New Business • No Planning Commission meeting on July 28, 2015. • The next Planning Commission meeting will be held on Tuesday, August 4, 2015.	<u>Secretary:</u> • None
7. Adjourn to August 4, 2015 Albemarle County Planning Commission meeting, 6:00 p.m., Room 241, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. • The meeting was adjourned at	

9:07 p.m.	
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Attachment 1 – CPA-2015-1 Comprehensive Plan Boundary Line Adjustment –
Planning Commission Recommendation

ATTACHMENT 1

Work Session

CPA-2015-00001 Comprehensive Plan Boundary Line Adjustment – Boundary Adjustment for the Southern Urban Neighborhood (Elaine Echols)

Planning Commission Direction:

The Planning Commission generally agreed with the recommendations for inclusion in the CPA provided by staff:

1. Designate buildable areas
2. Emphasize protection of habitat in Heyward Park
3. Encourage creativity in site design to reduce grading
4. Identify 5 Targeted Industries
5. Positive relationship needed to Regional Mixed Use Center
6. Protect nearby properties from any noise and odors
7. Wooded buffer frontage and boundary condition
8. Emphasize need for interchange improvements to keep from making situation worse; find alternatives for truck traffic
9. Provide pedestrian and bike connections to Mixed Use Center

The Commission also noted the importance of provisions that would address protection of nearby properties from noise and odors.

Mr. Randolph listed the following that need to be addressed for him to support the CPA:

1. By August 18th the Commission needs to receive a statement from the BOS that they consider this rezoning/CPA as an isolated, single-case study and that it is not precedent-setting. In language similar to the Supreme Court in *Bush v. Gore* there needs to be a statement that this decision rezoning/CPA carries no precedent for any future discussion of development in other interchanges or in any other corners of this interchange. This is a single-shot rezoning/CPA that is expressly not the first step to a series of rezonings down 29 S or rezonings in other interchanges in the County such as Crozet, Shadwell and Keswick.
2. To reinforce this point, I suggest the Commission needs to view a site plan on August 18th for a 100 yard buffer on either side along the southern -most entrance, along either side of a potential entrance/exit road and beyond going all the way up to Heyward County Park, to separate the Developed Area to the north from the rural properties to the south. This buffered cordon sanitaire is designed to serve as a physical and symbolic break between the Developed Area to the north and the Rural area to the south and make it harder for the owners of the property to the south to argue that their properties should be eligible to also be

included in the Developed Area. Along this buffer could run the county's access road to the park.

3. A commitment needs to be secured from VDOT that it will conduct a publicly disclosed traffic impact analysis of the truck loading that the designated new industry's traffic will produce on the I-64/29 intersection and then provide a preliminary build plan for necessary improvements at the intersection that include estimated costs, sources of funds and probable start/completion dates.
4. A commitment from the County to conduct a hydrologic study of the benefits provided to Moore's Creek by the existing unspoiled topography within the proposed Developed Area and the estimated TMDLs and water quality impacts resulting from the proposed development on this site of this industry and other(s) potentially to the north.
5. For the purposes of this project the County and the industry agree that all the slopes within this potential new Development Area are preserved so that any proposed building in this site must conform to the slopes rather than the slopes conforming to the building. The industry should also consider placing any undeveloped property contiguous to the Park under conservation easement to preserve it in perpetuity.
6. The County will commit to conducting a community meeting with the residents of Redfield for the express purpose to discuss explicitly the sizing requirements of the interceptor tie in for this industry and the probable construction time line for this work.
7. The County will share with the Commission the RSWA's preliminary estimates of water usage by this industry at this site and provide clarification of RSWA's water usage policy during drought conditions, identifying whether the industry has first or preferential rights to water from the Ragged Mountain reservoir.
8. Within six months the County should develop a preliminary plan for unified LI development within the quadrant's existing Development Area, with the goal of actively marketing the property within the next nine months.
9. The County should attempt to secure VDOT's support for pressure-activated traffic lights at the locations warranted by VDOT to maximize the current ease of travel north and south on 29.
10. The BOS may find it advisable and advantageous to authorize the Parks and Recreation Department to create a recreational use advisory committee that reports to the Department. This committee should be composed of recreational and competitive mountain bikers, hikers, other outside groups such as the Audubon Society, members of the new LI business and adjacent to the Park property owners to advise Parks and Recreation on the creation of a Recreational Master Plan for the Park. Consideration should also be given by this committee to the potential creation of a cyclocross course within the Park which will be contiguous to the new LI business.
11. The Planning Commission and Board of Supervisors should expect to receive within the next six months an updated, current inventory (following this potential rezoning) of all existing LI properties and commercial properties equal to or larger than five acres to help County elected and appointed officials strategically plan for future LI growth."

Mr. Dotson agreed that rural interchanges are not on the table for discussion and asked for the following in considering the CPA:

1. Inventory of the available industrial sites and/or land.
2. Information on other urban interchanges as was provided during the Comprehensive Plan review.
3. VDOT and RSWA representatives to attend the CPA public hearing.

Mr. Loach agreed with Mr. Randolph's list as things that are needed before the land would be rezoned. He also emphasized the need for concurrency of infrastructure with development of any land that would be rezoned.

Regarding staff's third question, "Should the developable area be added to the DAs or should all of the land be added and the undevelopable area designated for preservation?" It was the consensus of the Commission to include all of the land in the CPA as described by staff which would allow the Commission to scale back the actual added area it recommends if it so chooses.

No formal action was taken.

(See minutes for detailed comments)