Albemarle County Planning Commission
February 20, 2001

The Albemarle County Planning Commission held a meeting and a public hearing on Tuesday, February 20, 2001 at 6:00 p.m. at the County Office Building, 401 McIntire Road, Charlottesville, Virginia. Members attending were: Dennis Rooker, Chairman; William Rieley, Vice-Chairman; Tracey Hopper, Rodney Thomas, and Pete Craddock. Other officials present were Elaine Echols, Principal Planner and Wayne Cilimberg, Director of Planning and Community Development.

A quorum was established and the meeting called to order.

OTHER MATTERS NOT LISTED ON THE AGENDA FROM THE PUBLIC
Mr. Rooker asked if there were additional items from the public, there being none, the meeting proceeded.

REVIEW OF FEBRUARY 14, 2001 BOARD OF SUPERVISORS MEETING
Mr. Cilimberg reviewed the Board of Supervisors Meeting. The Board of Supervisors approved the following items as recommended by the Planning Commission: SP-2000-58 - Northside Community Fellowship Church of the Nazarene; SP2000-61 – Chapman Grove Baptist Church Foyer Addition; SP-2000-62 – Millstone Preschool Expansion; and ZMA-2000-08 – Dunlora Phase 4B Rivercreek. Item SP-2000-64 – David Weber (Triton PCS) was deferred to allow the applicant to propose sheltering of ground equipment.

CONSENT AGENDA
Mr. Rooker asked if any of the commissioners wished to pull any of the items off of the consent agenda. There being no requests, Mr. Rooker asked for a motion on the agenda.

SDP 2000-119) Whitewood Office Park Phase II Minor Site Plan Amendment- Request to allow disturbance of the 20-foot residential buffer.

SDP-2000-155 Sam's Club Expansion Major Site Plan Amendment - Critical Slopes Waiver and Parallel Parking Requests. (Stephen Waller)

Ms. Hopper moved approval of the consent agenda as presented.

Mr. Craddock seconded the motion, which carried unanimously.

ITEMS REQUESTING DEFERRAL:

SP-2000-68 Terry Deane Dance Studio (Sign #52) – Request for special use permit to allow a dance studio in accordance with Section [23.2.2.6] of the Zoning Ordinance which allows for schools of special instruction by special use permit and reception hall in accordance with Section [23.2.2.7] of the Zoning Ordinance which allows for clubs 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 [Route # 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 7 of the Development Areas. (Michael Barnes)
DEFERRED FROM THE JANUARY 16, 2001 PLANNING COMMISSION MEETING. APPLICANT REQUESTS DEFERRAL TO APRIL 10, 2001.

Mr. Rooker opened the item for public comment, none was offered and the hearing was closed.

Mr. Rieley moved to accept the applicant's request for deferral to April 10, 2001.

Mr. Thomas seconded the motion, which carried unanimously.

SP-2000-81 Terry Deane Reception Hall (Sign # 53) - Request for special use permit to allow a dance studio in accordance with Section [23.2.2.6] of the Zoning Ordinance which allows for schools of special instruction by special use permit and reception hall in accordance with Section [23.2.2.7] of the Zoning Ordinance which allows for clubs 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 [Route # 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 7 of the Development Areas. (Michael Barnes) ***APPLICANT REQUESTS DEFERRAL TO APRIL 10, 2001.***

Mr. Rooker opened the item for public comment, none was offered and the hearing was closed.

Mr. Thomas moved to accept the applicant's request for deferral to April 10, 2001.

Ms. Hopper seconded the motion, which carried unanimously.

ZMA-2000-007 Mill Creek North – Village Homes II (Sign #71) – Request to rezone 7.1 acres to amend the existing Mill Creek PUD to increase the allowed number of dwelling units. The property, described as Tax Map 90C Parcels D&E, is located in the Scottsville Magisterial District on Stoney Ridge Road on the south side of the Southern Parkway. The Comprehensive Plan designates this property as Neighborhood Density, recommended for 3 - 6 dwelling units per acre in Neighborhood 4. (Elaine Echols) ***DEFERRED FROM THE JANUARY 23, 2001 PLANNING COMMISSION MEETING. APPLICANT REQUESTS DEFERRAL TO MARCH 13, 2001.***

Mr. Rooker opened the item for public comment, none was offered and the hearing was closed.

Mr. Rieley moved to accept the applicant's request for deferral to March 13, 2001.

Mr. Thomas seconded the motion, which carried unanimously.

PUBLIC HEARING ITEMS:

CPA 2001-001 Neighborhood Model - Public hearing to amend the Albemarle County Comprehensive Plan to incorporate the Neighborhood Model, which will provide additional guidance in the development of the County's designated Development Areas. The amendment would include twelve guiding principles: pedestrian orientation; neighborhood friendly streets and paths; interconnected streets and transportation networks; parks and open space; neighborhood centers; buildings and spaces of human scale; relegated parking; mixture of uses; mixture of housing types and affordability; redevelopment; site planning that respects terrain; and clear edges. Also included in the amendment is the recommendation that master plans be created for all of the development areas to guide development for these areas. Other parts of the amendment suggest ways to create master plans, provide design options for the twelve principles, and show how to create a more urban, livable environment. The complete Neighborhood Model document may be view at the County Planning Department. (Elaine Echols)

Ms. Elaine Echols gave a presentation regarding the Neighborhood Model. She encouraged interested parties to visit the County's website to view the PowerPoint presentation on the Neighborhood Model. She stated that concerns about sprawl were presented to the Board of

Supervisors in 1996 as part of the Comprehensive Plan update. Members of the development community were asking about possible expansion of the County's development area to allow for growth. Residents and interest groups were concerned about sprawl into the rural areas. The members of the Planning Commission and staff wanted to find ways to incorporate the needs of both groups. The Planning Commission and staff worked with the citizens to recommend an infield study to help the community know how to better use the County's development areas rather than expand into the rural areas. The specific desires of the group were to find out about the capacity of the development areas to absorb future growth, get direction on ways to master plan the areas, and to help reverse the trend of home-building in the rural areas. The Planning Commission pressed the Board of Supervisors to include the potential for a development areas initiatives study in its comprehensive plan. The DISC project began in early 1997. The County board appointed a 23-member steering committee to conduct the infield study. Two Board of Supervisors members, a Planning Commissioner, members of local environmental groups, homebuilders, the Chamber of Commerce, design professionals, neighborhood leaders, and residents of both the rural areas and development areas were appointed to the committee. The steering committee selected a consultant. From 1997 to 2000 the steering committee worked on developing a report to be presented to the Board of Supervisors. The project was the 3-volume report called "The Neighborhood Model". The first volume of the report describes the vision for the development areas. The second volume describes the implementation strategy. In the third volume are the supporting documents. The Board of Supervisors sent the report on to the Planning Commission to review the first section to determine if it adequately reflected the vision the County had for the development areas. The Commission spent three months reviewing the report in a series of work sessions to determine how it could become a part of the County's Land Use Plan. The entire Neighborhood Model emanated from the County's land use plan. The Commission changed some of the language in the report, modified some sections, and removed portions of the text, resulting in the blue document just distributed. The Commission believes the twelve principles embodied in this document should provide direction for new development in the County. The Commission is suggesting in this document a way to do master planning. After this point the Commission will take action on the neighborhood model, it will then go to the Board of Supervisors. The Board of Supervisors will review the document, hold a public hearing on the matter, and vote to adopt this amendment to the Comprehensive Plan. The County will then begin looking at its subdivision and zoning ordinances for possible amendment. Many issues still need to be worked through in the implementation.

Mr. Rooker thanked Ms. Echols for her report and requested comments from the commissioners, there being none, he asked for public comment.

Mr. Bob Watson, CALAC, asked that the Planning Commission adopt recommendations regarding the implementation timeline for the Neighborhood Model. He also added his recommendation for approval of the plan. Mr. Watson's complete comments are attached.

Mr. Jeff Warner, Piedmont Environmental Council, characterized the plan as a pro-growth program and urged the Planning Commission to approve the Neighborhood Model. Mr. Warner's complete comments are attached.

Mr. Bruce Appleyard, Southern Environmental Law Center, commended the Planning Commission, staff and members of DISC for the hard work. He expressed SELC's desire to see the Neighborhood Model adopted as an amendment. Mr. Appleyard's complete comments are attached.

Ms. Anne H. Mallek, Conservation Committee, Earlysville Area Resident's League, expressed her support for the adoption of the Neighborhood Model. She also presented the results of a recent survey of EARL's membership. The complete survey is attached.

Ms. Mary Hunter thanked the commission for the work done to maintain the County's priorities.

Mr. Rooker asked for additional comment, there being none, he closed the public hearing and turned the item over to the commission.

Mr. Thomas stated that he felt comfortable with what had been accomplished.

Ms. Hopper added her comments to the CALAC recommendation; she supports recommending to the board that they pass a resolution of intent to put the ordinance changes on a fast track.

Mr. Rooker added he thought that Mr. Watson's Comments were very helpful and suggested considering such a resolution.

Mr. Rieley stated his agreement and said that he thought that the first point Mr. Watson raised was a good one. The County will have to make an on-going commitment to this in order to make it work. He was impressed that each of the organizations that spoke was in enthusiastic support of the initiative. He thanked the Board of Supervisors for initiating this in 1997. He also thanked the members of DISC DISC II, and I.

Mr. Rooker added his thanks to all of the members of staff who also participated, especially Ms. Echols.

Mr. Cilimberg stated that he could not agree more.

Mr. Rooker suggested that the Commission consider a resolution recommending the board adopt the Neighborhood Model.

Ms. Hopper moved that the commission approve the neighborhood model as proposed.

Mr. Rieley seconded the motion, which passed unanimously.

Mr. Rooker brought up the possibility of the addition of a resolution of intent.

Mr. Rieley moved that the commission add a resolution of intent that the Board of Supervisors move as quickly as possible instituting regulatory and policy changes, and the master planning process.

Ms. Hopper seconded the motion, which passed unanimously.

Mr. Cilimberg noted for the commission that there would be a meeting shortly to adopt a revised schedule to proceed with the implementation items.

Mr. Rooker thanked the members of the public who spoke.

WORK SESSION:

Mr. Rooker opened the work session.

Ms. Roxanne White, gave an overview of the County's capital improvement program and capital needs assessment. The capital improvement program is a five-year planning guide that goes from FY02 – FY06. It schedules programs and determines the payment schedule for them. The second, the capital needs assessment, is a long-range process of capital improvements. It is based on the County agencies' best estimates. The CIP is responding to a changing community. There are issues that are much more like a city environment that they have not had to address before. The issues that drive our CIP are: general population growth; growth in the school-age population.

Mr. Rooker asked about the reduction in spending for the building of schools in a couple of years.

Ms. White said that she thought that there would likely be some increase in spending from FY06 on.

Mr. Rooker asked if there was a time schedule for the court project.

Ms. White said that it would be brought to the Board of Supervisors on March 7, 2001. There are several proposed scenarios.

Ms. White added that the County faces issues of urbanization and infill; over 50% of the people live in the development areas. Additionally the County will need to look at the infrastructure. There are 35 square miles of urban area in the County compared to the 10 square miles of the city. The County will also need to address maintenance and repair projects and meet citizen expectations. The CIP responds by developing a new long-term investment strategy which:

- increases general fund transfer to the capital program each year by the rate of revenue growth;
- increases annual general fund transfer to debt service by revenue growth rate;
- sets aside an additional .5% of the operating budget growth to the capital fund;
- and dedicates $.01 cents of the tax rate to the capital debt service.

Mr. Rooker asked if there was in effect a doubling-up by increasing the general fund transfers by the revenue growth rate to both the capital program and the debt service.

Ms. White said that they were talking about an increase in the overall pool of money available.

Mr. Rieley asked what ratio was between operating and capital budgets in a typical year.

Ms. White stated that it was about 5%.

Mr. Rieley said that he was trying to determine how much .5% of the operating budget represented.

Ms. White said that it was about $700.000.

The major components of the general government are:

- administration and courts;
- public safety; highways and transportation;
- library;
- parks and recreation;
- acquisition of conservation easements;
- and the stormwater fund.

The County continues to provide funding for the new expanded court facility project estimated at $50-$55 million. This amount would be split with the City. $10 million is budgeted in FY04 and FY05.

The CIP adds $6 million added for three new fire stations; continues $4.6 million for a new public safety facility; continues $1 million for a combined Fire/Rescue Training Center and Firing Range. Those projects were combined this year with the thinking that they might be combined on the same site. It replaces the current fire/rescue-training center.

It adds $4.3 million over the current CIP in highways and transportation; adds $1.8 million to Neighborhood plans; adds $1.8 million to the Sidewalk Construction Program; and adds $600,000 to new transportation planning and improvement program.

The CIP adds funding for Library projects. It adds $720,000 in FY 05 to begin Northern Library; beginning of library construction phase is in FY 07- FY 11; and provides $20 million for a second Northern Branch, a new Crozet library, one in the southern neighborhoods, Scottsville expansion and Central renovation.

Mr. Rooker asked about the library in Albemarle Square.

Ms. White said that the lease runs out on that library next October. Current discussion is whether to renew the lease, have one big facility or two smaller facilities.

Mr. Rooker verified that the new library facility could replace the current one.

Ms. White discussed the CIP for Parks and Recreation. The CIP continues $1.1 million for Athletic Field Development; continues $1.6 million for an Urban Recreational Facility; and funds $400,000 for River Access, Greenway Development and Paramount Theater renovations using tourism funds.

Mr. Rieley verified that all of the figures given represented spending over a five-year period.

Ms. White said yes.

Mr. Rooker verified that the CIP program stands through 2006.

Ms. White stated that the ACE program continues funded with $650,000 in local revenues and $350,000 in tourism revenues.

Mr. Rooker asked if there had been anything passed in the general assembly providing funds to localities for that purpose.

Ms. White said that she did not know where that stood.

Mr. Cilimberg believes the Governor's budget is taking it out.

Ms. White said that the CIP $1.6 million to stormwater projects; includes drainage system mapping, drainage and basin repairs, and regional basin construction.

The CIP funding for schools totals $63.3 million. It adds $13.8 million over the current CIP; funds $23 million for new Northern Elementary and Southern Elementary schools; funds $25.4 million for additions and renovations; and adds $2.5 million for maintenance and repair.

The CIP County debt increases the government's debt capacity over the next five years. It requires $23 million in general government borrowing and $58 million in school VSPA loans; increases debt service from $9.4 million to $15.2 million; the debt remains below debt capacity maximum.

Mr. Rooker asked if 10% of current budget expenditure went to the debt service.

Ms. White stated that 10% of the total general fund and operating fund went to debt service.

Mr. Rooker verified that the debt service would not constitute any more than that amount in any current year.

Ms. White said yes.

Mr. Rooker asked if the interest rate was fixed on this debt.

Ms. White said that it varies. The County budgets about 6.5%.

Ms. White summarized the CIP program. The CIP shows a commitment of additional dollars; funding of all requested needs submitted.

Mr. Rooker asked for clarification of the term "requested needs".

Ms. White stated that they were funding all requests that were submitted. What planning submitted for funding over the five-year period has been funded.

Mr. Cilimberg stated that the CIP increases funding towards the projects on the list. Planning will try to identify projects and attach them to the available money.

Mr. Rooker said that it was a little bit misleading because it sounds like every feasible need is being funded. The reality is that there is a limited budget in which to make requests.

Mr. Cilimberg stated that the County looked at what's happening in five years and then the next five years. He stated that the County is beginning to address the needs.

Mr. Rooker said that there are probably several hundred million dollars worth of additional work that people would like to see done.

Mr. Cilimberg said that the budget reflects what we can reasonably take on or accomplish in the next five years, and what can't be done in the next five years but needs to be shown. The planning needs to be based on the resources and funding available.

Ms. White said that this is the first year she can remember in a long time that gave full funding according to the requests. None of the submitted requests were reduced.

Mr. Cilimberg set an example with the transportation planning and improvement program, for transportation projects that VDOT was not doing. The new CIP shows the importance of planning and design of these projects. The CIP is no longer discussing funding a full Meadowcreek Parkway in terms of construction, but developing plans. That was decided through the discussion of the technical committee.

Mr. Rooker said that seems like an improved approach.

Ms. Hopper asked if the stormwater management funding included Dave Hirschman's stream values project.

Mr. Rieley said that it occurred to him that the project was being funded with a grant.

Mr. Cilimberg stated that it was not a capital project and would be funded separately.

Ms. White said that the County was able to stay within the financial policy guidelines given the estimates for the out years. Should the County go out for bond rating we should do very well.

The commission thanked Ms. White for her presentation.

Mr. Thomas said that he liked the future planning involved.

Ms. White stated that the County, with the long-range planning, now is more aware of the projects that are coming down the road.

Mr. Rooker asked about the vision for the public safety building.

Ms. White said that there has been a study done looking at what the public facility would include, but it has not been assimilated yet. There would be room for police and fire/rescue, training facilities, classroom space, resulting in a combined public facility for the two agencies. The project is a two-phase study, the first is needs assessment which is just complete. The second phase looks at different design alternatives.

Mr. Craddock said that it was interesting serving on the committee.

Ms. Hopper asked about the sidewalk program in the Rivanna District. She asked about the ranking of the installation of sidewalks in the Wilton Farms area.

Mr. Cilimberg said that if you look at the neighborhood plan implementation program, the first project listed is the 20 North sidewalk. Will expand greatly as new master planning is done.

Mr. Cilimberg said that the commission did not have to hold a public hearing on the CIP.

Ms. Hopper asked if they could recommend sending it to the Board of Supervisors.

Mr. Cilimberg said yes, it would go to the board next.

Mr. Thomas asked if the commission needed a motion.

Mr. Rooker said that unless there was more discussion, it would be a good idea to pass a resolution recommending moving this item on to the board.

Mr. Rieley said that he hoped the Board to consider increased funding for DISC. He believes the number is exceedingly low.

Mr. Rooker asked for a motion.

Ms. Hopper moved to recommend approval of the CIP in its current form and send it on to the Board of Supervisors.

Mr. Rooker seconded the motion, which passed unanimously.

OLD BUSINESS.

Mr. Rooker asked for old business, there being none, he asked for new business.

NEW BUSINESS.

Mr. Cilimberg proposed a work session for March 6th at 6:00 p.m. to discuss the Meadowcreek Parkway plans.

The commission agreed to that date and time.

Mr. Cilimberg reminded the commissioners that on March 20th at 4:30 p.m. we will hold the joint meeting of the planning commission and the school board.

Mr. Rooker said that he had received a letter from someone regarding the Mill Creek proposal that has been re-scheduled.

Mr. Cilimberg requested a copy for our records.

There being no further business, the meeting was adjourned at 7:40 p.m.

V. Wayne Cilimberg, Secretary

Recorded and transcribed by Lynda Myers, Recording Secretary.