January 16, 2001

The Albemarle County Planning Commission held a public meeting on Tuesday, January 16, 2001, 6:00 p.m., Meeting Room #235, County Office Building. Those members present were: Dennis Rooker; Chairman, Will Rieley; Vice-Chairman, Pete Craddock;, William Finley; and Rodney Thomas. Absent from the meeting were: Tracey Hopper and Jared Loewenstein.

A quorum was established and the meeting called to order.

Other Matters Not Listed on the Agenda From the Public – None were offered and the meeting continued.

SP-2000-68 Terry Deanne Dance Studio – Request for special use permit to allow a dance studio and reception hall in accordance with Section 23.2.2.6 of the zoning Ordinance which allows for dance halls by special use permit. The property, described as Tax Map 60, Parcel 26 contains 5.070 acres, and is located in the Samuel Miller Magisterial District at 2441 Old Ivy Road (Rt. 250 West) across the street from Birdwood Golf Course. The property is zoned CO, Commercial Office. The Comprehensive Plan designates this property as office service in Neighborhood 6 of the Development Areas. ***APPLICANT REQUEST DEFERRAL TO FEBRUARY 20, 2001.***

Mr. Rieley moved to accept the applicant's request for deferral to February 20, 2001.

Mr. Thomas seconded the motion, which carried unanimously.

DISC – Complete review of Neighborhood Model

Mr. Thomas noted, for the benefit of the Commission, that the name of the old hotel is "500 Court Square".

Ms. Catlin explained that the Commission will continue with their review of the Neighborhood Model, pointing out that they will begin tonight's discussion with design approaches the 6th element (page 78 – 86). The Commission made the following points:

78 – 86 Design *Approaches*

- Page 79 – appropriate locations (change to suggested locations)
- Page 79 – add "general area" to list

- Page80 – suggested instead of appropriate.
  Add “mixed use areas”
- Page 78 – omit “more advantageous” and substitute “are appropriate in the county’s development areas”
- Page 79 – variety on street block by block basis not building by building
- Page 84 – (or between buildings & trees)

92-101 Mixed housing types and affordability

- Page 94 – “edge” vs. fringe

Redevelopment

- Page 103 – identify shopping center in graphic

Site plan

- Page 106 – 25% slopes—size and configuration instead of massing
- Page 108 – first bullet on right--“slopes of greater than 25%….”
- Page 110 – roof illustration of big box – fix pitch
- Page 107 – add missing text

Clear boundaries

- Page 112 – strike last sentence of power line section

The Commission scheduled a public hearing on the Neighborhood Model for Tuesday, February 20, 2001.

Fiscal Impact Analysis Follow-up

Mr. Cilimberg pointed out that there are some references and studies that support the idea of more dense development being less costly. This primarily looks at the expenditure side in most of the case studies. Mr. Allshouse has identified that there is also a revenue side to development. He looked at Virginia counties to form a conclusion as to whether or not increasing density, in fact, had a positive fiscal impact. Based on Virginia samples the correlation between revenue categories or cost categories and changes in density was not very high. Among those that had any significant correlation, the result of the study was that there was an increase per capita cost, but a greater increase in per capita revenue. The Fiscal Impact Committee looked at various cities in Virginia, even though they operate under a different tax structure and a different enabling legislation. One interesting point is that this is not something that is based on the

balance sheet, there is a lot that is based on what you feel is the right thing to do from the standpoint of planning for the future.

Mr. Rieley stated that from his perspective, this is not overwhelming negative and which is good news.

Mr. Rooker stated that fiscal impact depends on the mix of development and the value of the development for tax purposes.

Approval of Minutes:

Mr. Rooker suggested the Commission adopt the following procedure for dealing with minutes.

- Draft minutes will be provided to the Commission at the meeting
- Prior to or at the next meeting provide, in writing, comments/ corrections to the Recording Secretary
- Revised minutes will be provided to the Commission which incorporates all of their suggested comments/corrections
- Minutes will be placed on the Consent Agenda for approval.

Mr. Cilimberg pointed out that this would allow the unaccepted, but corrected minutes to be provided to the Board of Supervisors.

New Business:

- Mr. Rooker noted that VDOT and consultants will hold a "public workshop" 4:00-7:00 p.m. Thursday, January 18th at Red Hill Elementary School. Its topic is proposed Route 29 Corridor Development Study. Recent proposals include ten stop-lighted intersections plus parallel access roads along Rt. 29 from I-64 to the Nelson County border.

  Mr. Cilimberg stated that the Rt. 29 Corridor Study proposes a parkway concept for Albemarle County. Essentially the parkway concept cross-section includes an outer bicycle lane. They are proposing that access be controlled to the parkway so that access would occur only at intersections with Rt. 29. Some of these intersections may need to be signalized. This would mean cutting off access that currently exists between intersections, which would then have to be provided in some other way. He pointed out that the County had recommended the parkway concept accommodation with an access management plan along Rt. 29. One suggestion made was to remove all crossovers that are not at state road intersections

- Mr. Rooker noted that the School Board would like to meet with the Planning Commission in March to discuss issues such as the DISC report and other related issues.

  The Commission felt it was a good idea to meet with the School Board. Mr. Rooker will contact someone on the School Board to determine what type meeting they want (i.e. – input into the DISC report, general information, etc.)

With no further business, the meeting adjourned at 7:30

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V. Wayne Cilimberg, Secretary

Recorded and transcribed by Janice C. Farrar, Department of Planning & Community Development Assistant.