Albemarle County Planning Commission
December 16, 2008

The Albemarle County Planning Commission held a retreat on Tuesday, December 16, 2008, at 6:00 p.m., at the County Office Building, Room 241, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Marcia Joseph, Thomas Loach, Jon Cannon, Vice Chairman; Linda Porterfield, Eric Strucko, Bill Edgerton and Calvin Morris, Chairman. Julia Monteith, AICP, non-voting representative for the University of Virginia was present.

Other officials present were Wayne Cilimberg, Director of Planning; Mark Graham, Director of Community Development; Lori Allshouse, Manager of Strategic Planning and Performance, Amelia McCulley, Director of Zoning/Zoning Administrator and Greg Kamptner, Deputy County Attorney.

Call to Order and Establish Quorum:

Mr. Morris called the regular meeting to order at 6:00 p.m. and established a quorum.

Welcome:

Mr. Morris noted that the retreat was a chance for the Planning Commission to come together at the end of the year just prior to starting a brand new one to go back to the basics. The Commission will review the Comprehensive Plan, growth management policy and a lot of other things they deal with and take a look at where they are. The Commission will have the opportunity to take a look at where the County is with its strategic plan, their priorities for work sessions and so on. At the first meeting in 2009 on January 6 the chair and vice-chair will be elected. At that time they will be looking at when they want to meet including dates and the times. Staff will be briefing the Commission on several topics and then at the end there will be time for questions.

Retreat Items:

a. Comprehensive Plan Growth Management Policy – Development Areas/Rural Areas/Water Supply Protection/ Interstate Interchange (David Benish)

Mr. Benish presented a Power-Point presentation and explained the history of planning in the County as it relates to the adoption of the Comprehensive Plan. (See Power-Point presentation)

The Commission held a discussion, asked questions and made comments on the trends, consistencies and changes in our policies. No formal action was taken.

b. County Strategic Plan – Connecting the Comprehensive Plan to Board of Supervisors Priorities (Lori Allshouse)

Lori Allshouse, Manager of Strategic Planning and Performance, presented a Power-Point presentation and explained the connection between the Comprehensive Plan to the Board of Supervisors priorities. (See Power-Point presentation) She noted that the Board of Supervisors in their review of the Strategic Plan checked off on the items completed, revised the completion date on several items and asked that a work session be set up to look at the other strategies and have a discussion about them.

The Commission asked questions and made comments. No formal action was taken.

c. Department Work Program – Implementing Board Priorities/Status with current resources (Mark Graham/Wayne Cilimberg)

Mark Graham, Director of Community Development, presented a Power-Point presentation on the Community Development FY08/09 Work Program and implementing the Board Priorities/Status with current resources. He reviewed the status of the Work Program noting that staff established their

priorities for FY-08/09 as listed on the Community Development FY 08/09 Work Program. There have been some positions frozen and some increase in fees. On February 4, 2009 staff will meet with the Board of Supervisors to work on a Work Program for the next fiscal year. (See Power-Point presentation, ATTACHMENT - Community Development FY 08/09 Work Program and January, 2008 Community Development Work Program)

Wayne Cilimberg, Director or Planning, noted that there may be an opportunity, even with frozen positions, that they will have the chance to do a few of the things that are on the list that they have not had a chance to do up until now. Staff hopes to be able to catch up a little bit during this next year and discuss that with the Board in February. That would ultimately mean that the Commission would begin seeing more things coming to them that are policy related that they would have a chance to work on. It would make the Commission's time more valuable in looking at those things.

David Benish, Chief of Planning, were present.

The Commission asked questions and made comments. No formal action was taken.

d. Transfer of Development Rights Committee – Status of work (Jon Cannon)

Jon Cannon presented information on the status of the work of the Transfer of Development Rights Committee.

- This program, if implemented, would be designed to move development rights that would otherwise take place in the rural area into the growth area. It would devise all of the transferable development rights, which would create a transferable property right held by owners of rural property which could then be sold into the development area purchased by a landowner in the development area to allow additional density in the development area. The idea is in a way like the ACE Program only the money to fund it comes not from County revenues but from the funds of developers who would like to take advantage of denser development.
- The initial proposal that was focused on was a straw person that was put out by David Slutzky, which had suggested that the TDR Program be structured around two elements. One is the creation of a receiving area which would be established by increasing the growth area by an additional one percent of the County area that is five to six percent of the County area. That one percent would be an area where denser development could occur with the purchase of development rights from the rural areas. Simultaneously the proposal suggests that there be a down zoning in the rural areas which would then generate transferrable development rights. That each landowner in the rural areas would be granted transferable development rights in the amount of the difference between development rights pre-down zoning and after down zoning. Those development rights would not be available to develop in the rural area, but would be available to sell into the development areas for some compensation to be established by the market that were developed in these rights at least theoretically. It quickly emerged from the discussions that there was not any consensus. Due to the many issues they will continue to explore the issue.

The Commission held a discussion, asked questions and made comments. No formal action was taken.

Planning Commission Meeting Priorities – Ministerial Items/Role in Department Work Program/2009 Meeting Schedule (Planning Commission)

The Planning Commission discussed the meeting priorities, the ministerial items and their role in the department's work program.

The Planning Commission concluded with the following:

- The Planning Commission will decide on its 2009 meeting schedule at its January 6, 2009 meeting. The Commission asked staff to provide the schedule of appeal dates for site plans/subdivisions in 2009.
- The Planning Commission would like to participate in the Board's work session at which the Board will review the remaining rural area strategies. The Commission would like a copy of the

list in advance of that work session.

Mr. Morris opened the meeting for public comment. There being none, the meeting proceeded to the next item.

Old Business:

Re-approval of minutes: December 18, 2007 & November 19, 2008

Mr. Morris noted that an error was made at the last meeting on two sets of minutes and a correct motion needed to be made. He asked for a separate action on the approval of the minutes of December 18, 2007 noting that two Commissioners would abstain because they were not present.

Motion: Mr. Strucko moved and Mr. Edgerton seconded for approval of the minutes of December 18, 2007.

The motion passed by a vote of 5:0:2. (Porterfield and Loach abstained.)

Mr. Morris noted that the minutes of December 18, 2007 were approved.

Motion: Ms. Porterfield moved and Mr. Strucko seconded for approval of the minutes for November 19, 2008.

The motion passed by a vote of 7:0.

Mr. Morris noted that the minutes of December 18, 2007 and November 19, 2008 were approved.

New Business

Mr. Morris asked if there was any new business.

- Mr. Edgerton noted that he took a course several years ago called the Virginia Certified Planning Commission's program. He distributed two printouts out of the textbook regarding the Planning Commission's role in the Comp Plan mandated from the State Code and a page from a good reference book called "The Job of the Planning Commissioner" by Albert Solnit.

Mr. Cilimberg noted the following:

- The Planning Commission will meet on January 6, 2009. The packages will be distributed for this meeting on Tuesday, December 30.

There being no further items, the meeting proceeded.

Adjournment

With no further items, the meeting adjourned at 8:12 p.m. to the Tuesday, January 6, 2009 meeting at 6:00 p.m. at the County Office Building, Lane Auditorium, Second Floor, Auditorium, 401 McIntire Road, Charlottesville, Virginia.

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V. Wayne Cilimberg, Secretary

(Recorded and transcribed by Sharon C. Taylor, Clerk to Planning Commission & Planning Boards)