Albemarle County Planning Commission
July 17, 2007

The Albemarle County Planning Commission held a meeting, work session and a public hearing on Tuesday, July 17, 2007, at 5:00 p.m., at the County Office Building, Lane Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia. Members attending were Calvin Morris, Vice-Chairman; Marcia Joseph, Chairman; Duane Zobrist; Eric Strucko; Jon Cannon and Pete Craddock. Absent was Bill Edgerton. Jon Cannon arrived at 5:12 p.m. Mr. Strucko arrived at 5:53 p.m. Julia Monteith, AICP, Senior Land Use Planner for the University of Virginia was present.

Other officials present were Wayne Cilimberg, Planning Director; Judith Wiegand, Senior Planner; Lee Catlin, Community Relations Manager; David Benish, Chief of Planning and Greg Kamptner, Deputy County Attorney.

Call to Order and Establish Quorum:

Ms. Joseph called the meeting to order at 5:04 p.m. and established a quorum.

Review of Board of Supervisors Meeting – July 11, 2007.

Mr. Cilimberg summarized the actions taken by the Board of Supervisors on July 11, 2007.

Other Matters Not Listed on the Agenda from the Public:

Ms. Joseph invited comment from the public on other matters not listed on the agenda. There being none, the meeting moved on to the next item.

Work Session:

Places 29 – Draft Master Plan (Judy Wiegand)

Chapter 1: Introduction
Chapter 2: Vision and Guiding Principles
Chapter 3: Existing Conditions and Future Trends
Chapter 4: Place Types
Note: Staff Report was provided on July 5, 2007

Ms. Catlin thanked the Commission for the opportunity to be back before them for the Places29 Master Plan. They are in the review process of the document itself. The objectives for the Commission this evening include:

- To have a chance to review and understand the first four chapters of the draft plan;
- To hear public comments on the material; and
- To provide feedback to staff.

In summary, a work session on the Places29 Draft Master Plan was held by the Planning Commission to review Chapters 1 through 4. In a power point presentation, staff reviewed Chapters 1 through 4 noting the recent changes. The proposed timeline was discussed and feedback was requested from the Commission. The Commission reviewed and discussed Chapters 1 through 4 of the Draft Places29 Master Plan, answered the questions posed by staff and made comments and suggestions. Public comment was taken. No formal action was taken.

The public comment taken from the three speakers is summarized as follows:

- The first public comment from Morgan Butler addressed two issues. First, solutions to both local traffic and through traffic are an essential part of the plan, in particular the grade-separated intersections. Second, the retail market analysis seems to indicate that the County has approved

more retail space along the US 29 Corridor than is considered supportable in the entire County. The county needs to be mindful of that.

- The next speaker, Neil Williamson of Free Enterprise Forum, stated that public support was not being unanimous either in support of or in opposition to elements of the Places29 plan. The speaker encouraged the Commission not to recommend a moratorium on future development of retail space. Mr. Cannon pointed out that this is a policy issue and not really germane to chapters 1 through 4, but something that they want to make a note of as they move forward.
- The last speaker, Wendell Wood, mentioned his feeling that the County ought to rely on the market to determine the appropriate level of retail space, and the government should not be dictating that level to private enterprise.

The Planning Commission made the following comments:

Chapter 1

- Clarity on time frame – 20 years versus ultimate build out
- Reference to 29H250 – where can that be found?
- Credit to stakeholders/acknowledgement page
- More clearly demonstrate study area in the second illustration – refer to Places29 in legend.

Chapter 2

- Issue of consistent reference to defined study area.
- Page 2-2, bullet 9 –
    - Reference to Airport Master Plan in transportation chapter
    - Create reference to what "high-quality" transportation system is in transportation chapter
    - Include reference to access and multi-modal
    - Graphics too specific – 2.7 staircase re: ADA (carry this over)

Chapter 3

- Are we acknowledging possible reuse of industrial sites?
- NGIC initiative – where is it documented?
- Concern about redundancy – Chapters 3 & 5 – create clear distinction between these 2.
- 3-15 Transit Network
    - Fill in question mark
    - Take out Route 20 reference
- 3-23 First 2 lines repeated in 3-24
- 3-5 Streams are a major asset.
    - More definition as to why
    - Research park still largely undeveloped
    - Add figure for reference.
- 3-6 Reword reference to GE Fanuc & NGIC
    - Currently approved project chart to be filled out.
    - May change to approved and undeveloped in final version
- 3-7 Planned Utility Infrastructure
    - Discussion about North Pointe interceptor with ACSA
    - Blue spaces on the land use map – will they be further defined?? List will be provided.
- 3-9 Humphris Park – rework that material.
    - Park at intersection of Route 29 & 643 – what is this??
- 3-10 North & South fork – both major drinking sources – delete North Fork
- 3-12 Info about VDOT under existing and planned network – how much needs to be in there?
- 3-14 Chart, make sure yellow shading is visible
- 3-16 Fill in question marks in bike chart
- 3-17 Provisions for pedestrian crossings absent in NCBC plan – would be incorporated into Chapter 5
- 3-18 Information on levels A, B, C, D & F – correlate to traffic volumes
- 3-22 Typo to be corrected
- 3-22 What percentage of employees are in wholesale & retail?
- 3-25 Retail market findings - Mention emerging retail development in adjoining counties
- 3-26 Check if first bullet includes North Pointe

    - Office market findings – consistency between occupied space and vacancy rate
- 3-27 Office market conclusions – first and last sentences are contradictory
- 3-28 Keep emphasis on light industrial space and industrial uses
- Figure 3-2 – nothing over 80,000 – delete from legend? Check this?

Chapter 4

- 4-1 Graphics will be interspersed throughout text. Use symbol that identifies them on map with text for centers. Graphics label what color means. Graphics 4.5 – better illustration?
- Green infrastructure discussion re: large parking in Chapters 5 and 6
- 4-8 Walking shed of centers—the walkable area around the center.
    - Rework first line "complete"

Old Business

Ms. Joseph asked if there was any old business. There being none, the meeting proceeded.

New Business

Ms Joseph asked if there was any new business.

Mr. Cilimberg noted that the following:

- The staff report for the Avon/Fifth Street project will be delivered on Thursday. There is also not a report for Rio Trucking, which was a deferred item that would be coming back next week. There will either be a report coming or it might take a different course.

- Next Thursday night on July 26 at 6:00 p.m. there will be a work session on the zoning text amendments for setbacks, yards and that type of thing related to the neighborhood model. The information for this work session will be delivered on Thursday.

- The chapters for review in two weeks for Places29 were distributed tonight. The staff report for chapter 5 will be sent out within the next couple of days.

- A joint City/County Planning Commission will be hosted by the City on September 25, which is the fourth Tuesday in September.

There being no further items, the meeting proceeded.

Adjournment

With no further items, the meeting adjourned at 7:50 p.m. to the Tuesday, July 24, 2007 meeting at 6:00 p.m. at the County Office Building, Second Floor, Auditorium, 401 McIntire Road, Charlottesville, Virginia.

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V. Wayne Cilimberg, Secretary

(Recorded and transcribed by Sharon Claytor Taylor, Recording Secretary.)