Albemarle County Planning Commission
August 27, 2013

The Albemarle County Planning Commission held a public hearing on Tuesday, August 27, 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, Thomas Loach, Richard Randolph, 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 Andy Sorrell, Senior Planner; Elaine Echols, Principal Planner; Sharon Taylor, Clerk; Wayne Cilimberg, Director of Planning; and Greg Kamptner, Deputy County Attorney.

Call to Order and Establish Quorum:

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

Mr. Morris pointed out they were going to do things just a little bit different tonight in that this is a work session and the last step in the Planning Commission review dealing with the Comprehensive Plan. Public comment has already been taken on the Comprehensive Plan. If somebody has something they want to take up he asked that they do it in Other Matters Not Listed on the Agenda from the public.

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 including the consent agenda and the Comprehensive Plan.

Brian Roy, 1647 Hubbard Court, offered a letter of support for the proposed changes to the Comprehensive Plan as it affects the Southern and Western Areas of the County, particularly in the area where Light Industrial is being proposed and modified so it will be more flexible. (Attachment A – Letter to Albemarle County Planning Commission dated August 25, 2013 from Brian Roy - Attachments on file with the printed minutes in the office of the clerk)

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

Consent Agenda:

Approval of Minutes: June 11, 2013

Mr. Morris asked if anyone wanted to pull an item from the consent agenda. If not, he asked for a motion.

Motion: Mr. Randolph moved and Mr. Lafferty seconded for acceptance of the consent agenda.

The motion carried by a vote of 7:0.

Mr. Morris noted the consent agenda item was approved.

Work Session:

CPA-2013-00001 Comp Plan Work Session – Comments and Recommendations for Southern and Western Neighborhoods Plan, Implementation, and Summary Draft. (Elaine Echols and Andy Sorrell)

Mr. Morris noted the Planning Commission would hold a work session on CPA-2013-00001 Comprehensive Plan to review the following sections

- Southern and Western Neighborhoods Master Plan,
- Implementation Chapter, and
- Summary

The Planning Commission would review the Comprehensive Plan draft of the three sections individually, recommended changes and took three actions.

Southern and Western Neighborhoods Master Plan

Andrew Sorrell presented a PowerPoint presentation on the updated Southern and Western Neighborhoods Master Plan noting the recommended changes and additions to the section.

Mr. Sorrell passed out a letter dated August 26, 2013 to Mr. Calvin Morris, Chairman, Albemarle County Planning Commission from Fred Wolf, 1911 East Market Street, Charlottesville, VA 22902 in support of the proposed changes to the County's Land Use Plan with respect to its updates for the Comprehensive Plan in an attempt to provide greater clarity and flexibility in the development of property categorized as Industrial Service or Light Industrial. (Attachment B - Attachments on file with the printed minutes in the office of the clerk)

After the presentation, the matter was before the Planning Commission for discussion and action. The Planning Commission discussed the proposed draft, recommended changes and took the following action.

Motion: Mr. Randolph moved and Mr. Lafferty seconded to recommend approval of CPA-2013-00001 Comprehensive Plan Update for the Southern and Western Neighborhoods Master Plan as recommended by staff with changes, as follows.

Southern and Western Neighborhoods

1. Improve map in Figure 1 in A-8-1 to better distinguish the different neighborhoods by using different colors.
2. Improve Area B map to make blue and red colors the same shade throughout.
3. Page A.8.11; update the community facilities to document the upcoming closing of the Ivy Landfill.
4. Page A.8.12; add trail connections to other master planned areas that appear on the map, such as Schenk's Branch trail.
5. On Figure 7, make note that the text of the plan includes additional details which relate to the Land Use Plan.
6. On page A.8.27, note that the floodplain is included in the area shown in green.
7. On page A.8.35 as well as other places, replace the term "steep slopes" with "critical slopes."
8. Page A.8.48, Sunset-Fontaine Ave. Connector Road, eliminate the second "not" in the sentence which begins, "There are four main reasons that staff from Charlottesville, Albemarle County, and UVA are..."
9. For the inset maps, please put the figure number on the right hand side.
10. In A-8-11 under the water and sewer service, make reference to the location for additional information in the Comprehensive Plan and correct typo that says, "Rugged Mountain Reservoir."
11. Provide a reference in Land Use Table A-8-20 that there is text in the master plans that further explains the expectations provided in the land use table at different locations. Also correct the photographic reference of First National Bank to Virginia National Bank.
12. Under Transportation Improvements, mention the potential widening of Route 29 on the Route 250 Bypass being studied in conjunction with the Long Range Transportation Plan. Such a widening project hasn't been reviewed by the public. The upcoming Long Range Transportation Plan activities will bring this project to light.

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

Mr. Morris noted CPA-2013-00001 Comprehensive Plan Update for the Southern and Western Neighborhoods Master Plan will be forwarded to the Board of Supervisors to be heard at a date to be determined with a recommendation for approval.

Implementation Chapter 13

Elaine Echols presented a PowerPoint presentation on Implementation Chapter 13 of the Comprehensive Plan noting the recommended changes and additions to the section.

After the presentation, the matter was before the Planning Commission for discussion and action. The Planning Commission discussed the proposed draft, recommended changes and took the following action.

Motion: Mr. Lafferty moved and Mr. Randolph seconded to recommend approval of CPA-2013-00001 Comprehensive Plan Update for Chapter 13 Implementation to the Board of Supervisors as recommended by staff with changes, as follows.

Implementation Chapter

1. Add a note which indicates that Indicators of Progress for Growth Management are found throughout the document.
2. Natural Resource Priorities – change "1991" in Strategy 1b to "1998."
3. Natural Resource Priorities -- add Strategy 1d to the list of priorities. "Promote the concept of water conservation and pollution prevention as a community wide issue."
4. Historic, Cultural, and Scenic Resources Implementation Priorities – add a strategy or add to Strategy 1c wording that emphasizes the need to retain "significant historic records contained in County archives . . ."
5. Historic, Cultural, and Scenic Resources Implementation Indicators – Add Route 250 East and Route 22/231 to Strategy 7a.
6. Economic Development Implementation Priorities – add all target industries to Strategy 2c.
7. Economic Development Implementation Indicators -- add an indicator related to increase jobs in agriculture.
8. Economic Development Implementation Indicators – check to see if Susan Stimart has any ideas on how to track jobs that provide upward mobility. If there are ways, add them to the list of Indicators.
9. Rural Areas Implementation Priorities – add wording to Strategy 1d to clarify its meaning.
10. Rural Areas Implementation Priorities -- change the word "limits" in Strategy 2d to "minimum amount of produce grown on site."
11. Rural Areas Implementation Priorities – reference the text in Strategy 6d to clarify the strategy's intent.
12. Rural Areas Implementation Priorities – clarify Strategy 7a.
13. Rural Areas Implementation Indicators -- delete the "target" language in the first indicator. The indicator should say, "Decrease in the number and percentage of new single-family homes in the County constructed in the Rural Area."
14. Rural Areas Implementation Indicators – change the word "lost" to "converted" in Indicator 2.
15. Rural Areas Implementation Indicators – reword indicator 6 so it does not read as if the County is creating more land.
16. Rural Areas Implementation Indicators – change the word "grape" to "agricultural" in indicator 10.
17. Rural Areas Implementation Indicators – add an indicator, "No reduction in the number of parcels less than or equal to 100 acres in size."
18. Development Areas Implementation Priorities – incorporate "complete streets" into the priorities.
19. Development Areas Implementation Priorities -- clarify in Strategy 9a that the animals listed are not intended to be pets; also include noise and nuisances as points to consider when studying whether or not to amend the zoning ordinance for urban agriculture.

20. Development Areas Implementation Indicators – add "public transit" to indicator 5.
21. Housing Implementation Priorities – add "affordable units" to strategy 6e.
22. Housing Implementation Indicators – reorder the indicators so that affordable housing indicators are put together and that indicators 1 – 3 are put at the bottom of the list.
23. Housing Implementation Indicators—add "for affordable units" to indicator 11.
24. Parks and Recreation, Greenways, Blueways, and Green Systems Implementation Indicators – change indicator 1 to indicate the progress relates to accessibility to City-owned parks in the Rural Area.
25. Parks and Recreation, Greenways, Blueways, and Green Systems Implementation Indicators – Add the James River to indicator 5.
26. Parks and Recreation, Greenways, Blueways, and Green Systems Implementation Indicators – Provide information on where in the Plan to find details on specific trail connections for indicator 8.
27. Community Facilities Implementation Priorities – Include the number of linear feet in bike lanes as an indicator of progress. See if you can combine this with information on additional sidewalk length.
28. Community Facilities Implementation Priorities – correct strategies 3h and 3j – they are the same.
29. Community Facilities Implementation Priorities – clarify that 2c near the bottom of the page relates to the Police Department.

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

Mr. Morris noted CPA-2013-00001 Comprehensive Plan Update for Chapter 13 Implementation will be forwarded to the Board of Supervisors to be heard at a date to be determined with a recommendation for approval.

Summary

Elaine Echols presented a PowerPoint presentation on the Summary of the Comprehensive Plan Update noting the recommended changes and additions to the section.

After the presentation, the matter was before the Planning Commission for discussion and action. The Planning Commission discussed the proposed draft, recommended changes and took the following action.

Motion: Mr. Franco moved and Mr. Smith seconded to recommend approval of CPA-2013-00001 Comprehensive Plan Update for the Summary to the Board of Supervisors using the short version plus paragraphs 2, 3, and 5 from Attachment C in the staff information and with reference to the Virginia Code sections applicable to the Comprehensive Plan.

The motion was passed by a vote of 4:3. (Morris, Dotson and Lafferty voted nay)

Mr. Morris noted the Planning Commission's recommendation for approval for CPA-2013-00001 Comp Plan Update will be sent forward to the Board of Supervisors at a date to be determined.

Old Business

Mr. Morris asked if there was any new business. There being none, the meeting proceeded.

New Business

Mr. Morris asked if there was any new business.

- Long Range Transportation Plan Meeting to be held on August 28, 2013 from 5 to 7 p.m. at the Water Street Location.
- Stonefield Community Meeting associated with their latest rezoning request to be held on August 28, 2013 at 5 p.m. in room #235.
- Rivanna Village meeting to be held on August 28, 2013 at 7 p.m. at the Rivanna Firehouse.
- No meeting on Tuesday, September 3, 2013
- THE NEXT PLANNING COMMISSION MEETING WILL BE ON TUESDAY, SEPTEMBER 10, 2013 AT 6:00 p.m.

There being no further new business, the meeting moved to adjournment.

Adjournment

With no further items, the meeting adjourned at 7:40 p.m. to the Tuesday, September 10, 2013 meeting at 6:00 p.m. at the County Office Building, Second Floor, Auditorium, 401 McIntire Road, Charlottesville, Virginia.

V. Wayne Cilimberg, Secretary

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