

FINAL ACTIONS
Planning Commission Meeting of August 18, 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 at Room B, COB 5th Street. - PC members present were Mr. Dotson, Ms. Firehock, Mr. Keller, Mr. Loach, Mr. Morris, Mr. Lafferty, Vice Chair and Mr. Randolph. Ms. Monteith was present. - Staff present was Elaine Echols, Faith McClintic, Sharon Taylor, Stephanie Mallory, Wayne Cilimberg and Greg Kamptner.	
2. <u>Other Matters Not on the Agenda from the Public</u> None	<u>Clerk:</u> No action required
3. Public Hearing CPA-2015-00001 Comprehensive Plan Boundary Line Adjustment Boundary Adjustment for the Southern Urban Neighborhood (Elaine Echols) RECOMMEND DISAPPROVAL OF CPA-2015-1, by a vote of 7:0. Six (6) agreed the action was for the reasons outlined by Ms. Firehock as shown in Attachment 1. Mr. Lafferty voted aye because of concerns about traffic impact and public safety. (See Minutes for Additional Details)	<u>Clerk:</u> - Action Letter – Recommend Disapproval of CPA-2015-1 as noted in the actions. - The matter will go before the Board of Supervisors in a work session on September 2, 2015 with a recommendation for denial.
The Planning Commission recessed at end of public comment on CPA-2015-1 at 8:15 p.m. and the meeting reconvened at 8:27 p.m.	
4. Old Business <u>Comprehensive Plan Priority Objectives and Strategies (PC/Wayne Cilimberg)</u> RECOMMEND, by a vote of 7:0, three priority strategies: rural area strategy 2e, housing strategy 6e and economic development strategy 4a as provided in Attachment 2.	<u>Secretary:</u> Action Letter – Recommend Comp Plan Priority Strategies as noted in actions.

5. New Business • No Planning Commission meeting on August 25th. • The next Planning Commission meeting will be held on Tuesday, September 1, 2015 at COB McIntire at 401 McIntire Road.	<u>Secretary:</u> • None
9. Adjourn to September 1, 2015 Albemarle County Planning Commission meeting, 6:00 p.m., County Office Building McIntire, Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia. • The meeting was adjourned at 9:16 p.m.	

Attachment 1: CPA-2015-00001 Comprehensive Plan Boundary Line Adjustment – Planning Commission Recommendations

Attachment 2: Comp Plan PC Priority Objectives Strategies (3)

Attachment 1: CPA-2015-00001 Comprehensive Plan Boundary Line Adjustment

Regarding the motion for disapproval of CPA-2015-00001: Reasons for action as provided by Ms. Firehock–

Development of this landscape does not promote protection of public health, safety and welfare for the reasons as discussed as follows:

- The proximity of the interchange does not in and of itself, make this site “ideal” for industrial development as staff have claimed.
- A comprehensive assessment of light industrial land, both in current inventory, as well as land countywide that may be suitable for industrial development has not been completed. Therefore, a comp plan change with the publically stated intended upcoming zoning change is not appropriate at this time.
- While the site is in the service authority designated area, it is not in fact ‘served.’ The likely expenditures in water, sewer hookup and treatment costs have not been determined and are likely to be far higher than imagined, due to roadway challenges and impacts, geology and slopes. Demands on wastewater treatment are also unknown.
- Moore’s Creek, an impaired water on the state’s 305(B) report flows through the site and we should be taking measures to further protect it, rather than further impact it.
- The area contains significant mature hardwood forest habitat for which we unable to ensure protection, simply by writing our wishes since future zoning should be in accordance with the comprehensive plan, but it is not required to be so.
- Traffic is currently very difficult to navigate in this area but existing funds statewide and locally are woefully inadequate and may be decades away. Considering that this area appropriate for industrial uses which include additional truck traffic, workers, and visitors, requires that a comprehensive traffic study be undertaken before we can determine it is an appropriate location for adding additional traffic burden.
- This process is not in keeping with good planning practice as the county recently completed a multi-year process to update the Comprehensive Plan and the Planning Commission did not recommend this area be added to the industrial land inventory.
- Lastly, we encourage the county to allow our new industrial development staffer the time to complete her review and for the planning commission, board of supervisors so we may COMPREHENSIVELY review the entire county. In regards to this proposal, we need a full cost accounting of what would be the county expenditures.

As a follow up to their action, Planning Commissioners also provided the following comments to be forwarded to the Board. (See minutes for details.)

- It sounds like it is an interesting business. There have been many positives expressed about it, but possibly not in this location. So, if there is a state and local effort underway, it would seem that we would want to continue to see that. They need to continue to have that effort and then with more specifics deal with it. (Commissioner Keller)
- First Option: The board of supervisors could give the landowner the opportunity to become an applicant rather than just a by-stander. All of the explanations of why they don’t have the information is because this is not the zoning map stage. So if that property owner were to be given the opportunity, then perhaps the missing information that Ms. Firehock references would be forthcoming. (Commissioner Dotson)
- Second option: Minimize some of the potential impacts and consider only amending the Comp Plan to include the currently zoned R-1 property that is already within the jurisdictional area. (Commissioner Dotson)

- Let Faith McClintic finish her work to include information for the entire county. The problem is they are analyzing this in a vacuum as just one place. (Commissioner Firehock)
- We need more information. For instance, how much of the commercial space that has already been approved but not yet developed, is suitable for the target industries so they don't have to go outside the development areas. From what we heard earlier from Economic Development it sounded like this was an opening for additional LI parcels that would be going through this same process. (Commissioners Loach and Morris)
- We have a board that is fully capable of determining what the next step ought to be, and if it includes coming back and asking the Commission to do more work, we are ready to go. (Commissioner Morris)

Attachment 2: Comp Plan PC Priority Strategies 8-11-15

Rural Area Strategy 2e: Strengthen the Acquisition of Conservation Easements (ACE) Program by providing a stable dedicated funding source and staff resources for administering the program.

- *Owners typically study their options, sometimes for years, but once they feel the final push they may face a choice of selling for development or keeping the farm and participating in an ACE easement. They need to be assured that the ACE program will consistently be there when they are ready to decide.*
- *ACE leverages significant matching federal and state funds (\$2.2 million since 2000). Without county dollars, the match requirement of these grants cannot be met.*
- *ACE fills a major gap by targeting working family farms and landowners whose income is not high enough that they can gain tax benefits from donating an easement. Without ACE, fragmenting of large parcels and sale for development may be the best option for many average or lower income owners.*
- *ACE is based on a Board of Supervisor established point system that targets rural properties with the greatest public benefit (e.g., threat of conversion to development, historic value, or frontage on a water supply watershed that provides water to both growth area residents and industry requiring clean water).*
- *ACE needs continued staffing to administer the technical acquisition aspects of the program but also, along with PRFA, to do ongoing education and stewardship to assure that the public values justifying the initial acquisition are maintained long term.*

Housing Strategy 6e: Gather information on the location of affordable and proffered units in the County. Develop mechanisms to promote long term affordability and protect public investments.

- *Improving our data base is a doable and a necessary first step and foundation for the dozen plus potential affordable housing strategies enumerated in the Comp Plan adopted in June 2015.*
- *The County's Housing Committee is defunct and no longer meets, the Planning Commission - advised by Housing Office, Community Development and GIS staffs - could fill this gap.*
- *Quoting the Comprehensive Plan "40% of the households in the County need affordable housing but only 20% of the housing is affordable". The need is clearly there.*
- *As one leading scholar has put it, "the conscience of growth management is affordable housing". While the County pursues its goals of rural area conservation and growth area development, understanding affordable housing issues to a greater degree is an important corollary and foundation.*

Economic Development Strategy 4a: Provide a strategic assessment of properties available for existing business expansion, start-up industries, and desirable locations for target industries. Continue to assess the quality of the areas designated for business and industry to ensure that there is land for business and industrial growth that has suitable size, topography, location, and availability of infrastructure.

- *It is imperative that the 2015 Comprehensive Plan is not vitiated with a series of CPAs and rezoning before the legitimacy of the new Comprehensive Plan is acknowledged and accepted by the Albemarle county community.*
- *To prevent the occurrence of spot zoning and developer-dictated re-zonings the county needs to conduct a thorough assessment of existing properties to determine the*

quantity, quality (steep-slopes, Army Corps issues, critical habitat, etc.) and proximity of these sites to major state and federal roads.

- *Property owners with parcels of suitable size, topography, location and infrastructure whose property is classified as LI or commercial should be contacted by the county to determine the ongoing status of their property and the property's readiness and their eagerness for development.*