Albemarle County Planning Commission
May 14, 2013

The Albemarle County Planning Commission held a work session on Tuesday, May 14, 2013, at 4:00 p.m., at the County Office Building, Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Ed Smith, Bruce Dotson, Don Franco, Richard Randolph, and Calvin Morris, Chairman. Julia Monteith, AICP, Senior Land Use Planner for the University of Virginia was present.

Members absent were Tom Loach and Mr. Lafferty, Vice Chair.

Other officials present were Andrew Sorrell, Senior Planner, Elaine Echols, Principal Planner; Wayne Cilimberg, Director of Planning; Summer Frederick, Intern; Sharon Taylor, Clerk to Planning Commission; and Greg Kamptner, Deputy County Attorney.

Call to Order and Establish Quorum:

Mr. Morris established a quorum and called the meeting to order at 4:00 p.m.

Work Session

CPA-2013-00001 Comprehensive Plan Update
(Elaine Echols/Andy Sorrell)

Ms. Echols explained tonight's topics and noted the changes to the agenda.

Topics:
- Format changes (defer to May 28 with written materials distributed next week)
- Land Use for the Development Area
- Transportation

Break
- League of Women Voters (L.W.V.) – Groundwater (defer to May 28)
- Parks and Recreation, Greenways, Blueways, and Green Systems
- Community Services and Facilities
- Neighborhood Model Principles

- Staff will distribute the following information to the Commission for the May 28th meeting: Consolidated list of performance indicators; the information requested last week on the Monticello Viewshed Vistas, and the general wording of how they will be referring to the Historic Preservation Plan.
- Natural Resources response to the League of Women Voters' letter on groundwater discussion was deferred to May 28th. The League called indicating they were still working on the letter, which would be sent to the Commission prior to the May 28th meeting for review.
- For the rest of the meeting staff plans to review Land Use for the Development Area and Transportation.
- Comment will be taken from the public on other matters at 6:00 p.m.

From the written comments received on the indicators of progress staff thought it might be useful to bring them back to something they saw on December 20, 2011. Staff put together a set of performance indicators, many of which have been asked for from the groups who have sent letters to the Commission. They are in the midst of getting those completed. The City and County are working together with the Thomas Jefferson Planning District Commission to get those completed so they will be available as part of the Comp Plan process as well as the Liveabililty Project so the Commission can see where they are now on many of those things. An example of the December 20, 2011 document was exhibited in the presentation regarding the Livability Project Performance Measurements.

Mr. Morris noted the Commission would review the following topics individually at the work session after receiving staff's PowerPoint presentation.

- Land Use in Development Areas (including Neighborhood Model Design Guidelines)
- Transportation
- Parks and Recreation, Greenways, Blueways, and Green Systems
- Community Services and Facilities

Land Use in the Development Area

Andrew Sorrell presented a PowerPoint presentation on Land Use in the Development Areas, which is a carryover from the last work session. Staff reviewed comments received and changes received. Feedback is requested from the Commission on this topic.

After the presentation, the Commission opened the topic for public comments.

The following individuals spoke on Land Use in Development Area:

Morgan Butler, with Southern Environmental Law Center, distributed materials regarding Industrial Land that needs to be taken into consideration. (Attachment A - Supply and Demand bar chart with designated acres compared to zoned acres and Summary Table – Showing Current Ordinance vs. Proposed Ordinance for Office, Commercial and Residential uses – Available in clerk's office with written minutes) Non-residential supply is capable of meeting demand – especially when some office/R&D/Flex/Light Industrial uses can be accommodated in commercial zoning. He noted the following.

- With the recent zoning text amendment that was adopted as part of the commercial zoning districts many of these industrial uses are now allowed in commercial zoning districts. When they look at the supply those numbers don't actually include commercial zones where many of these industrial uses can now be located. The analysis does not include potential redevelopment areas either. So there is another potential supply of industrial land that is not taken into account here.
- Staff has noted that there are not a lot of parcels 5 acres in size or larger. It is important to point out the UVA Research Park, which is 235 +/- acres, had been classified as one parcel for the purpose of this analysis. Obviously that could serve many different large parcels. It is a little misleading to consider that as one parcel in the tables. The second point is that staff has identified some good opportunities within or very close to our existing development areas where they could potentially create some of these larger parcels. One of them is the multiple parcels south of Hollymead that are zoned industrial already and are under common ownership. That is a great opportunity. There is a potential at Rivanna Station in doing some changes there in designations, which has already been identified. He thinks that is a great opportunity.
- When they look specifically at the target industries there is a need for larger parcels there. He asked how many larger parcels they think they are going to be needed. It is going to quickly point out the first of the categories – the biocides and medical devices only require parcels of 3 to 5 acres in size. So the large parcel potential issue is not an issue with those. The next two categories – business and financial services and IT – Defense and Security potentially require a range of sizes between 3 acres and up to 25 acres. However, both of those uses the primary types of activities they are going to see with those will be able to locate on commercially zoned land as a result of this recent zoning text amendment. The fourth and final category – agri-business and food processes he thinks most of the uses they would anticipate there are going to be able to locate either on Rural Area zoning or on commercial zoning. Therefore, he thinks the issue is not really a large parcel issue there. To the extent there is he thinks the idea that maybe the Shadwell Interchange will be considered for some type of agricultural process priority might be appropriate.
- With that he thought it would be helpful to give a brief overview of the industrial situation as they see it. He thinks the grand conclusion to walk away from this is they are taking and have taken significant steps to address any potential shortcoming here. The last thing they need to do is look outside the existing development area to pull in more land to be designated as industrial.

Jeff Werner, with Piedmont Environmental Council, suggested the Comp Plan should speak to the infrastructure needs for the maintenance and replacement of bridges and culverts. He distributed "Ridges and Large Culvert Conditions in Albemarle County VDOT 2012" (Attachment B handout map). He suggested the transportation section should include the 22/231 Traffic Calming Study. He was hoping that there would be some mention of that particularly the ideas for rural roads. In addition, the Comp Plan should speak strongly regarding stress access management particularly in the Rural Areas where every new driveway added to 29 starts to deteriorate the capacity of that road. They know VDOT is not going to ask local government to do anything about it, but yet they will come in tell them what they are going to do with their transportation dollars and what they have to bypass. He thinks the County could begin to look proactively at the development potential along those main corridors so that they get to use our transportation dollars for projects that the community wants.

Ms. Echols noted that the Commission will be discussing transportation next. Therefore, they can defer that particular issue to the next discussion.

Related to the Land Use in Development Areas (including Neighborhood Model Design Guidelines), the Commission discussed and requested the following:

Land Use in Development Areas (including Neighborhood Model Design Guidelines)

- After an extensive discussion related to the Development Area boundary and related density, Commissioners agreed the principle, "Clear Boundary between the Development Area and Rural Area" is meant to reflect a discrete and discernible boundary where development does not "bleed into" the Rural Area as lot sizes increase. The policy should be clear that density is expected up to the Development Area boundary. However, there should also be an acknowledgement that this policy may be a little more flexible in certain Development Areas, depending on circumstances such as existing development, environmental features, etc. Input of Community Advisory Councils would be needed prior to any consideration for changing the Development Area boundaries. Commissioners asked for better illustrations of what is expected where the Rural Area and Development area come together.
- Commissioners agreed additional education of community members and especially Advisory Council members is needed to make Development Area and Neighborhood Model principles clear.
- The need to avoid impacts to environmental features should be added to the section on Parks, Recreational Amenities, and Open Space.
- The section on Redevelopment needs more explanation and "beefing up". It is an important piece of the Development Areas policy, but, with only one paragraph, it seems to be getting short shrift.
- Considerable discussion took place on the principle, Respecting Terrain and Careful Grading and Re-grading of Terrain. It was acknowledged that grading in the Development Area is expected, but it should not obliterate important landscape features. Staff noted that those features are identified in the Master Plans.
- Commissioners requested language emphasizing infill and mixed use as ways to keep the Development Area boundaries intact in Objective 7. Commercial mixed-use should be emphasized in the section on facilitating infill.
- Commissioners suggested that the Master Plans be clearer as to where preservation of important environmental features takes precedence over making interconnections.
- Commissioners said that Indicators of Progress should not include things that are requirements, such as sidewalks, and focus more on changes in density, numbers of redevelopment projects, and infill.
- Commissioners requested additional language recognizing the role of Community Advisory Councils.
- Commissioners said that more work is needed on alleys because of fire /rescue needs. More work is also needed when a private street is intended to be a "lane" with lots fronting on "greens". Work is also needed on how very "low-volume" streets (i.e. ones where traffic is restricted can provide for emergency services as well as walking.)

- Commissioners agreed the Section was well written, overall.
- For the section on Design Guidance, the Commission agreed with staff that the introduction needs a "how to read this document" section because it has details on the Neighborhood Model principles themselves, design information, design guidance – "different ways to achieve principle", specific design recommendations, as well as design standards. It is important that distinctions be among these items so that readers know what constitutes an "expectation" and what is there for "guidance."
- For interconnected streets and transportation networks, information should be added that increasing interconnections lessens the impact of traffic on any one street.

Mr. Randolph noted it should consider the degree and nature of development in the adjacent area of a village so that they don't have a dramatic and sudden transition from more intensive development to a rural development on the back doorstep. The other way of looking at this is to say this is a concern of Deer Run.

The Planning Commission moved to the next topic.

Mr. Morris noted that the work session discussion would be continued at the regular meeting at 6:00 p.m.

The Planning Commission recessed at 5:25 p.m. for a dinner break.

The meeting reconvened at 6:00 p.m.

The Albemarle County Planning Commission held a regular meeting and work session on Tuesday, May 14, 2013, at 6:00 p.m., at the County Office Building, Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Ed Smith, Bruce Dotson, Don Franco, Richard Randolph, and Calvin Morris, Chairman. Julia Monteith, AICP, Senior Land Use Planner for the University of Virginia was present.

Members absent were Tom Loach and Mr. Lafferty, Vice Chair.

Other officials present were Andrew Sorrell, Senior Planner, Elaine Echols, Principal Planner; Wayne Cilimberg, Director of Planning; Summer Frederick, Intern; Sharon Taylor, Clerk to Planning Commission; and Greg Kamptner, Deputy County Attorney.

Call to Order and Establish Quorum:

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

Other Matters Not Listed on the Agenda from the Public

Mr. Morris invited public comment for matters not listed on the agenda. There being none, the meeting moved to the next item.

Review of Board of Supervisors meeting (May 8, 2013)

Mr. Cilimberg reviewed the actions taken by the Board of Supervisors on May 8, 2013.

Work Session

CPA-2013-00001 Comprehensive Plan Update
(Elaine Echols/Andy Sorrell)

Mr. Morris noted the Commission did not get through transportation section at the 4 p.m. work session. They continued their discussion on the Neighborhood Model from the end of their discussion on the development areas. They would start there with their discussion and then go back to transportation.

The Planning Commission continued their work session discussion on following four topics:

- Neighborhood Model Principles
- Transportation
- Parks and Recreation, Greenways, Blueways, and Green Systems
- Community Services and Facilities

Neighborhood Model Principles

Andrew Sorrell presented a PowerPoint presentation on Neighborhood Model Principles. The Commission asked questions and provided feedback/ direction that is included in the Land Use for the Development Area summary. No formal action was taken.

The Planning Commission moved to the next topic.

Transportation

Andrew Sorrell presented a PowerPoint presentation on Transportation. Staff reviewed comments received and changes received. Feedback is requested from the Commission on this topic.

After the presentation, the Commission opened the topic for public comments.

The following individuals spoke on Transportation:

Jeff Werner, with Piedmont Environmental Council, spoke about the following:

- Access management needs to be better addressed in the Plan – particularly for corridors in the Development Areas that have not had access management studies done.
- The Plan needs to discuss the existing conditions of bridges; roads and culverts in the County so that funding can be prioritized for these projects. This should also be a legislative priority for the County.
- Don't forget about the PEC's Route 22/ 231 Study on rural traffic calming that was to be referenced in the plan.

Related to Transportation, the Commission discussed and requested the following:

Transportation

- Commissioners indicated the nexus of transportation and affordable housing should be mentioned at the beginning of the Section. More information should be given on what constitutes a proper balance between providing transportation and building roads.
- More information is needed on how air quality is affected by cars.
- The Plan should indicate how Access Management is going to be implemented.
- Commissioners discussed the idea of ensuring infrastructure was provided as redevelopment and infill take place in order to ensure existing needs are met. Also, that increases in density will increase transit use and accessibility for pedestrians and bicyclists.
- Commissioners requested language related to taxis and regional bus service be included in the Section.
- A need for language specifying what requirements and regulations are enforced by VDOT was recognized by Commissioners.
- On transportation under 5.7.16, Commissioners requested the reciprocity program involving CAT and UTS bus services be mentioned in the Section.
- Commissioners requested language explaining various transportation specific principles and practices (i.e. Transportation Demand Management) be included in this Section.

- Specific language related to the importance of traffic calming throughout the County was requested.
- A suggestion was made that roads listed for improvement in Master Plans be listed in this Section as priority roads.
- After mention during the public comment portion of the meeting, Commissioners agreed that language discussing the County's aging bridges and culverts and VDOT's responsibilities should be included in the Section.
- Commissioners agreed locating a bus stop near the newly acquired Northside Library site is a priority.

The Planning Commission moved to the next topic.

Parks and Recreation, Greenways, Blueways, and Green Systems

Andrew Sorrell presented a PowerPoint presentation on Parks and Recreation, Greenways, Blueways, and Green Systems. Staff reviewed comments received and changes received. Feedback is requested from the Commission on this topic.

After the presentation, the Commission opened the topic for public comments.

There being no public comment, the matter was before the Planning Commission for discussion and to provide comments.

Related to the Parks and Recreation, Greenways, Blueways, and Green Systems, the Commission discussed and requested the following:

- Commissioners requested language related to providing active recreation areas in Biscuit Run State Park be included.
- A request was made to have mention/recognition of the Crozet Trails Crew.
- A request was made to remove the word "can" from Greenway related language in favor of more definitive words such as "function" or "promote."
- Commissioners agreed more emphasis should be placed on the issue of Rivanna River as a priority.
- Commissioners requested more graphics (maps) throughout the Section.
- Commissioners said that use of the word, "underserved" in Strategy 3 b on page 5.8.11 in relation to athletic fields in the Rural Areas is misleading. The real issue of balance in location of playing fields throughout the County should be stated.
- Commissioners said that the Plan should say that having trails connect to school sites is a priority and discussions are needed with the School Board to work this out.

The Planning Commission moved to the next topic.

Community Services and Facilities

Andrew Sorrell presented a PowerPoint presentation on Community Services and Facilities. Staff reviewed comments received and changes received. Feedback is requested from the Commission on this topic.

After the presentation, the Commission opened the topic for public comments.

Wendell Wood was present to speak on the Development Area, but declined to speak since he missed the discussion on Development Areas during the 4:00 p.m. work session. The Commission pointed out he would have another opportunity to speak on May 28th.

There being no public comment, the matter was before the Planning Commission for discussion and comments.

Related to the Community Services and Facilities, the Commission discussed and requested the following:

- Commissioners recommended removing numbers related to schools because schools enrollment is very dynamic and dependent on several outside issues.
- Commissioners felt that storm water management and TMDL information should be mentioned in Section.
- Commissioners had a lengthy discussion on the topic of the Glenmore Waste Water Treatment Plant, resulting in their request that more research be done by staff to confirm numbers and other related information.
- Commissioners discussed issues related to well-head protection. It was decided that rather than include strategies for well-head protection, studying how to do this should be the first step.
- Commissioners said that more text should be provided on the County's responsibility to set the example for others by being in conformity with County regulations and development standards.
- Commissioners asked for language related to the responsibility of the County to maintain and use or discard various community facilities. It was also emphasized that facility development should be in conformity with County regulations.
- Commissioners asked to add and amend wording for Objective 6 in the libraries section to address the current approval status of the Northside Library location. They said the County should find ways to do a better job of making the new library conform with the Neighborhood Model and better integrate this facility (on Rio Road West) into the surrounding community. One suggestion would be to look at a ½ mile walking shed around the library.
- Regarding facility standards for police, it was agreed that Strategy 4a should be clear that the public safety training academy is for City and County officers, not other counties and cities.
- Commissioners requested a strategy related to water conservation activities be added.
- Regarding Library Services and Facility Standards, staff was asked to update the section since the Board has taken action to purchase a new Northside Library site.
- A suggestion was made to study how the County's GIS system could better reflect land and water contamination where there are brownfields, superfund sites, and landfills.

Old Business:

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

New Business:

Mr. Morris asked if there was any new business.

- Staff requested to send email to Commission as to what is expected at the May 28th meeting.
- THE NEXT PLANNING COMMISSION MEETING WILL BE ON TUESDAY, MAY 21, 2013 AT 6:00 p.m.

Adjournment:

With no further items, the meeting adjourned at 7:23 p.m. to the Tuesday, May 21, 2013 meeting at 6:00 p.m. at the County Office Building, Second Floor, Room #241, 401 McIntire Road, Charlottesville, Virginia.

V. Wayne Cilimberg, Secretary

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