

ACTIONS Board of Supervisors Meeting of September 23, 2015, 2014		
		September 24, 2015
<u>AGENDA ITEM/ACTION</u>	<u>ASSIGNMENT</u>	<u>PODCAST</u>
1. Call to Order. Meeting was called to order at 6:07 p.m., by the Chair, Ms. Dittmar. All BOS members were present. Also present were Tom Foley, Larry Davis and Travis Morris.		Listen
2. <u>CPA-2015-00001. Boundary Adjustment to the Southern Urban Neighborhood (Route 29/I-64 Interchange).</u> - By a vote of 6:0, ADOPTED resolution to approve CPA-2015-00001. - By a vote of 5:1 (Boyd), motion to resolve that the Board not consider any further piecemeal expansions of the Development Areas and to support only those expansions of the Development Areas after a comprehensive study of the County's supply, need, and location for industrially-designated lands and request that Staff and the Planning Commission initiate the workplan in the 2015 Comprehensive Plan to begin a comprehensive study of the supply, need, and location of available and needed industrial land for the entire County and to make this work plan a high priority, PASSED.	<u>Clerk:</u> Forward copy of signed resolution to Community Development and County Attorney's office.	
3. Adjourn to September 25, 2015, 8:30 a.m., Morven Farms. <u>Ann Mallek:</u> - Announced that Sunday, September 27, 2015 the Shenandoah National Park will be hosting a Lunar Eclipse Star Party. - The meeting was adjourned at 7:36 p.m.		

/tom

RESOLUTION TO APPROVE CPA 2015-00001

WHEREAS, on June 10, 2015, the Albemarle County Board of Supervisors adopted a Resolution of Intent to consider whether to amend the Comprehensive Plan by expanding the Development Areas to include those lands located near the Interstate 64/Route 29 South interchange southwest of the existing Development Area boundary (the “Lands” and “CPA 2015-00001,” respectively); and

WHEREAS, the Lands are approximately 223 acres in area, composed of Parcel IDs 07500-00-00-03300, 07500-00-00-03400, 07500-00-00-03800, 07500-00-00-04500, 07500-00-00-045A0, 07500-00-00-045B0, 07500-00-00-045C0, and portions of 07500-00-00-04800 and 07500-00-00-05300 (the remainders of such parcels are currently within the Development Areas); and

WHEREAS, as directed by the Resolution of Intent, County staff studied the Lands for the purposes of evaluating whether amending the Comprehensive Plan by expanding the Development Areas is appropriate at this time, identifying appropriate land use designations for the Lands that would accommodate Target Industries, and identifying preserved land that may complement the future County park in the vicinity (the “Study”); and

WHEREAS, on August 18, 2015, the Albemarle County Planning Commission held a duly noticed public hearing on CPA 2015-00001, at the conclusion of which it recommended disapproval; and

WHEREAS, on September 9, 2015, the Board of Supervisors held a duly noticed public hearing on CPA 2015-00001, deferred taking action, and directed County staff to return to the Board with four options that would add only a portion of the Lands to the Development Areas; and

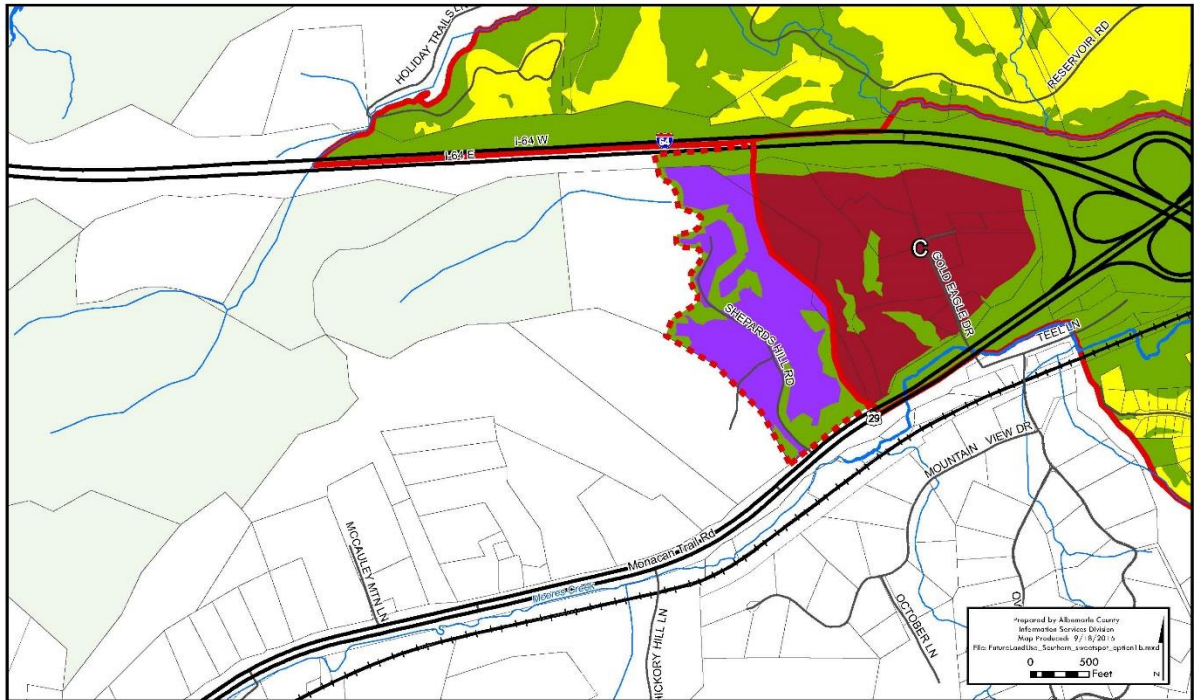
WHEREAS, on September 23, 2015, the Board of Supervisors considered the four options at a special meeting, and those options are identified as Options 1a, 1b, 2a, and 2b; and

WHEREAS, the Board of Supervisors has carefully considered the discussion and recommendation of the Planning Commission, the Study and its related analysis and other information provided by County staff, and the information and comments provided by the public; and

WHEREAS, the Board of Supervisors concludes that approval of CPA 2015-00001 for a portion of the Lands is appropriate and consistent with the coordinated, adjusted, and harmonious development of Albemarle County and, in accordance with present and probable future needs and resources, CPA 2015-00001 will best promote the health, safety, morals, order, convenience, prosperity, and general welfare of all inhabitants of the County.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, and for the purposes articulated in Virginia Code § 15.2-2223, the Albemarle County Board of Supervisors hereby approves CPA 2015-00001 and amends the Development Areas boundary and designates the portions of Parcel IDs 07500-00-00-04800 and 07500-00-00-05300 not already in the Development Areas as Industrial (approximately 35.28 acres) and Parks and Green Systems (approximately 15.99 acres) as provided in Option 1b as depicted on the map attached hereto as Attachment A and the text of the Southern Urban Neighborhood’s Master Plan attached hereto as Attachment B; and

BE IT FURTHER RESOLVED that the land use designation of the Lands and the applicable map in the Comprehensive Plan are amended accordingly.



Option 1b : Change to Southern Development Area Boundary and Land Use

Land Use Categories				
Neighborhood Density Residential	Office/Research & Development/Flex/Light Industrial	Proposed Expansion of Development Area	Streams	
Neighborhood Mixed Use	Industrial	Proposed Future Roadway Network*	Major Water Bodies	
Urban Density Residential	Institutional	Primary Roads	Parcels (current year)	
Community Mixed Use	Parks and Green Systems	Secondary Roads	Parks	
Regional Mixed Use	Centers		Current Development Area Boundary	

**RESOLUTION OF INTENT TO APPROVE CPA 2015-01
ATTACHMENT B**

Adjustment to Southern Urban Neighborhood

Changes to Page A.8.S+W. 25 of the Southern and Western Urban Neighborhoods Master Plan
(See "Changes to Southern Development Area Boundary and Land" Map for Legend)

Figure 16: Rt. 29 and I-64 Area

Insert map

6. The southwest quadrant of the **Route 29 South and I-64 interchange** (Figure 16) contains a future Center which is shown for Regional Mixed Use, land with an Industrial designation, and areas shown for Parks and Green Systems. At present, part of the Center contains a beverage distribution business. Commercial and residential uses are allowed on the property shown for Regional Mixed Use, although this area may also be used for industrial uses. The Industrially designated area is expected to support the County's target industries that need a location near an interstate interchange and/or close proximity to downtown Charlottesville and/or the University of Virginia, but are not adaptable to a mixed-use environment. This location is particularly suited for the following industries and employment activities:

- Research and development with associated light assembly
- Specialty food production and distribution
- Adult beverage production and distribution
- Other small distribution facilities ancillary to a production operation
- Business and financial processing operations.

The terrain in this area is hilly and, at present, is covered mostly in deciduous forest. Moore's Creek crosses the front of the properties designated for Regional Mixed Use along Route 29 South. Some of the area shown as Parks and Green Systems contains environmentally sensitive systems including steep slopes, streams, and vegetation that forms a stream buffer. Protection of these features is important for habitat protection within Hedgerow Park and the Ragged Mountain Natural Area. Passive recreation and trails may be appropriate in areas designated for Parks and Green Systems and a public greenway is proposed to extend from the Redfields neighborhood across Route 29 South, through the Regional Mixed Use Area, westward to Hedgerow Park. The Parks and Green Systems designation also includes forested buffer to the Rural Area on the southwestern edge of the Development Area and along the Entrance Corridors of Route 29 South and I-64.

Because of the terrain and this area's location along two Entrance Corridors, building and site appearance are important. Creativity in building design is desirable. To the extent possible, buildings should be designed to fit into the terrain rather than require extensive grading. Tall retaining walls are discouraged. Minimal removal of tree cover is expected.

Industrial uses have the potential to produce noise and odors; however, the proximity to nearby residential and employment areas requires that new uses at this location have minimal noise and odor impacts.

Improvements to the Route 29 South/I-64 interchange are called for in this region's Long Range Transportation Plan (LRTP). While the project has the highest priority in the LRTP, the scope and timing of the improvements have not yet been determined. Timing for the improvements may affect or be affected by development of land in this quadrant. Ensuring the safety of residential, commuting, shopping, and employment traffic is essential. Any future improvements to the interchange could physically impact some of the properties at the interchange and developers should coordinate with the Virginia Department of Transportation (VDOT) on future plans for interchange improvements.

When improving route 29 to support development at this quadrant, consideration should be given to the importance of the following:

- Preserving left turn movements from the residential areas served by Teel Lane onto Route 29 going south,
- Preventing left turn movement from the Regional Mixed Use area served by Gold Eagle Drive onto Route 29 going north towards I-64,
- Improving the ability of truck traffic to make left turns to travel west on I-64, and
- Finding alternatives to accommodate truck movements onto Route 29. It is preferred that truck movements going both north and south are safe and convenient without the need for a traffic signal.

Vehicular, pedestrian, and bicycle connections should be made between the Regional Mixed Use area and the Industrially designated area to help create a vibrant, active Center. These connections will help to minimize conflicts with local traffic on Route 29 South between employment areas, commercial services, and residential areas. Entrances to the properties will need to be sufficiently spaced from I-64 to meet VDOT safety standards. Depending on site distance and access management requirements, slopes designated for preservation may need to be disturbed to build entrance roads to the properties.

Extension of public water and sewer lines to this area will be needed. Along with these utilities, infrastructure improvements should be provided concurrent with or in advance of development of the Industrial and Regional Mixed Use areas.