Albemarle County Planning Commission
May 7, 2013

The Albemarle County Planning Commission held a regular meeting on Tuesday, May 7, 2013, 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 absent.

Other officials present were Elaine Echols, Principal Planner; Margaret Maliszewski, Principal Planner; Andy Sorrell, Senior Planner; Summer Frederick, Intern; Sharon Taylor, Clerk to Planning Commission; 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.

Linda Goodling and Martha Levering, on behalf of the Natural Resources Committee of the Charlottesville-Albemarle League of Women Voters, commented on the Natural Resources section of the Comp Plan, specifically as that section relates to groundwater resources and contamination. (Attachment A – available in clerk's office with written minutes)

Speaking on behalf of the Natural Resources Committee of the Charlottesville-Albemarle League of Women Voters Ms. Goodling said yesterday six members of this group met with county planners Elaine Echols and Scott Clark to discuss the draft revisions to the Natural Resources section of the Comprehensive Plan, specifically as that section relates to groundwater resources. Groundwater not only assures that we have flowing rivers and streams, but it is relied upon for drinking water by thousands of county households.

For 30 years the NRC has been a leader in advocating for awareness of water resources and for adopting and implementing local policies and regulations that protect those resources. Relative to groundwater, we are particularly concerned that the County not lose sight of the threats to groundwater resources. Among these are contamination from deteriorating underground fuel and oil storage tanks, failing septic systems, and loss of critical surface recharge areas. In particular she lives in Ivy and had a number of neighbors who have never had their septic system cleaned for 20 years.

We are very grateful to staff for the time they took to meet with us and to discuss NRC comments and concerns related to maintaining in the Comp Plan the County's longstanding commitment to water resource protection.

In the short period between yesterday's meeting with staff and this evening, we knew we would be unable to adequately summarize the results of that discussion, make recommendations and get it approved by The League Board. The board has very specific guidelines and she cannot just come up here and talk. Ms. Echols informed us that you will meet next Tuesday, May 14, to continue your discussion of the Comp Plan. In the coming week, our group will prepare and forward to you a summary of specific recommendations for your consideration.

She wanted to give them a heads up and thank staff for their time. They thank the Commission for their efforts thus far and the willingness that both you and the staff have shown to work with the Natural Resources Committee of the Charlottesville-Albemarle League of Women Voters. She pointed out they also endorse the group letter sent out by the Piedmont Environmental Council, the Southern Environmental Law Center, Sierra Club, and ASAP dated April 2, 2013. They also encourage them to address those concerns as well. In addition, they might have other concerns next week.

Mr. Morris pointed out it would be very helpful to receive that information by email.

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

Review of Board of Supervisors – May 1, 2013

Mr. Cilimberg reviewed the Board of Supervisors' action from May 1, 2013.

Work Session

CPA-2013-00001 Comprehensive Plan
Historic, Cultural and Scenic Resources; Land Use for the Rural Area; Land Use for the Development Area; Land Use for the Development Area and Housing (Elaine Echols/Andy Sorrell/Margaret Maliszewski)

Staff presented information on the topics noted above excluding Land Use for the Development Area (discussion to be held on May 14). Commission received public comment, asked questions and provided feedback/direction to staff. During the work session, the Planning Commission recessed at 7:22 p.m. and reconvened at 7:28 p.m.

Summaries of public comments and Commission feedback/direction are noted in the following. No formal action taken.

The Commission reviewed the following topics at the Work Session:

- **Historic, Cultural, and Scenic Resources**
- **Rural Areas**
- **Housing**

Related to the above topics, the Commission discussed and requested the following.

- **Historic, Cultural, and Scenic Resources**

Elaine Echols provided a PowerPoint presentation on the Historic, Cultural, and Scenic Resources. Andy Sorrell and Margaret Maliszewski were present.

Conclusions and Directions to Staff
Commissioners made the following comments, asked the following questions, and requested that:

- After extensive conversation related to the Monticello Viewshed, intended to provide clarity on Planning Commissions position, PC members confirmed their recommendation that the County's role should be to:

- include information related to property's inclusion in Viewshed in the required legal description,
- ensure both Applicant and Thomas Jefferson Foundation are informed of a proposed development potentially in the Viewshed,
- include the Viewshed map on County's GIS website,
- tell the applicant/developer that they should contact Monticello Foundation or that the Foundation may contact them.
- provide the applicant with link to Monticello Foundation's website and tell applicant/developer this is how they can find out more about the guidelines.

- Staff should describe this procedure in the Plan but, also provide a value statement on why Monticello is important to the County.

  Staff will draft language for Monticello Viewshed policy and bring back to Planning Commission for review.

- After extensive discussion about whether to change the substrategies, including recommendations related to adopting a historic overlay district ordinance and expanding the role of the ARB, the Commission asked staff to create a more concise list of strategies, while making clear reference to Objectives and Strategies found in the Historic Preservation Plan.
- **Staff will bring back this section to the Commission along with the Monticello Viewshed information for next time. Then the Commission can look at that and decide if they are satisfied with it especially when it is not one of the priorities or strategies that have been identified in those plans.**
- Related to Scenic Resources, the Commission agreed with staff that the wireless policy should be included with the Comprehensive Plan.
- The Dark Sky section was discussed by Commissioners, who continued to endorse its presence in the Plan.

Public Comment
There was no public comment on Historic, Cultural, and Scenic Resources.

The Planning Commission took at break at 7:22 p.m. and the meeting reconvened at 7:28 p.m.

Land Use in the Rural Area

Elaine Echols provided a PowerPoint presentation on the Land Use in the Rural Area. Andy Sorrell was present.

Conclusions and Directions to Staff
Commissioners made the following comments, asked the following questions, and requested that:

- Staff correct mathematical errors found in the introductory sentences.
- More information be provided in the Plan on the benefits of conservation easements to the community.
- Language clearly stating expansion of the Development Areas is not intended with the discussion of Transfer of Development Rights (TDR).
- More information be provided on the Shadwell Interchange which makes it different from the other interchanges for agri-business/agri-industry. Also, clarify the expectations for the rural interchanges.

- Statements about the parameters for spirit production which is currently allowed under Rural Area Zoning be put in the Plan.
- Statements be added that indicate crossroads communities have a residential component as one would find in a "hamlet."
- Statements be added to the Plan that an assessment of impacts of most recently allowed uses in the Rural Area be done before moving forward with zoning text amendments to increase available uses in the Rural Area.
- An Objective be added related to the need for data collection on Rural Areas businesses.
- Language be added to the Plan to highlight funding for ACE program as a priority.
- The Plan discusses the importance of not having noise pollution in the Rural Area. Suggested strategies for events should include requiring noise/sound management plans, a communication plan to neighbors, and a traffic safety plan.
- The word, "rivers," be included in language related to resources in Rural Area.
- **Language about sustainable forestry be added in the Rural Area Section.**
- Indicators of progress for timbering include "acreage harvested and acreage replanted".
- Other indicators of progress include:
    - The number of easements monitored each year,
    - The number of new farmers markets and farm stands,
    - The number of new parcels created in the Rural Area by size, and
    - The loss of land in land use taxation rather than the increase in land in land use taxation.

Public Comment:
The following individuals spoke on Rural Area:

John Chevan asked that "warehouse" be added to the list of appropriate businesses at the Shadwell Interchange.

Morgan Butler, with Southern Environmental Law Center, distributed a promotional photo from the Virginia Winery Guide 2013 that explained to people why they should come to Virginia to spend their money on wine. They have to be very cautious about opening our rural areas up to commercial development so that they do not destroy what sets Albemarle County apart. Preserving our natural surroundings is something that is having a positive economic impact. They really need to be measuring the progress they have already made with all recent zoning text amendments before they start thinking about moving roads into the rural areas and what additional commercial activities are permitted.

Planning Commission Comment:
As a result of public comment, Commissioners discussed the inclusion of the word "warehouse" in list of appropriate businesses considered for Crossroads Communities and Highway Interchange areas, but did not come to any conclusion.

Housing

Elaine Echols provided a PowerPoint presentation on the Housing. Andy Sorrell was present.

Conclusions and Directions to Staff
Commissioners made the following comments, asked the following questions, and requested that:

- Language related to the County "providing" housing be changed to language more reflective of the County ensuring a variety of housing opportunities are available for County residents.
- In addition to creating new affordable housing units, rehabilitation and maintenance of existing affordable housing units in the County should be a priority.
- The importance of transportation costs when calculating affordable housing costs be discussed in the Plan.
- A strategy be added that studies how to build units that are inherently affordable rather than as discounted starter homes. Information on Community Land Trusts' role in helping with this should be added.
- Developing an up-to-date inventory of affordable housing units be included as a strategy.
- More information be provided on the need for universal design and having senior housing in close proximity to medical services.

The last recommendation prompted a conversation around potential needs to study:

- How universal design (one-story housing) would affect density.
- Why people move to the Development Area and Rural Area.
- How "form" issues (such as sidewalks and closed drainage systems) have affected affordable housing.
- Whether enlarging the Development Areas to provide for more affordable housing has merit.

Public Comment
The following individual spoke on Housing.

Morgan Butler, with Southern Environmental Law Center, cautioned against cutting too much from the comp plan because background information was needed to understand the document.

Conclusions and Recommendations to Staff:

No formal action taken. Staff was asked to take the Commission's comments into consideration in the Comp Plan Update. The Commission requested a 4:00 p.m. work session on May 14th to continue their discussion on the Comp Plan. A dinner break will be held at 5:30 p.m. with the regular meeting beginning at 6:00 p.m.

Old Business

Mr. Morris asked if there was any old business. There being none, the meeting proceeded to the next item.

New Business

Mr. Morris asked if there was any new business.

- Mr. Randolph will be absent on May 21.
- The Commission decided to begin its Comp Plan work session on May 14th at 4:00 p.m., break for dinner at 5:30 p.m. and reconvene at 6:00 to continue the work session.
- Next regularly scheduled meeting will be on Tuesday, May 14, 2013

Adjournment

Motion: Mr. Franco moved and Mr. Randolph seconded that the Planning Commission adjourn to 4:00 p.m. on May 14, 2013 for a work session in the auditorium.

The motion passed unanimously by a vote of 7:0.

With no further items, the meeting adjourned at 9:07 p.m. to Tuesday, May 14,, 2013 at 4:00 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)