Albemarle County Planning Commission
August 7, 2012

The Albemarle County Planning Commission held a regular meeting on Tuesday, August 7, 2012, at 6:00 p.m., at the County Office Building, Lane Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Richard Randolph, Bruce Dotson, Ed Smith, Thomas Loach, Don Franco, Calvin Morris, Chair; and Russell (Mac) Lafferty, Vice Chair. Julia Monteith, AICP, Senior Land Use Planner for the University of Virginia was present.

Other officials present were Lee Catlin, Assistant to the County Executive for Community and Business Partnerships, Susan Stimart, Business Development Facilitator; Elaine Echols, Principal Planner; Mark Graham, Director of Community Development, J.T. Newberry, Senior Planner; Wayne Cilimberg, Director of Planning and Greg Kamptner, Deputy County Attorney.

Call to Order and Establish

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

Other Matters Not Listed on the Agenda from the Public:

Mr. Morris invited comment from the public on other matters not listed on the agenda.

Neil Williamson, President of Free Enterprise Forum, read from the writings of the late Stephen Covey and their relevance to the Comprehensive Plan as they relate to beginning with the end in mind.

There being no further comments, the meeting moved to the next item.

Committee Reports

Mr. Morris invited committee reports.

- Mr. Lafferty reported PACC Tech did not meet this quarter.
- Mr. Morris reported the Pantops Community Advisory Council was working with Dan Mahone on a trail along the Rivanna River.

There being no further committee reports, the meeting moved to the next item.

Review of Board of Supervisors Meeting – August 1, 2012

Mr. Cilimberg reviewed the Board actions taken on August 1, 2012.

Work Session

CPA-2013-00001 Comprehensive Plan Revision – Target Industries and Land Designations including Shadwell (Elaine Echols and Andy Sorrell)

Purpose: The Planning Commission held a work session to set general direction and obtain feedback on the following issues: Target Industries and Land Designations including Shadwell.

In Andy Sorrell's absence, Elaine Echols presented the Power-Point presentation. Other staff members present to help answer questions were Susan Stimart and Lee Catlin.

Elaine Echols presented the PowerPoint presentation, as summarized below.

Industrial Land Locations, Target Industries, and Shadwell Interchange

The Planning Commission asked staff to come back with some information on our industrial land locations once the Target Industry Study had been completed and endorsed by the Board of Supervisors as well as to talk a little bit about the Shadwell Interchange and some possible land uses there.

Staff reported that there are four Target Industry Clusters

- Bioscience and Medical Devices
- Business and Financial services
- Information Technology/Defense & Security
- Agribusiness

Those are the four areas that have been endorsed by the Board of Supervisors as the categories where they want to have business and industry expansion and perhaps attract some new ones.

Interstate Interchange Map – Staff reviewed the overall map showing generally where the locations are of the existing larger areas of industrial land. Most of those are in the Places29 area.

Staff also identified areas where Business and Financial Services are located:

- Stonefield (Albemarle Place)
- Hollymead Town Center Area A-1, A-2, C
- North Pointe
- Old Trail
- Peter Jefferson Place Office Park
- Other properties zoned commercially

Staff referred to the following table to indicate the amount and size of vacant industrial land.

How Much Do We Have?

Table 2: Parcel Sizes of Vacant Industrially Zoned and/or Designated Land

Developable Acres on Parcels	Number of Properties
1 – 2.99 acres (could be combined for larger parcel)	5
3 – 4.99	7
5 – 9.99	27
10 – 14.99	7
15 – 49.99	6
50+ (UVAF of 234 acres)	1

Total Acreage = approx. 600 acres

In responding to How Much Do We Need, staff indicated that we need 200 – 557 acres over next the 20 years for 18,000 new jobs. Staff also noted that many of this type of job can potentially take place on commercially zoned land.

With this amount of available acreage relative to need What are We Missing? Staff indicated

- Properties with easy access to I-64
- More opportunities where infrastructure is in place for Data Centers

Staff Recommendations at this time are to:

- Re-designate 13 acres between Avon and Rt. 20 S
- Add language for potential industrial use at two DA interstate interchanges
- Re-designate part of land north of Rivanna Station
- Bring small area south of Rivanna Station into DA
- Leave south side of Shadwell interchange in RA; establish it as a priority area for agri-business that does not require access or utilities

At the end of the presentation, Ms. Echols invited questions.

Public Comments:

Mr. Morris invited public comments.

There were no public comments; however, reference was made to written comments received via email dated 8/7/2012 from Jo Higgins regarding industrial land decisions. Ms. Higgins indicated she was not in favor of expansion of Shadwell growth area and in favor of the expansion of Crozet I-64 Interchange growth area since they should have businesses for employment. (Attachment – Email dated 8-7-2012 from Jo Higgins at end of minutes)

The Planning Commission discussed, asked questions, and commented on the information provided. The Commission asked staff to take their comments into consideration in the continuing work on the Comprehensive Plan Update, as follows.

Planning Commission General Recommendations/Decisions:

1. There is adequate land and building opportunities for most of the target industries.

2. Have staff take the recommendation to change the proposed land use from Urban Density Residential to Industrial Designation on the 13 acres between Avon Street and Route 20 South to the community for response. Be clear about the relationship of the proposed land use to those around it and potential impacts to nearby neighbors. Suggest possible uses for the property as well as uses that would not be appropriate in a list as a starting point for discussion.

3. If a property is to be redesignated, it should be done thoughtfully with attention to context.

4. Redevelopment opportunities should be looked at as well as vacant properties for industrial-type uses in places such as vacant strip malls.

5. Show both areas near Boulders Road as Office/R&D/Flex/Light Industrial; however, also explain how these uses make sense in their context and in relation to the nearby neighborhoods and other surrounding uses.

6. Leave the Shadwell Interchange as a Rural Interchange; however, designate it as a priority area for supporting agricultural business and industry that does not require utilities or generate much traffic. Be aware that it is in the Monticello Viewshed and development must be carefully done.

Comments from Commissioners:

- The point of this deliberation is to make sure that there is sufficient land suitable for a variety of

jobs. There needs to be a diverse array of sites – small, medium, and large in different locations for businesses to expand, relocate within the community or relocate to the community.

- Performance parameters should be set up so that we can measure progress to achieving the County's goals.
- The County and the City should be aware of industrially designated properties in both places and understand that each locality shouldn't necessarily need to provide all things to all businesses and industries.
- Staff should provide maps or other essential information to the Commission on things such as location of utilities and fiber optics lines when making statements about the locations of these things. The statements provided in the staff report about location of fiber optics lines being only on Rt. 29 N are not correct.
- It is important to show centers and "places" on the Land Use Plan to make sure that there is an understanding of how the uses relate to one another.
- The policy that was made for water service only being available to the Village of Rivanna and Glenmore should have been articulated in the staff report. It was incorrect to say that water service is available to the properties along Rt. 250 at the Shadwell interchange when the policy does not support providing service at that location.
- Procedurally, the Commission should be careful about written material sent to be read into the record at a meeting. The Commission receives many emails and to bring all of those emails to the meeting to be read into the record would open Pandora's Box. Letters or written comments can be provided with the minutes but there is no Planning Commission obligation to read them into the record.
- Mini-warehouses are classified in many communities as "businesses" and are not appropriate uses in the Rural Areas or at interstate interchanges. Concerns expressed about recommendation 5 on page 24.
- The recommended priority area for Shadwell should not be construed as a priority area for the Crozet interchange.

No formal action was taken.

Old Business

Mr. Morris asked if there was any old business.

The Planning Commission discussed the prior week's public hearing on the Avon/5th Street project and suggested ways to help in conducting future public hearings on items of contention and disagreement.

There being no further old business, the meeting proceeded.

New Business

Mr. Morris asked if there was any new business.

- There will be no Planning Commission meeting on Tuesday, August 14, 2012
- Next regularly scheduled meeting Tuesday, August 21, 2012

There being no further business, the meeting proceeded.

Adjournment

With no further items, the meeting adjourned at 7:26 p.m. to Tuesday, August 21, 2012 at 6:00 p.m. at the County Office Building, Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

V. Wayne Cilimberg, Secretary

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

Attachment - 8-7-12 PC Meeting Email from Jo Higgins sent to Elaine Echols

INDUSTRIAL LAND DECISIONS –

REASONS NOT TO EXPAND THE GROWTH AREA AT **SHADWELL EXIT.** More specifically NOT on the north side of RT250 WHICH IS CURRENTLY 2 ACRES WITH A BRICK HOUSE.

- IF JUST THE 2 ACRES AT THIS LOCATION IT WOULD BE "SPOT" ZONING. OTHER LAND IN VICINITY - HAS SIGNIFICANT ENVIRONMENTAL ISSUES WHICH INCLUDE PARROT CREEK AND CRITICAL SLOPES
- THE RESIDENTIAL USES ON THE NORTH SIDE ARE WELL ESTABLISHED SO IT IS NOT LIKELY THAT IT WILL RE-DEVELOP WITH A COHESIVE PLAN.
- INDUSTRIAL USE SHOULD BE "INTERNAL" TO A LARGE SITE AND NOT HAVE DIRECT ROAD FRONTAGE ON RT 250 – BUFFERING IS DIFFICULT AND WHEN THE INDUSTRIAL ZONING BUFFERS ARE CREATED IT REDUCES USEABLE LAND AREA.
- WATERLINE ALONG RT250 (DONE BY KESSLER FOR GLENMORE/RIVANNA) WAS DESIGNATED FOR THE RIVANNA VILLAGE GROWTH AREA. THERE IS NO REASON TO REVERSE THIS DECISION.
- THIS SECTION OF RT-250 HAS BEEN IDENTIFIED AS A MAJOR TRAFFIC ISSUE (EVEN WITHOUT CONSIDERING OTHER DEVELOPMENT WHICH HAS BEEN APPROVED ALTHOUGH HASN'T HAPPENED YET - SUCH AS GAZEBO). RT 250 IS BECOMING "LIKE" RT 29 NORTH – WHERE ARE FUNDS TO SOLVE THIS?
- MONTICELLO OWNS SIGNIFICANT LAND AND THIS IS IN PROXIMITY TO MONTICELLO'S HISTORIC PROPERIES
- IF ANY INDUSTRIAL DESIGNATION IS ADDED TO THE COMPREHENSIVE PLAN - IT NEEDS TO BE DESIGNATED TO CREATE A MINIMUM NUMBER (SUCH AS 12 OR 15 OR 20) OF JOBS. MAKING ANY DECISION TO LOCATE MINI-STORAGE IN THIS AREA DOE NOT CREATE JOBS - MINI-STORAGE EMPLOYS 1 PERSON.
INCORRECT INFORMATION WAS PROVIDED AT THE ROUNDTABLE (Nov 2011) ABOUT THE NEED FOR MINI-STORAGE. THERE IS NO SHORTFALL OF MINI-STORAGE TO SUPPORT SMALL BUSINESS -

- *I represent the local owners that have 3 local facilities, Charlottesville Self Storage on Avon St, Charlottesville Self Storage at Crozet across from Music Today, and North Charlottesville Self Storage on RT 29NORTH.*
- *In just these 3 facilities there are approx. 210,102 SF* ***and 40,000sf (274 units) are presently vacant.***
- *There are APPROVED site plans with 6 additional bldgs totally 145,000sf ready to build WHEN THE DEMAND OCCURS. This is based upon these 3 only and there are several other local facilities.*
- *Currently, There is no shortage or need for mini storage that has not been met or could not be met in Albemarle County. Approving more property for mini-storage should not be justified by saying that Small Business needs the support.*

WE SUPPORT THE GOAL TO INCREASE THE INVENTORY OF INDUSTRIAL LAND IN ALBEMARLE COUNTY BUT THE LAND SHOULD BE TO LOCATE BUSINESSES THAT GENERATE JOBS which generate the need for services and sustain the quality of life.

WE DO SUPPORT THE EXPANSION OF THE GROWTH AREA AT THE CROZET I-64 INTERCHANGE PROVIDED IT IS DESIGNATED FOR "USES" THAT MEET SOME KIND OF MINIMUM JOB CREATION THRESHOLD. A SUGGESTED MINIMUM OF 20 JOBS PER LOCATION WOULD JUSTIFY THE "USES" THAT WOULD RESULT.

- *The current Target study identifies many uses that are desirable – high end/high tech jobs. If they come, most of these businesses could be or are located in business parks and on properties zoned for office use.*
- *What the Target study leaves out is the middle range of jobs – businesses that provide mostly blue collar jobs such as construction, services such as termite, carpet cleaning etc. , distribution companies such as paper or office supplies. Businesses that have a fleet of vehicles, a fleet of equipment, and/or inventory that requires a storage "yard" and a maintenance operation. Uses that truly involve impacts to quality of life in residential areas.*
- *Just to name a FEW Businesses that have left over the past years or are leaving AC –*
  - *Faulconer Construction (moving to Louisa County)*
  - *Wilson Trucking - moved from RT 20 to the Valley. Their location on RT 20 is currently leased by Parham Construction which is a road bldg./excavating business.*
  - *Hathaway Paper – moved from Avon Street to the Valley*
  - *Windridge Landscaping – moved from Crozet to Nelson County (RT 151)*

All of these businesses employed from 20 to 100++ persons

Respectfully submitted on behalf of business owners by Jo Higgins *8/7/2012 PC MTG*