Albemarle County Planning Commission
October 30, 2018

The Albemarle County Planning Commission held a public hearing on Tuesday, October 30, 2018, at 6:00 p.m., at the County Office Building, Lane Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Vice Chair Pam Riley, Karen Firehock, Julian Bivins, Daphne Spain, Bruce Dotson and Jennie More. Absence were Tim Keller, Chair and Luis Carrazana, UVA representative.

Other officials present were J.T. Newberry, Economic Development Coordinator; Andrew Gast-Bray, Assistant Director of Community Development/Director of Planning; Margaret Maliszewski, Chief of Planning/Resource Management; Roger Johnson, Director of Economic Development; Sharon Taylor, Clerk to Planning Commission and Greg Kamptner, County Attorney.

Call to Order and Establish Quorum

Vice-Chair Pam Riley called the regular meeting to order at 6:00 p.m. and established a quorum.

The meeting moved to the next item.

From the Public: Matters Not Listed for Public Hearing on the Agenda

Ms. Riley invited comment from the public on other matters not listed on the agenda. Hearing none, the meeting would move on to the next agenda item.

Presentations

a. <u>Albemarle County Schools</u> (Dr. Matthew Haas)

Dr. Matthew Haas, with Albemarle County Schools, said that tonight we are here to talk about our overall plans for working through capacity for the high schools given the fact that we grow every year not in leaps and bounds but in the range of about 100 students per year. He said we are also looking forward in our program with what Virginia calls the "Profile of a Graduate" moving away from a more academic approach to seeking to prepare students more for the workforce, career development and also college is part of that.

Dr. Haas presented a PowerPoint Presentation entitled "Albemarle County Public Schools Contemporary High School Plans – Planning Commission Meeting October 30, 2018" (See PowerPoint Presentation) starting out with our Strategic Mission Vision and student center goal. As you can see, our main goal that we have for the County schools is for the students to graduate having actively mastered lifelong learning skills they need to succeed as 21st century learners, workers and citizens and that pretty much is what drives the business of the schools. He said every two years the Board develops bi-annual priorities and these three were developed over a year ago based on looking at what we call an equity dashboard that we developed to see where our gaps are in terms of students across demographic groups and other background characteristics. He said once our Board reviewed and saw some of the gaps we have and outcomes for different groups they zeroed in on three

priorities for the 2 years up to 2019. He said there were high expectations for all, identifying and removing practices that perpetuate the achievement gap and to ensure that the students identify and develop personal interest.

Dr. Haas said we were confronted with growth at Albemarle High School to where the school is a bit overcrowded and continued growth at Western Albemarle where a percentage of the overall population of the school is growing the fastest and the students will soon outgrow the space. He said we put in our CIP request last year and this is the overview of what we were looking for in total having a high school center, which would help us to alleviate some capacity issues. He said it would also put forth a different kind of project-based learning center for students where they would be in a facility that we built without all the extra stuff that comes along with a high school in terms of a track, football field, massive parking lots, cafeteria and all that other stuff. He said then we could really focus on a learning center that we could co-locate with business partners or other organizations so that our students can learn side by side in a work environment, have exposure to internships and other opportunities that will help them get ready for the world of work. He said we looked at one center, a larger center, a second center that would be smaller and some modernizations of the existing high schools. He said while we want to offer off-site opportunities particularly to juniors and seniors in high school we did not want the current high schools to come too far behind in terms of their accommodations for project-based learning and work skills development and so this was the overall pitch that we made in the CIP. Dr. Haas explained how they arrived at this when they were concerned about capacity at Albemarle and Western High Schools. He said we started out in August 2016 in a visionary phase and had several work sessions with the Board where we worked our way through it and our goal was to come up with a vision for high schools that prepare young people to graduate ready to enter adult life. Dr. Haas explained that a consultant was hired for programing and then in November through April took action on the recommendations from the previous two stages.

Dr. Haas said if you want to know more about our contemporary high school project we do have a web page that has tons of resources, all the surveys that we did, the community meetings that we held. He said there is a brochure we sent to all 8th grade parents last year about community meetings. He said the web page has a lot of good background information on the project. He said we went to the Virginia Department of Education School Board to get a couple aspects of it approved because there were changes in graduation requirements. Dr. Haas said when we think about what our priorities are every year there is one factor to think about that we do a budget survey and push out different possible priorities to the community based on where we are as a school division and also Albemarle County asking what are the most important things to you. He said the top three community priorities last year were salaries for high quality teachers, the same thing with support staff and then fully funding student experiences. He said that workforce readiness so students could get a job was the second thing. He explained the charge given to the consultant that included thinking about capacity as empowerment for quality learning. He said the second charge was to analyze our high school program as a 4,000 student high school. He said our third charge was to help us get past constraints such as time, transportation and food services since they tend to drive a lot of what we do instead of the learning part of school. Dr. Haas project overview was about the following:

- Center Planner Position
- Pilot High School Center
- Advisory Board
- CATEC Program Evaluation

- Academies Program Evaluation
- Research & Field Trips
- Workforce Assessment and Consultation with Economic Development Office
- Determine program(s) and curriculum design
- Determine/design assessments and outcomes
- Invite and collaborate with business and community partners to design student experiences, workplace skills development, and career development
- Develop communication plan

At the end of the PowerPoint presentation Dr. Haas pointed out the project overview for moving forward and that we are continuing our instructional vision in planning and have been out looking for sites as a possibility to have a center. He said we are looking at other vacant and existing buildings in a gathering phase now around that. He said that we are looking to start a different kind of model of making decisions around changing facilities at the high schools with community engagement at those sites.

Mr. Dotson said a conclusion is it seems unlikely given this strategy and the initial success that in the next 10, 15 years the county is not likely to be building a new comprehensive high school or making major additions to the three and that we have this more distributed approach for high schools.

Dr. Haas replied that first of all and Roslyn can add to it, that given the growth areas in the county, Albemarle High School cannot be added onto much anymore so that is kind of coming off the table and Western Albemarle High School with the way it is growing is a site that could potentially need an addition. He said as these populations push up, but having said that in my mind right now and the things we have talked about, it is somewhere way out on the back burner that there is a high school but whether it is 15 or 20 years out we don't know.

Ms. Riley thanked Dr. Haas for his presentation.

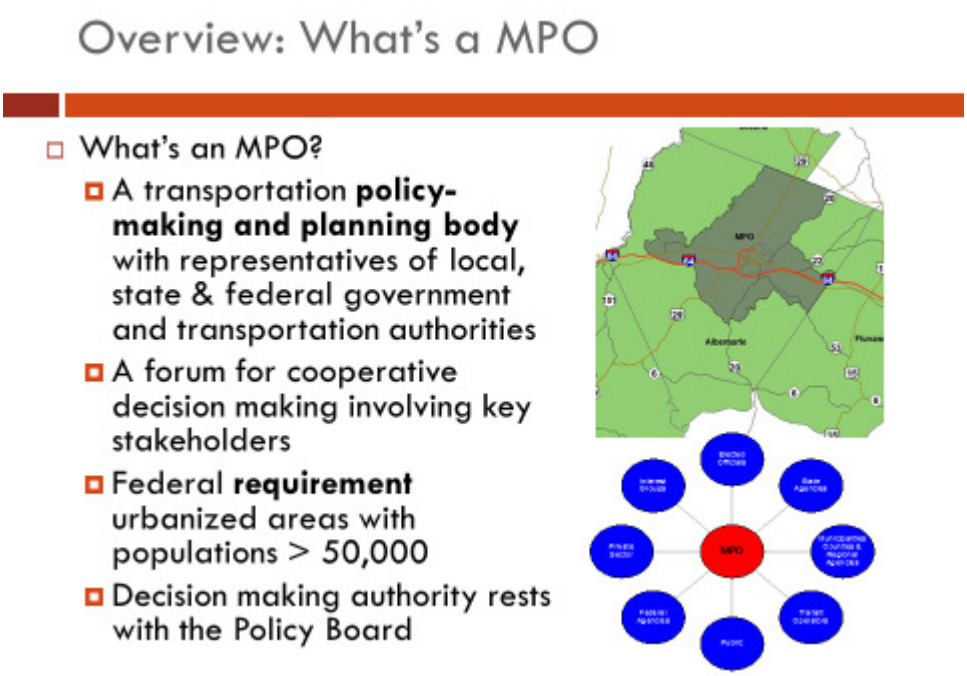
No formal action was taken.

The meeting moved to the next item.

b. <u>Long Range Transportation</u> (Wood Hudson)

Wood Hudson, with the Thomas Jefferson Planning District Commission, presented a PowerPoint to run through some basics on the MPO, an overview of Long Range Transportation Planning, and then jump into some details on where we are with our current planning efforts. Mr. Hudson said he would then wrap up with a little update on one of our other planning efforts, which is the Jefferson Area Bike and Pedestrian Plan.





Transportation planning is done by each locality, but also at the regional level through the Metropolitan Planning Organization (MPO). An MPO is a federally-mandated planning jurisdiction, specifically created to facilitate transportation planning.

Overview: MPO Committee Structure



Policy Board Members (5 voting)

Albemarle:
- *Ms. Mallek*
- *Mr. Gallaway*

Charlottesville:
- *Ms. Galvin*
- *Mr. Signer*

Technical Committee Members

Albemarle:
- *Mr. Bivins (PC)*
- *Mr. McDermott (Staff)*
- *Mr. Gast-Bray (Staff)*

Charlottesville:
- *Ms. Green (PC)*
- *Mr. Jones (Staff)*
- *Ms. Janiczek (Staff)*

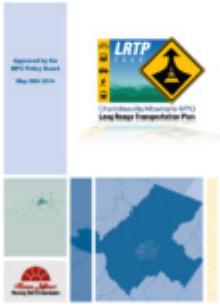
Citizens Advisory Committee

Albemarle
- *Ms. Riley (PC)*

Charlottesville
- *Mr. Hunter (PC)*

2. Long Range Plan





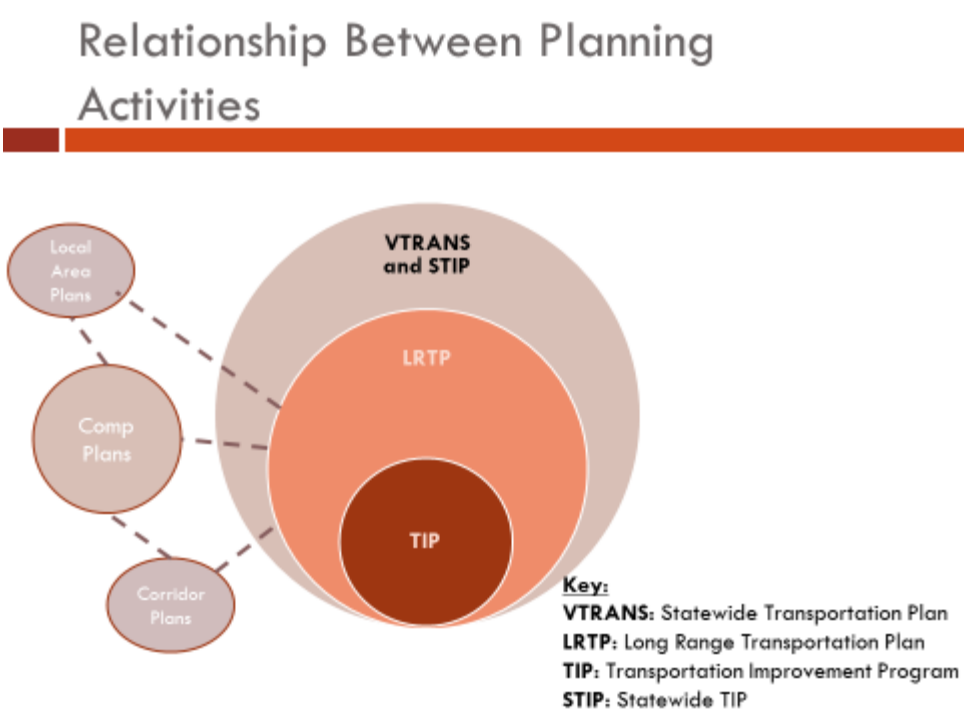


Long Range Transportation Plan

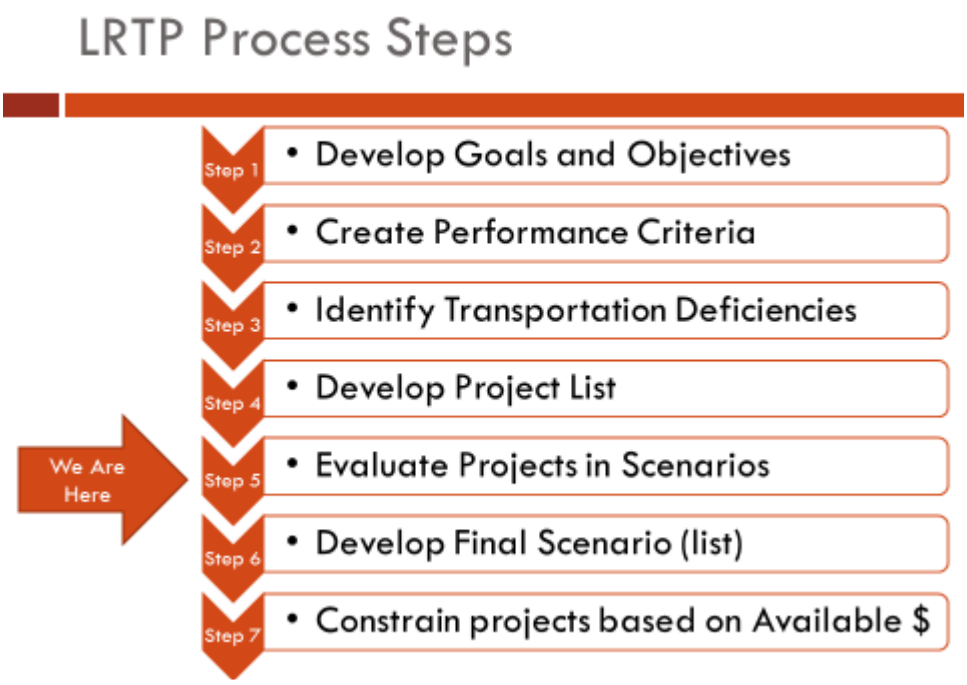
- Forward looking 25 year plan
- Updated every 5 years
- Focuses on understanding future transportation needs
- **Requirement** for receiving Federal transportation $$$
- Requirement for Smart Scale
- Planning for transportation needs that are **regional in scope**
  - Travel through
  - Around
  - Between localities

Long Range Transportation Plan

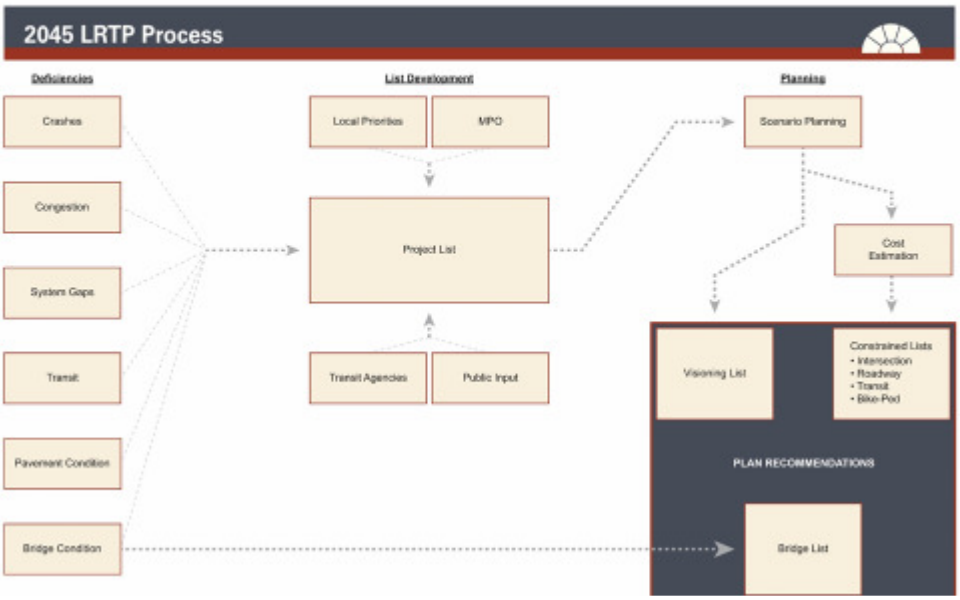
- Uses a performance based approach
  - Must meet Federal requirements for addressing performance measures (MAP 21)
    - Safety, congestion, state of good repair, freight, access, and transit
  - Goals objectives and quantifiable performance measures
  - Use of a Travel Demand Model
- Plan includes a fiscally constrained list and an unconstrained visioning list
- In Virginia projects are now funded through Smart Scale and other competitive application base programs



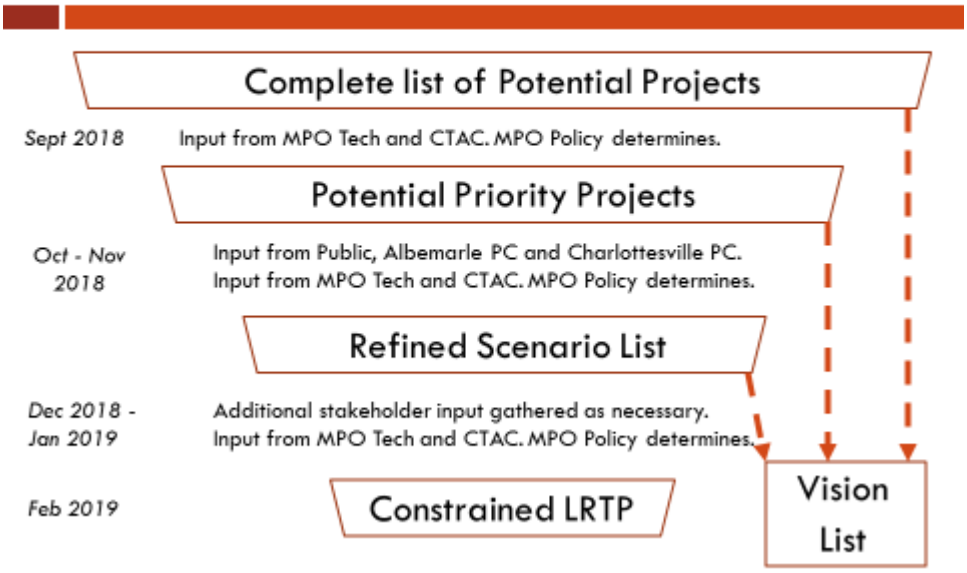
Corridor Plans: STARS
State Wide Plans?: VTRANS 2040, Rail Plan
TIP: Accounting of Federal transportation $$$

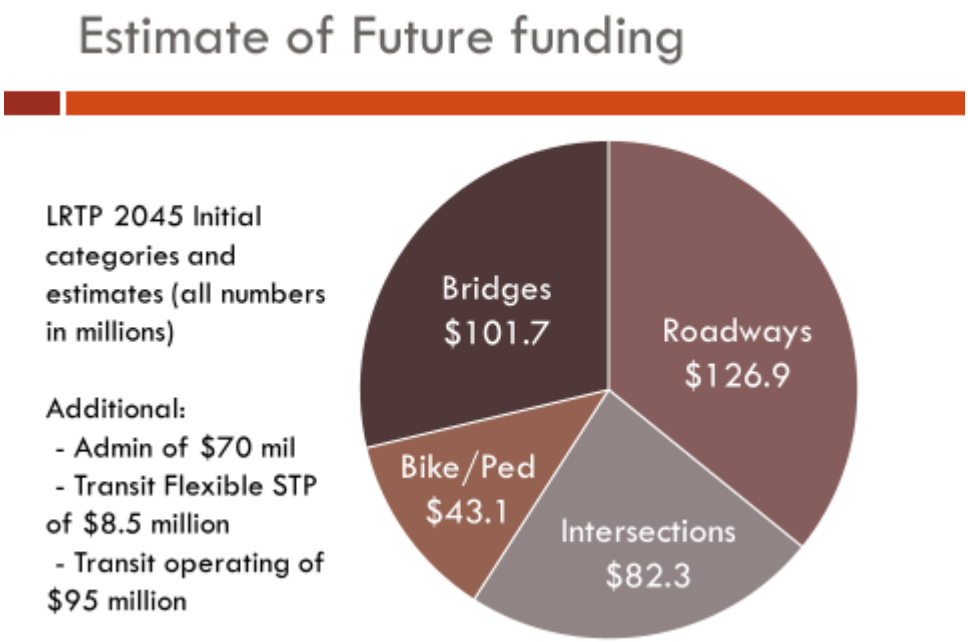


Long Range Transportation Plan



A. LRTP Timeline





Reduction from the 2040 plan
Estimates are used to fiscally constrain final project list, As required by FHWA
Projects are now funded by Smart Scale in Virginia. Funding estimates presented here take into account awards received in the MPO for Round 1 and Round 2.

LRTP Planning

B. Round 1 Scenarios

Scenario A - Capacity

US 250/US 29 Bypass widening (R1)
US 250 widening - Shadwell (R2)
US 250 and Free Bridge widening (R5)
I-64 Truck Lanes (R16)

Scenario B - Connectivity

Berkmar Drive Extension (R11)
Sunset/Fontaine Connector (R12)
Eastern Avenue - Crozet (R13)
Hillsdale Drive to Rio Rd (R18)
Pantops Bridge (R19)

Scenario C - Multimodal

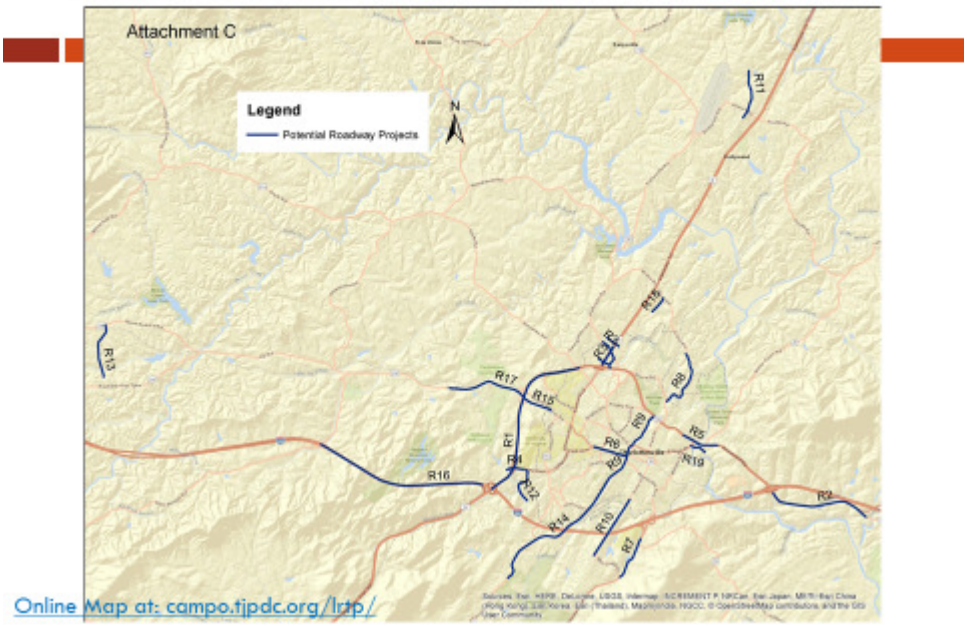
Route 20 (R7)
Rio Rd (R8)
Fifth/Ridge/McIntire (R9)
Avon Street (R10)
Old Lynchburg (R14)
Ivy Road - East (R15)
Ivy Road - West (R17)
Express Bus on US 29 Corridor (T1)
Commuter bus to Crozet (T2)
Bus route to Avon/Mill Creek (T3)
Increased bus service to Pantops (T4)
Fontaine Research Park bus route (T5)

Current Smart Scale Apps (Included in all)

Hydraulic and 29 Area Projects (R3)
Fontaine/Bypass Interchange (R4)
West Main Street Multimodal (R6)

Three scenarios were run in round 1 for this round projects were grouped by characteristic. This will not be the case in the future rounds.
Distribution of projects:
9 Multi jurisdictional
3 Charlottesville
11 Albemarle

Potential Roadway projects

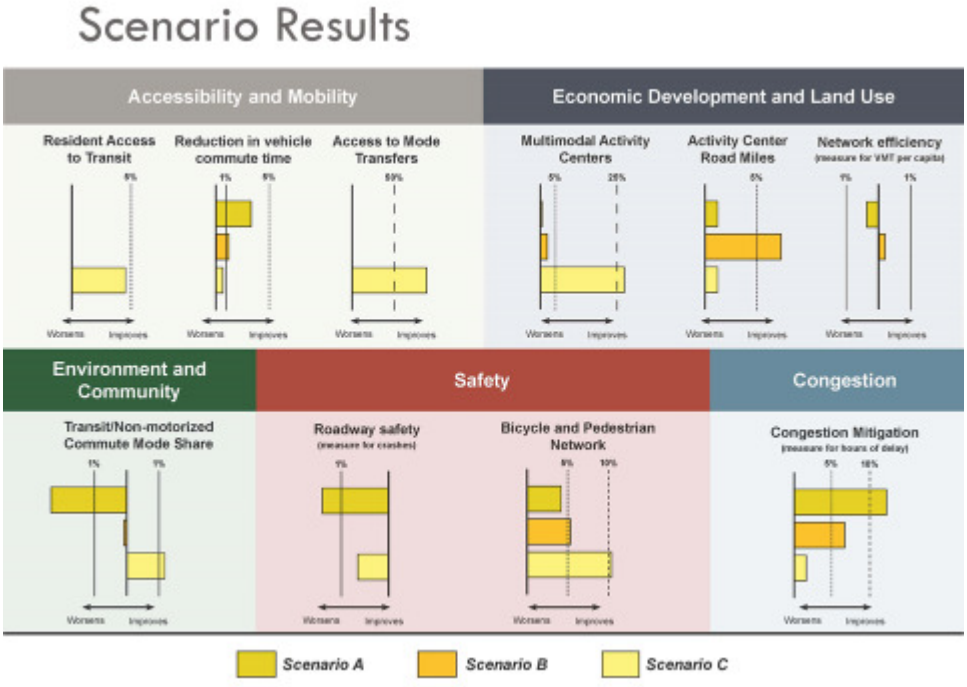


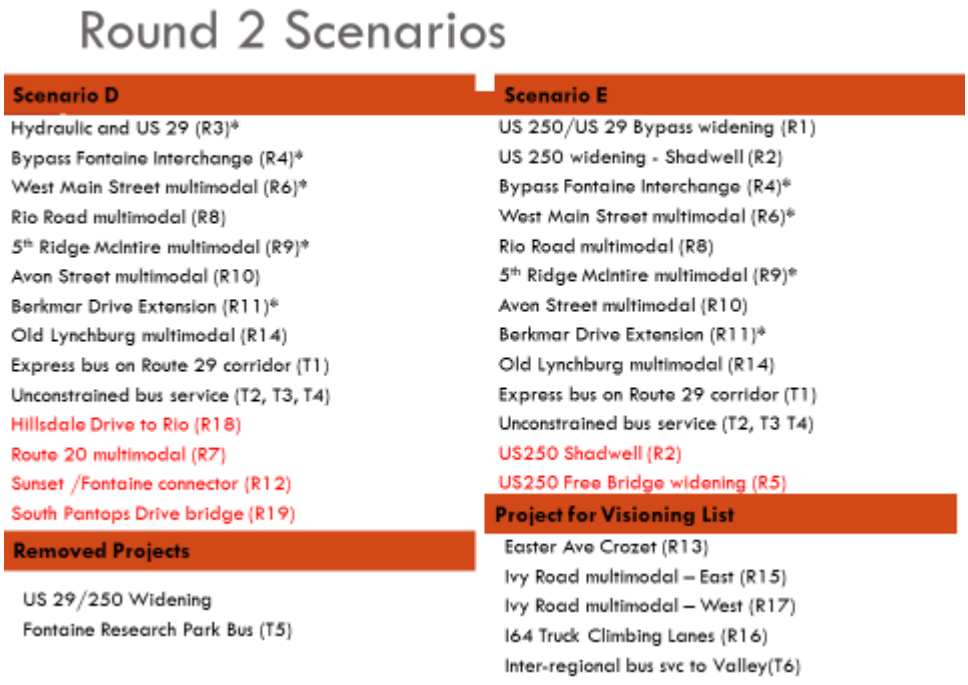
Scenario Results

Measure	Metric	Base year (2015)	2045 'no-build'	Scenario A Capacity	Scenario B Connectivity	Scenario C Multimodal
Congestion	Vehicle-hours of delay	7065	10668	9362	9952	10491
Access to Transit	Population near stop* with peak headway of 20 minutes of less	31267	41948	41948	41948	64218
	Population near stop* with peak headway of 20-45 minutes	23529	26625	26625	26625	29474
	Population near stop* with peak headway of more than 45 min	12153	15058	15058	15058	13370
	Poverty population living within 1/4 mile (2016)	13460	13892	13892	13892	13667
	Minority population living within 1/4 mile (2016)	23734	23680	23680	23680	24076
	Age 65+ population living within 1/4 mile (2016)	6221	6034	6034	6034	6252
	LEP population living within 1/4 mile (2016)	595	598	598	598	606
Commute time	Average commute time - driving	11.6	12.9	12.5	12.8	12.8
Access to mode transfers	# of park-and-ride spaces	272	360	360	360	609
	# of bike rack spaces at transit stops	93	95	95	95	247
Bus, bike and pedestrian network within activity centers	# of local bus transit stops* within (or immediately adjacent to) activity center TAZs	146	148	148	148	200
	# of express bus transit stops* within (or immediately adjacent to) activity center TAZs	0	0	0	0	13
	Length of bike facilities within (or immediately adjacent to) activity center TAZs	29.7	38.1	39.6	42.0	41.5
	Length of pedestrian facilities within (or immediately adjacent to) activity center TAZs	117.5	123.0	123.6	126.5	125.9
Roadways within activity centers	Miles of road that are within (or immediately adjacent to) activity center TAZs	47.6	51.2	51.8	54.9	51.8
VMT per capita	VMT per capita	27.2	32.8	32.9	32.7	32.8
Safety/Crashes	Number of Fatality crashes	15	19	19	19	19
	Number of Injury crashes	1157	1433	1469	1432	1447
	Number of Property damage only crashes	2625	3291	3332	3307	3343
Bike/Ped network	Length of regional bicycle paths and lanes	46.7	55.4	59.5	60.2	64.5
	Length of regional sidewalks and paths	106.6	113.0	115.9	117.2	121.4
Non-SOV Mode Share	% of trips non-motorized	4.60	4.77	4.65	4.77	4.76
	% of trips transit	0.33	0.33	0.33	0.33	0.41

*excludes stops that serve only peak-hour (commuter) routes

Measures linked to Smart Scale and the Goals/objectives identified for the 2045 LRTP. Developed with input from the public, MPO Committees, VDOT and local government staff. Travel demand model is only one of a number of different tools use to evaluate projects





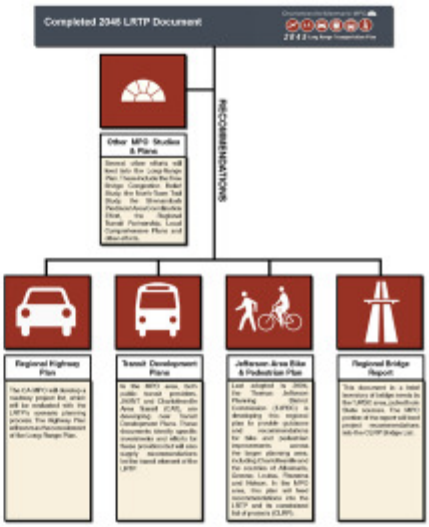
T2: Commuter Bus to Crozet
T3: Bus Route to Avon Mille Creek
T4: Increased bus service to Pantops
T5: Fontaine Research park route –REMOVED
T6: Added: Inter-regional bus service to Waynesboro

Jefferson Area Bike and Pedestrian Plan



Jefferson Area Bike and Ped Plan

- Regional Plan (Urban and Rural) With a focus on the Urban areas
- Plan will be the main source of Bike and Pedestrian recommendations for inclusion in the LRTP



Previous Plans

The City of Charlottesville, Albemarle County, and CAMPO have approved many plans that propose bicycle and pedestrian infrastructure in the region.



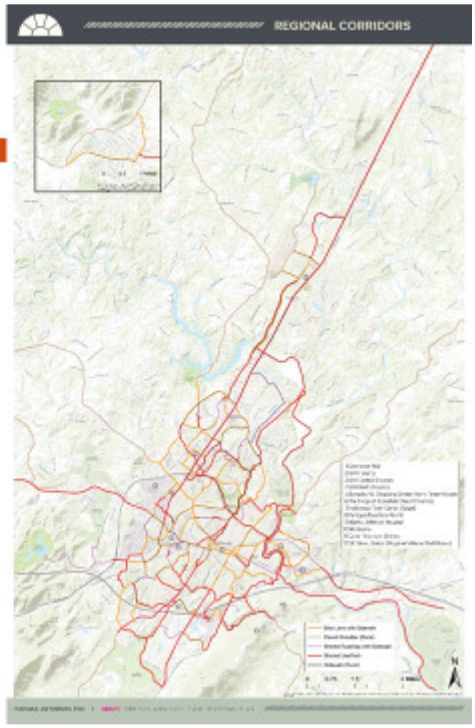
Regional Corridors

Goal

- Focus the plan on the regional bike/ped network
- Includes on-road infrastructure and separated paths

Regional network and Local infrastructure

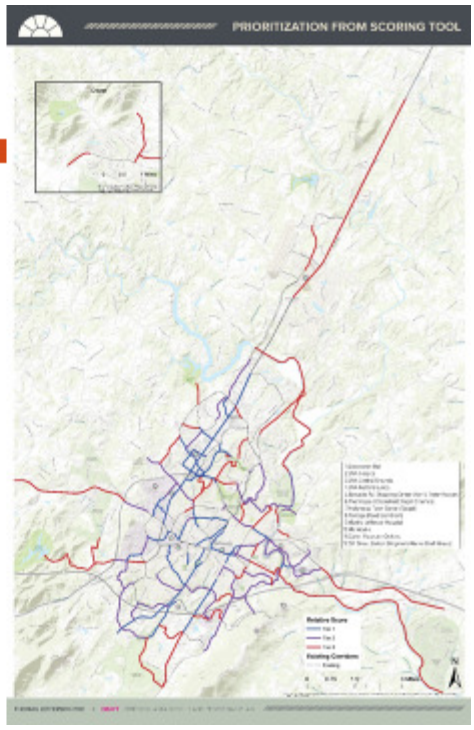
- Regional
  - Interconnected infrastructure that provides many route options and has few terminals (dead ends)
  - Allows for safe and convenient movement throughout the region
- Local
  - Connects the regional network to specific origins and destinations



Scoring for Prioritization

Next step: consider additional factors

- Initial cost estimate and availability of right-of-way
- Current status of project – whether a study has been completed or staff work done
- Public support
- Planned roadway improvements or repaving
- Connections with existing infrastructure
- Geographic equity
- Recreational value
- Connection to river/stream restoration or other environmental efforts
- Topography



Plan Timeline

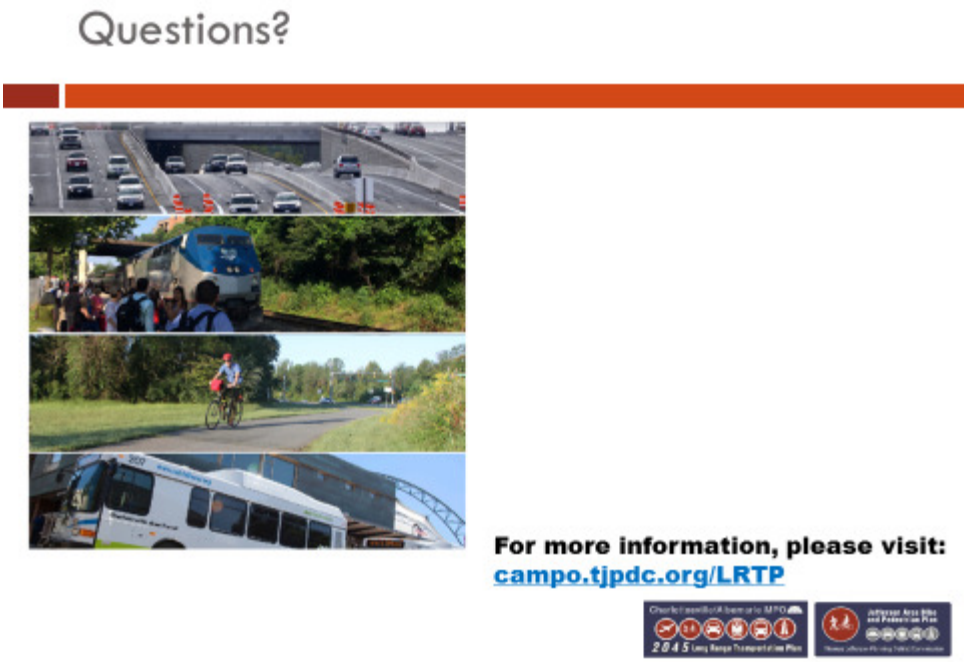
Sept.
- Corridor finalization
- Active Trans Tool
- Coordination

Oct.
- Corridor evaluation with Active Trans Tool
- Prioritization
- Public Outreach (Open House Oct. 17, Guest speaker Oct. 29)

Nov.
- Synthesis of additional input
- Project grouping
- Plan drafting

Dec.
- Draft Plan review
- Online resources

Jan.
- Final Plan adoption



Mr. Wood said the Bike and Pedestrian Plan is planned for completion early in the New Year, which gives us time to feed it into the Long Range Transportation Plan process. He said with that he would close with taking any questions, input or feedback.

The Planning Commission held a discussion with Mr. Wood and provided comments. No formal action was taken.

Ms. Riley thanked Mr. Wood for the presentation.

The meeting moved to the next item.

Public Hearing Items.

a. **ZTA201800006 Entrance Corridor – John Warner Parkway and Rio Road**
Planning Commission will hold a public hearing October 30, 2018 at 6:00 p.m. in the County Office Building, 401 McIntire Road, Charlottesville, Virginia 22902, to receive comments on its intent to recommend adoption of an ordinance that would amend Section 30.6.2, Boundaries of the District, of Chapter 18, Zoning, of the Albemarle County Code, to add both (a) State Route 2500 (John Warner Parkway) (the "John Warner Parkway") and (b) State Route 631 (Rio Road) between the Norfolk Southern Railway tracks and the John Warner Parkway, as arterial highways upon and along which an entrance corridor overlay district is established, and to add the date of adoption of this ordinance as an "applicable reference date." Development on parcels within an entrance corridor overlay district is subject to design review as provided in Albemarle County Code § 18-30.6. A copy of the full text of the ordinance is on file in the office of the Clerk of the Board of Supervisors, and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. (Margaret Maliszewski)

AND

b. ZMA201800009 Entrance Corridor John Warner Parkway and Rio Road

The Planning Commission will hold a public hearing October 30, 2018 at 6:00 p.m. in the County Office Building, 401 McIntire Road, Charlottesville, Virginia 22902, to receive comments on its intent to recommend adoption of an ordinance to amend the zoning map, which is part of Chapter 18, Zoning, of the Albemarle County Code, to establish an entrance corridor overlay district (Section 30.6 of Chapter 18 of the Albemarle County Code) upon each parcel sharing a boundary at any point with (a) State Route 2500 (John Warner Parkway) (the "John Warner Parkway") or (b) State Route 631 (Rio Road) between the Norfolk Southern Railway tracks and the John Warner Parkway ("Rio Road East"), on the date of adoption of this ordinance and ZTA-2018-006, and upon each parcel within 500 feet of the right-of-way of the John Warner Parkway or Rio Road East that does not share a boundary at any point with the John Warner Parkway or Rio Road East, respectively, on the date of adoption of this ordinance and ZTA-2018-006. Development on parcels within an entrance corridor overlay district is subject to design review as provided in Albemarle County Code § 18-30.6. This proposed amendment would not affect the general usage and density range authorized by the applicable underlying zoning district regulations for each parcel. The general usage and density range of the land use designations in the comprehensive plan within the proposed John Warner Parkway and Rio Road East Entrance Corridors are as follows: (1) neighborhood density residential (residential, 3-6 units/acre, and supporting uses such as religious institutions, schools and other small-scale non-residential uses); (2) urban density residential (residential, 6.01-34 units/acre, and supporting uses such as religious institutions, schools, commercial, office and service uses); (3) urban mixed use in centers (retail, residential, commercial, employment, office, institutional, and open space); (4) institutional (civic uses, parks, recreational facilities, and similar uses on County-owned property); (5) public open space (recreation and open space uses); and (6) privately owned open space/environmental features (privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features). A copy of the zoning map is on file in the office of the Clerk of the Board of Supervisors, and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia.
(Margaret Maliszewski)

Ms. Maliszewski said that tonight we are discussing the possibility of adding the John Warner Parkway and a portion of Rio Road East to the Entrance Corridor Overlay District. You are already familiar with this topic. She said at your March 6 meeting earlier this year, you voted to ask the Board of Supervisors (BOS) to consider adding the parkway to the overlay district. On July 11, the BOS adopted a Resolution of Intent to do that. She said the Parkway was reclassified as an arterial street in 2016 by the Federal Highway Administration, which classification is one of the two State enabling legislation criteria for local Entrance Corridor designation.

Ms. Maliszewski said the other criterion is that the proposed street must represent a significant route of tourist access to the locality or to designated historic sites within the locality or adjoining localities. She pointed out the Parkway connects with Rio Road East from Route 29 North to Downtown Charlottesville and Charlottesville is a locality with numerous historic sites and so the parkway qualifies under that criterion. She said Rio Road from Rt. 29 as far as the Norfolk Southern Railway tracks was designated an Entrance Corridor in 2005, the segment of Rio between the tracks and the Parkway is now also classified as an arterial street and so adding this segment to the Entrance Corridor Overlay District would make the corridor continuous.

Ms. Maliszewski said designation of these roads would apply Entrance Corridor Overlay zoning to adjacent parcels and property within 500' of the right-of-way. She said that sometimes that is confusing so a diagram was included on the slide to detail how parcels are included in the overlay. She explained that parcels that are adjacent to the street are included to the full depth of the parcel and parcels that are not adjacent are included up to 500' from the right of way. She said the addition of these streets as Entrance Corridors serves the public by maintaining the visual integrity of the streets, ensuring that new development along them is compatible with the historic character of the County, and that enhances the quality of life in the County.

Ms. Maliszewski said that you are considering both a Zoning Text Amendment and a Zoning Map Amendment and so there is language in the ordinance that would be changed to make this happen. She said that language was included in your staff report and the zoning map would be updated accordingly. She said the Commission will be voting on two amendments and staff's recommendation is for adoption of both the ordinance and map amendments and have motion language when you are ready for it. She said we also have some additional photos if you would like to see them and enlarged maps if you need those for reference.

Ms. Riley invited questions for staff.

Mr. Dotson said since this is a County initiated item is the abutting property owner notification process the same for this as for most rezonings, and Ms. Maliszewski replied yes.

Hearing no other questions, Ms. Riley opened the public hearing and asked Mr. Kamptner if we need to handle these separately.

Mr. Kamptner replied that you can open a single public hearing and there will be two actions at the end.

Ms. Riley opened the public hearing for both ZTA-2018-6 and ZMA-2018-9 and invited public comment.

Neil Williamson, with the Free Enterprise Forum, said right now your Entrance Corridor Ordinance is a mess and you have routes in that corridor that are not legal but they remain in the ordinance. He said there was a resolution of intent that was on a February agenda for the Board of Supervisors that was pulled from the consent agenda and never to be heard from again. In addition, you have design criteria that had not been reviewed in 8 years and these are structural problems. He said the people who deal with those structural problems are staff and the ARB who actually have no function in determining what roads become Entrance Corridors. He said he always likes to ask the question how many Entrance Corridors are enough since there are 22 Entrance Corridors, which was not the legislative intent when this came about. He said we believe that considering where the ordinance and design guidelines are today, which is something that he has heard this group talk about many times about the staff demands. He said the structural components are challenging because the Planning Commission brought forward this zoning text amendment, the regulations are not right, the Code is not right and it needs repair. He said in time he believes this is the right road to go in to complete the Corridor, but this is not the time and asked the Commission to please vote this down.

John Springett, a resident in Dunlora Subdivision, said he wished the world was perfect and we were

up to date in everything we tried to do, but he disagrees with the last speaker in terms of waiting on this proposition since he thinks enough has been done, you have done hard work and he believes we should move ahead.

Pam Macintyre, resident on 446 Alwood Lane, said she did not understand how she was impacted by this and got a letter from you saying that she would be impacted by this. She asked who will give me more information.

Ms. Riley asked staff to answer her question.

Ms. Maliszewski explained that your property falls within the proposed overlay probably because it is within the 500 feet from the Parkway and the single-family detached residences do not undergo Architectural Review Board review so that property really would not be impacted. She said that the property falls within it but the additional design review regulations would not apply because of the zoning of your property, it is a single-family detached residence. She asked Mr. Kamptner if he wanted to weigh in on that.

Mr. Kamptner, County Attorney, said that your type of house or building is exempt from the regulations that are being adopted. He suggested that Ms. Macintyre arrange a time to talk with Margaret and look at the map.

Ms. Maliszewski pointed out if you still have that letter that my name and phone number are on it, and Ms. Macintyre replied okay, she would call.

There being no further public comment, Ms. Riley asked Margaret to take one minute to describe the concept of the overlay.

Ms. Maliszewski explained that an overlay is a district that overlays the underlying zoning so the underlying zoning is still there and just on top of that is the Entrance Corridor District and its regulations that go with it.

Ms. Firehock said it adds additional regulations on top of the underlying zoning similar to a historic district where you have a certain zoning but then there might be additional rules that apply. She said however, in this case it did not apply to single-family residential. She said it is really governing rules so if someone wants to erect a new commercial structure there they have to come in and see that their building design complies with the standards for it to be in an Entrance Corridor and those are mostly aesthetic standards.

Ms. Maliszewski pointed out that the vast majority of properties that are reviewed by the Architectural Review Board are commercial or multi-family residential.

Ms. Riley said at this point because this is a public comment period she would ask Ms. Macintyre to come and meet with the staff about your specific property just so we can move on with the meeting but thank you. She invited other public comment. Hearing none, the public hearing was closed and the matter before the Commission for discussion.

Mr. Dotson said he was prepared to make a motion but did not want to close the discussion.

Ms. Firehock commented that years ago when the Planning Commission was asked to weigh in on priorities for the Board of Supervisors to work on when we were working on the Comprehensive Plan that as the past Chair of the Planning Commission that she looked at strategies and the Commission specifically recommended looking at the standards for the Entrance Corridors and making much more detailed and thoughtful character driven standards. She said it would be as much as Charlottesville had gone through when it went through the process of reviewing their Entrance Corridors by looking at the character of each Corridor and making more site contextually sensitive recommendations. She said the Board of Supervisors at that time declined to take that up as a priority and so the Planning Commission unfortunately or fortunately, however you look at it, is not able to direct the Board of Supervisors to do things, we are only able to recommend, and they did not agree to that recommendation. Therefore, she just wanted to say that for the record, we did understand the importance of that but it has not been mutually agreed to.

Ms. Maliszewski said that she would just add that staff and the ARB are interested in doing that as well, but she thinks that we may be getting into some of that as we proceed with the Rio 29 work that might be able to lead to some additional updates.

Mr. Gast-Bray said that it is complex because the mechanisms that were originally envisioned with the original legislation really did not apply very well to what we were trying to achieve in the long run. He said that having a better tool and mechanistic structure that addresses what we are trying to achieve preserving special corridors and character that are not best served by the legislation under which we were doing that, so it was always a tough fit and we were challenged and always facing issues. He said hopefully with any work we would be addressing a mechanism that will allow us to go forward.

Mr. Dotson said that he wanted to make a motion based on being consistent with the Comprehensive Plan, equal treatment with those properties that are located west of the railroad track and with tourism, one of the goals of our Economic Development Strategic Plan that we will be talking about shortly. He moved to recommend adoption of ZTA-2108-06 Entrance Corridor – John Warner Parkway and Road to the Board of Supervisors in response to the Planning Commission recommendation.

Ms. Firehock seconded the motion.

Ms. Riley invited further discussion.

Ms. More said that she was not opposed to moving forward with this but thinks what you just said makes me even more concerned about the need to revisit the design regulations and not letting that piece slip away from us. She noted that we have heard about it and your answer makes me a little more concerned that it is something that we need to revisit even though it does not make me not want to add this to it.

Mr. Gast-Bray said let me just say that this way all parties are in agreement that the segment that is being chosen in particular is not one of those corridors and this would not inhibit our ability to move forward in that way and repair those things and this was consistent with the original consideration of the matter. He said it is independent of your ruling tonight the problems that we have fundamentally with the other ones.

Ms. More said we must acknowledge that they are there.

Ms. Riley asked for a roll call.

The motion passed by a vote of 6:0 (Keller absent).

Mr. Dotson moved that the Planning Commission recommend to the Board of Supervisors that they adopt Zoning Map Amendment ZMA-2018-09 Entrance Corridor – John Warner Parkway and Rio Road.

Ms. Spain seconded the motion.

Ms. Riley invited further discussion. Hearing none, she asked for a roll call vote.

The motion passed by a vote of 6:0 (Keller absent).

Ms. Riley said both ZMA-2018-09 and ZTA-2018-6 was unanimously recommended for adoption and would be forwarded to the Board of Supervisors at a date to be determined.

The meeting moved to the next item.

Committee Reports

Ms. Riley invited committee reports.

Daphne Spain reported:
- The Pantops CAC met to continue discussion of the master plan about land use and transportation with two or three meetings before the master plan comes before Planning Commission.

Karen Firehock reported:
- The Historic Preservation Committee met and discussed future roll out of a new on-line database as part of the County's GIS showing historic properties and historic districts.

Pam Riley reported:
- The Fifth and Avon Street CAC met and held a Community meeting on the new residential development called Galaxy Farm.

Jenny More reported:
- The Crozet CAC met with a type of community meeting about lighting for a softball field in Crozet and the DCI (Downtown Crozet Initiative Group) work focus on development of the Barnes Lumber property civic space.

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

Old Business.

Ms. Riley invited old business. Hearing none, the meeting moved to the next item.

New Business.

Ms. Riley invited new business and noted the first item was the Enable Presentation by the Economic Development Office (EDO) that would be presented by both Roger Johnson and J.T. Newberry.

a. Enable Presentation – EDO
(Roger Johnson, Director of Economic Development)

Roger Johnson, Economic Development Director in Albemarle County, said about six months ago as part of the process he and J.T. went through learning this community from an economic development perspective. He said there are a couple of unique things he would like to mention about this community, one it has been welcoming and secondly this community has very high aspirations of goals in terms of schools, parks, connectivity and maintaining the bucolic areas here. He said we recognize that and the plan that we are going to talk to you about tonight is called "ENABLE" which is an acronym for Enabling a Better Life Economically and our goal is to bring new wealth into this community to reach the aspirations and goals of the Comprehensive Plan. He said we will get into some of the details in a minute but just at a high level, he would like to point out some micro level things that we are trying to do and why we are trying to do those.

Mr. Johnson said you will hear a term later called "primary business", we define that as a business that produces a good or service here locally and sells it outside our metropolitan statistical area bringing all that wealth back into the community to help small businesses, and others prosper. He said it also has some induced and direct benefits and we are not going to go into the details about that, but there are a lot of good things that happen when you focus on "primary businesses." He said we plan to bring new wealth into this community into two other ways – we plan to attract private capital that would be direct investment into commercial properties for example. He said by focusing on innovation and entrepreneurship where we can grow our own businesses locally and those that are scalable, and can produce a good or service here and sell it outside the MSA ultimately bringing all that new wealth back. He said it was for the sole purposes of accomplishing many of the goals in the Comprehensive Plan. He said that being said he was going to introduce J.T. Newberry and J.T. is going to start to walk us through the actual plan itself.

J.T. Newberry, Economic Development Department Coordinator, said he would start by going over the timeline associated with the project.

- Board of Supervisors approved the Finalization Process and Schedule on July 11th
- Board of Supervisors endorsed the Goals and Objectives on September 5th and directed staff to return with Strategies at a later date
- Internal Work Team drafted Strategies based on best practices, policy research, etc.
- Economic Development staff have solicited feedback on the drafted Strategies from:
    - External Stakeholders – October 4th
    - Internal Stakeholders – October 9th
    - Economic Development Authority – October 16th
    - Regional Economic Development Partners (CVPED Region 9 Board meeting) – October 19th
    - Two Public Open Houses – October 25th
    - Development Community – October 30th
    - Planning Commission – October 30th
- Economic Development staff will present drafted Strategies to the Board on November 7th

Mr. Newberry said this is a quick overview of the plan and as you may recall the Planning Commission, the EDA and the Board jointly approved the mission and guiding principles in October of 2017. An overview of the plan:

- Background
- Contributing Documents
- Flowchart
- Mission and Guiding Principles
- Glossary and Organizational Key
- Goals, Objectives, Strategies

Mr. Newberry said there have been a few changes to the contributing documents since that time. He said that Roger and I have also found that it has been very helpful for folks to understand the goals, objectives and strategies to look at our glossary and organizational key. He said there are many organizations in the community that we will be collaborating with and so to try to decipher the alphabet soup that is in the plan we have that glossary and organizational key. He said in fact before looking at the specific goals, objectives and strategies he wanted to point out some of the specific terms in the glossary that are really important are terms like Lead, Partnership and Support. He said you will see those terms repeatedly, they have that very specific definition there for Lead, and those are priorities that we want to be leading the charge on out in front of the partner. He said we want to equally share in the responsibility of pursuing those goals, objectives and strategies and then support can mean active or passive participation in pursuit of that and that includes financial contributions. He said we use that probably most often because we want to make sure that we are adding value to the process and not duplicating efforts anywhere. (See PowerPoint Presentation.)

Mr. Newberry said our plan has 7 goals, 21 objectives and 52 strategies and so we are not going to go through each of those tonight. He said the all of the text is on the slides, we are going to give a very brief overview and if there are questions or comments, we can go back to them at the end of the presentation. Starting with Goal 1:

Goal 1: Strengthen existing business retention and/or expansion to help existing businesses be successful.
Goal 2: Improve the business climate.

Mr. Johnson said before moving he wanted to give an example. He said J.T. mentioned that we do business visitations and how that worked and he wanted to give a specific illustration. He said we met with companies like Go Construct, Willow Tree, Tech Dynamism, Castle Hill Gaming and in doing so we learned a common thread that each one of those organizations were struggling to find software engineers in our community. He said we shared that information with the Piedmont Work Force Network who is responsible for creating a pipeline of talent for our community to help solve this problem for those businesses so they can be more successful here and not necessarily have to import talent. He said that we could grow our own talent here locally and provide career ladder jobs for those folks. He said that Goal 3 is six levels deep, which is to lead the county's readiness to accommodate business. He said we are going to do things like site readiness, which is a nice way of saying we have existing businesses who would like to stay in our county but do not have room to expand because we don't have existing places to accommodate them. He said there was a study before he arrived called the Booming Study, which is an engineering firm, which measures site readiness on 1 being the least ready and 5 being the most ready. He said they found that we had no sites at 3 or higher so we literally do not have a place to accommodate businesses in our community in terms of site readiness. He said we would spend a little

time over the coming years getting places ready. He said we do not have any existing economic development policies, procedures or guidelines so we need to create those for our community. He said you will see a support skilled workforce and would like to mention that we have purposely decided not to be redundant, there are already folks in our community that are leading those endeavors and it did not make sense for the county to go in and do that on top of what others were doing. He said we would support those such as PVCC, Go Charlottesville, and Piedmont Work Force Network and support their efforts rather than duplicating what is already in our community.

Mr. Johnson said he was very excited about Goal 4 - Seek Private Investment to Further the Public Good with Objective 1 – Partner with others to develop projects that result in a public good or enhance natural resources. He said we are talking about creating public/private partnership for a public good not necessarily transactional such as building a toll road or some other sort of infrastructure; we are talking about something the community has already decided is important. He said one example is the Willow Tree example – we are building a bridge across Moore's Creek as part of that particular public/private partnership – we are building a network of pathways so that area of the county can connect to other existing pathways on the Pantops side as well as on the Broadway Corridor side. He said that is an example of a public good for our particular community and that project might not have gone forward if it was not for the county contribution.

Mr. Johnson said that secondly, we would consider public/private partnerships for placemaking activities. He said while that is yet to be defined it will the community that decides what those are but some communities consider placemaking as things like a performing art center, convention meeting place and other activities that make for a better place in our community in the built environment. He said the third thing we are going to do is set up a process where we can entertain other private/public partnerships should the private sector come to the county and want to engage in some sort of betterment of our community. He said we do not know exactly what that looks like, but we are going to define a process that makes it easy for people to consider that.

Mr. Newberry said that Goal 5 is Educate the Community and enhance the Visibility of Economic Development. He said as we have been out talking to people it has been very clear that there is not only confusion about economic development in general but also what the particular flavor of economic development we will be working on in the county and what that will look like. He said this goal talks about things like building a standalone Economic Development website to make it easy for the public and businesses to find information related to economic development. He noted that at least a couple times a week we have folks that come into our office seeking information about which department do they go to next in terms of the process for starting a business so that is one thing that we want to do. He said another part of this we will be publishing regular analytics about what our efforts have been and what those outcomes have been.

Mr. Johnson said Goal 6 is about Lead External Efforts to Create Strategic Partnerships with Economic Development Institutions. He said you will see the words partner with UVA and the City of Charlottesville and J.T. mentioned that partner means we are going to share equally in the responsibility, planning and all the efforts. Mr. Johnson said we have met those particular entities so if you see there was a willing partner here we have already spoken to them about listing them in our plan and they have committed to be a willing partner. He said they were already planning behind the scenes to do some of this planning efforts to create a cohesive strategy for and innovation and entrepreneur eco-system. He said all three of us agree that one of the strengths of our particular community is the actual capital. He said we are going to create a pathway for prosperity for these folks. He said we do not know how we are going to

do all the funding, but the most important thing is that we have worked with those particular stakeholders and they have said absolutely we need a cohesive plan in our community and they have agreed to do that.

Mr. Johnson said the last goal, Goal 7 - Partner to expand efforts to build the County's tourism sector we do not have any strategies. He said the CACVB, Convention and Visitors Bureau here locally have been reconstituted recently and we did not think it was appropriate to get ahead of them. He said they need some planning efforts on their side so we can better understand how to support their endeavors. He said we know that tourism has been an economic development component here in our community and we plan to support them in some way.

Mr. Newberry said we flew through that and hopefully each of you received a color copy of the latest plan at your chairs this evening and he would be happy to go back to any particular slide to discuss anything.

Ms. Riley invited questions.

Mr. Dotson said that he would make a general comment that he thinks this is excellent work and he cannot believe how much information you have gotten into 14 well-written pages that he especially appreciates the glossary and the definition of terms. Mr. Dotson said he intends to support this and hopes his fellow Commissioners will as well and to that purpose, he has drafted a resolution for the Commission to consider. He said all of the Commissioners have copies of it and copies were available for the public. He said that is where he would like to end up if the Commission is interested.

Ms. Riley said the Commission would go down the line to see if anyone had comments or questions.

Ms. More said she had a question about site readiness. She said in goal 2 you talk about partnering with Community Development to support zoning code, zoning map amendments that permit business expansion the retention consistent with the Comprehensive Plan. She noted one comment made back when we had our joint session was that partnering with Community Development is important but as our master plans come through and they are much more specific to those areas that would be a great time if you have a site that you either want to pull forward that is not ready at all or a site that is maybe zoned LI but does not have any site readiness. She said we had that one presentation where we learned about site readiness and potentially missed opportunities. She said that site readiness and having the community's input into that process and not just Community Development is a way that gets support from in the master planning process so people don't feel like you just picked a piece of land and we want this to be this. She said that is the best way to get site readiness through the master planning process.

Ms. Firehock said on Goal 3 Objective 2, which is on page 11, it says partner with the Community Development Department to increase the inventory of jobs producing area by redesignating non-rural land in the Comprehensive Plan. She asked staff to explain what that means and if we are rezoning, reclassifying land or only working within the Urban Ring. She asked what is non-rural land and redesignating.

Mr. Johnson replied to be completely transparent we have received feedback from different sides of the community as it relates to the growth area and particularly we decided that this is not an economic development goal to bring forward changes to the Comprehensive Plan since that is not the way the process works. He said you change the Comprehensive Plan and we stay within the system. He said we

were trying to pick wording that recognized that the Comprehensive Plan was the deciding lead document – struggled with that – had city folks expanding and some never – we decided work within the system and so we struggled with that from different aspects. He said we had different folks who were in favor of expanding growth areas and certain people who said we should never expand the growth areas, but we were trying to pick the right wording to say we are going to do whatever the Comprehensive Plan says and work within the system that the community decides. He pointed out that was the best language we have come up with but our goal was to make sure that it was clear that we are not trying to expand the growth area or try to get ahead of the Comprehensive Plan. He said the best wording we could find to do that was to make it consistent with the Comprehensive Plan but if you have some better suggestions on how to word that we will gladly entertain that. He said the intent is not to get ahead of the Comprehensive Plan.

Mr. Kamptner noted you could read that language to even include looking at the commercial zoning districts and the use classifications that are allowed to revise them or update them so that they accommodate 21st century industry and commercial in a way that is different than what we have now, which could greatly expand our capacity.

Ms. Firehock said to be honest this is the third version of this sentence that she has seen and it was just today that she got ahold of this version so has not had a chance to wordsmith it but thinks it needs to be rewritten to be clear what it is you are saying. Ms. Firehock said that she could come up with a three different meanings for this sentence right now so maybe off line or separately it could rewritten to be clear about what it is you want to do.

Ms. Firehock said she was glad you brought the point up about looking at 21st century businesses and their needs because she also recalls that we have talked a lot about what the current zoning is of the lands that we do have. She said before you came the Board designated those four or five target industries but they are very broad like food, agri-business and so broad as to be almost unhelpful. She said not being able to unpack what you are asking but asking the actual businesses what they would need in space because even looking at the picture on the front of this she thinks somebody is doing something with their brewery and winery on one picture but then it is kind of lab people and big factory space. She said that is desirous but there are all different kinds of industries and very little flexibility in the space that is available here in this county right now. She asked are there things that we would do in the zoning or the site readiness in what Commissioner Moore was referring to was the really useful workshop on readiness where it talked about the brewery that wanted to come but we were in stage 1 and we needed to be in stage 4. She said that other industries have other needs and does not know and at what point we have those conversations with more detailed industries than food and agri-business but actually what would these kind of businesses need by asking them and then looking at the inventory. She said then we ask the question can we even provide the things they want and she did not know how that conversation is happening.

Mr. Johnson replied in economic development terms we call that a diversity of product and the product does vary depending on each targeted industry; however, there is a standard that is set by the State of Virginia that determined what the level is from 1 to 5. Mr. Johnson said he was not here when you had that conversation but there are certain things that would apply regardless of the types of industry that you are looking for and those things that you have mentioned are things that we can do in advance to ready those for those particular things. He said when we say site ready we would like to advance some of those from a level 1 to a level 3 and a level 4. He said each one of those things may be includes like change the zoning, we need to add specific infrastructure like fiber or make sure the proper utilities are

there in terms of water and sewer in those areas that are already designated for that. He said those are the process that we would go through to ready those sites. He said not all sites fit all businesses to your point and we would try to create a diversity of products so we could accommodate those targeted industries that you talked about.

Ms. Firehock said you could call it agri-business if you like but just thinking about some of the businesses in the rural area and having worked in a lot of different communities across the country and one of the things that we do not have here, as an example would be small business incubators for rural based businesses. She said for example in West Virginia they will take an old school and convert into a small business incubator where the small business somebody is canning their vegetables but they do not have a commercial kitchen and receptionist. She said some of these businesses can share a bunch of services and structures, but we do not have anything like that in Albemarle. She said we do have Yancey School so there are potentially some opportunities with Yancey where they have a kitchen could be a commercial kitchen, but she did not know if that was appropriate. She pointed out that there are other kinds of businesses that would fit under the agri-business model that are small. She said if you think about the growth of business in the United States that it is mostly small businesses but we lack in this county good space for startups. Ms. Firehock said she had a small business and did my annual looking for space game two weeks ago and could not find anything she wanted and was glad that fixing the website is potentially on this list.

Ms. Firehock said my last point is more of a big picture about the document itself that reads like a work plan for you and what you are supposed to be doing. She said there are many open-ended statements in here and a good objective to me is one that you can tell if you did it and so it needs to be measurable and specific. She said some of the objectives read more like goals and if we come back to it in a year, she did not know if it was good communication. She said if you want, she would be happy to mark through this later where she thinks more specificity is in order but did not think that was appropriate tonight. She asked to see maybe less is more in here, would like to see more detail and specificity and benchmarking so we can tell whether it has been done.

Ms. Spain said it is always a dilemma in economic development whether you grow your own or attract business from elsewhere so our gain would be someone else's loss. She asked how you minimize that poaching on other area.

Mr. Johnson pointed out one of the things he could have pointed out was that we are not actively recruiting new businesses as part of this economic development strategic plan for a couple of reasons. He said we do not have anywhere to accommodate them and the community was somewhat split on whether or not we wanted to import people into this particular area. He said we are focusing on growing our own and looking at what the University of Virginia brings to the table in terms of intellectual capital in creating a system where we can create opportunities for people in perpetuity so when we are gone there will be a system in place that will help this community prosper.

Mr. Newberry asked to add that we do have a memorandum of understanding between the county and the city for economic development objectives and our field in particular is a great opportunity to work regionally. He said that Willow Tree is a great example of that. He said as we work on the entrepreneurship and innovation ecosystem that we will see those start up in smaller spaces in the city and have them grow and land in the county. He said that is just one possibility in where we sort of see that cycle taking place in our community.

Mr. Bivins said when you are talking about the partnership and you mention the University, are you also including the Foundation, which is one of the significant landowners in this community.

Mr. Johnson replied yes, sir.

Mr. Bivins said there are two opportunities right now before us that have some attraction to both outside capital and inside capital to this jurisdiction and that is the two opportunities that have been designated by the Feds. He asked Mr. Johnson to share with us perhaps your thought on how to exploit those two opportunities.

Mr. Johnson said the federal government created a tax cut program a little over a year ago and part of that included the designation of opportunity zones. He said they contacted the states and asked them to come forward with some census tracts that had certain eligibility criteria and recommend to us what area census tracts you would like to be part of an opportunity zone. He said the Governor sent out an announcement and gave about two weeks to respond so there was not a lot of opportunity for input. He said in our community there were four census tracks that were recognized of meeting the threshold that had either low to moderate income standards or a certain percentage of the people in those particular census tracts were load to moderate income. He said one of those thresholds had to be met in order to qualify and then it went through a process. He said there were four in our community – there is one that is in the county adjacent to two in the City of Charlottesville and then there is second one in our county. He said it provides a tax relief for capital gains tax if you designate an opportunity fund or you invest in an opportunity zone. He said there is private capital that would be subject to capital gain tax that would not incur those capital gains tax if they invest in the built environment – bricks and mortar buildings – in an opportunity zone or a commercial zone located in those opportunity zones. He said all around the United States there are folks who are creating opportunity funds for investing in specific areas that have been designated opportunity zones. He said the two areas Mr. Bivins mentioned in the county are doing that. He said as we talk about attracting private capital we have been going out meeting with some of those folks who already have the opportunity funds and have been connecting those with property owners and developers in our community. He said we could build the built environment that this community wants in the way that they want it while that private capital is available. He said it is available for a ten-year window right now, so we only have a period of time in which to operate unless they change the tax rules and so we are actively doing that while this program is being approved.

Mr. Bivins said we will have an opportunity to create small businesses and he is hopeful and knows that you have spoken to that by sitting in a couple of your meetings. He said your board is very concerned and focused on presenting opportunities to the county on how to do that. He said if we look at a bird's eye view, we sort of see these zones developing in the county. He said we have a medical/LI sort of bio-tech sort of zone that is happening between Pantops and the University coming down West Main Street and then going out that way. He said we have sort of government analytics that is happening up 29 with sort of a feel that is going there. He said my question is as we look at a bird's eye level we have these activities in either existence or developing, and he was not speaking to the app world right now, but hard-core businesses. He asked are you engaging them and saying so what would make your life easier if we could bring this secondary business to this area that would allow you to do the kinds of things that you envision and then perhaps go out for an emerging company that in fact could feed into the economy in one or five years.

Mr. Johnson noted if you look at page 10 of our handout under goal 1, objective 1, the last bulleted point and to one of the other Commissioner's points; it is somewhat nebulous of what that means. He noted

what you just described is known as a business cluster group strategy where you fill in the gaps in your community so that there are suppliers and likeminded folks who are in the same industry that can share some of the resources that others have mentioned. He said what you just described is that bullet point and so there are a couple of existing clusters in our community that you identified – bio-tech industry, renewable energy and some other that may fit into that category. He said to answer your question directly we do not plan to go at that alone since our strategy will be to engage those folks that you see on this list, which will include UVA, the Central Virginia Partnership for Economic Development and the City. He said we have spoken to them and they are willing to engage in a more cohesive strategy that goes beyond just our county but they also recommended that we include the private sector in that planning process because the research has shown when the private sector is engaged in that government can serve as a better catalyst. He said to answer your question directly we are going to do that but not alone and it is going to require three other parties at the table including the private sector to come up with what those strategies are. He said an example might be in the biotech industry when we get a petri dish manufacturer here we have shared wet lab space but we are going to work cohesive as a unit and not independent as a county.

Ms. Riley asked Mr. Johnson to expand a little on page 14 under Goal 6 the third objective, which is strengthening the effective working partnership with the Economic Development Authority. She said one of the first strategies there is to research and benchmark specialized EDA rules in other communities. She asked Mr. Johnson to give us examples of what ideas you already have about those specialized goals in how EDA might strengthen its ability to support our community,

Mr. Johnson replied that it would be presumptuous of me to make any examples of what those specialized rules may be but he will give some examples of what he thinks may be germane. He said for example that he thinks some economic development authorities serve as a land banking institution to set aside properties and own the properties themselves for future job producing projects. He said they go through the process of purchasing and taking care of those. He said some of these organizations also focus on innovations and entrepreneurship as their strategy, which means they have created like grant programs specially chartered towards certain types of startups that may have funding needs, for example, as they go through a process. He said some other economic development authorities do charge certain fees for some of the services they provide and as a result have a funding source to support economic development. He said there are some other things that he does not know all the details but there are some economic development authorities have additional funding sources through tax revenues and other ways where money flows from the counties to those particular organizations to fund their goals. He said that in some counties in Virginia that is done through cigarette tax, but we are not recommending any of those. He said that we would go out and benchmark what other communities are doing, share that information with our Economic Development Authority and jointly create a strategy that better utilizes all the talent that is on that particular board.

Ms. Riley said an email was received from Commissioner Dotson with a question about the scorecard regarding how you are going to measure the success.

Mr. Johnson replied that it was a very good point that several people have made it prior to this Commission in what is not included in this and what our next steps are, which are to create a work plan and create a scorecard to which we can measure. He said we could come report out to the boards on how we are doing with those things. He said rightly or wrongly, our strategy was to make sure that we got our goals, objectives and strategies right before trying to set up measurements associated with those particular things. He said once the Board adopts these the next step would be to create a work plan and

the measurements to determine success but he recognized what you are saying but wholeheartedly agree though there needs to be some degree of accountability. He said there is a generic statement in here that says we are going to report out annually, we are going to put out a scorecard and tell the world how we are doing good, bad or indifferent.

Mr. Dotson said like the other Commissioners he has some specific things about the scorecard, educating groups in the community, the possibility of awards and in recognition, programs and he would communicate those individually to you. He said we have heard a number of ideas here tonight. He said my task leading into this meeting and my goal was not just to have a discussion but to take some action as a Commission and therefore he puts this draft resolution together for our consideration. He said the last why he thinks we have shown as true that the Albemarle County Planning Commission has read, discussed and individually offered specific suggestions about project "Enable" but as a body. He said the important things that we can discuss is the last two items and it says now therefore be it resolved that the Albemarle County Planning Commission supports the Economic Development's Strategic Plan called Project Enable and recommends its adoption by the Board of Supervisors when they consider it on November 7. He said but equally important that the Albemarle County Planning Commission looks forward to performing its role in planning and community building as a partner in support of Project Enable. He hoped that we would be hearing from the department again as this is becoming more specific and have a chance to be an active contributor of ideas as well as when we are called on to review projects, look at zoning changes or Comprehensive Plan changes that we would be playing an active role in support of the project. Mr. Dotson said he puts this draft resolution in front of you and hope we do not get into wordsmithing but for your discussion and consideration so that we arrive at a specific conclusion to go forward to the Board.

Ms. Riley invited comments or discussion.

Mr. Bivins asked does Commissioner Dotson need to enter the resolution for consideration and have it properly seconded.

Mr. Kamptner replied yes, a motion, second and an affirmative vote by a majority, adopts it.

Ms. Firehock said she was very much in support of the second now therefore be it resolved that we be engaged, but personally she was not comfortable voting for the first part to support this strategic plan. Ms. Firehock said she was very much in favor of economic development since there is a lot of things the county needs to do, however, there is nothing in particular she disagrees with in the document except that one concerning statement about the Comprehensive Plan in the growth area. She said it is not specific enough of a plan for me to understand what I am voting for and in my opinion; it is still too vague so she could not support this plan. She said it was not a reflection on your resolution or my passion for economic development; it is just a statement that this plan as it is construed now is too vague for me to support. She said there are too many open ended things in it and would end up voting no simply because she needs to see something that looks like a strategy.

Ms. More agreed because she finds myself in a similar situation and was unclear with the timeline with the feedback that you have gotten from us specifically about objective two and the statement that Ms. Firehock pointed out and the wording that is there. She asked does the resolution reflect the changes that we have suggested or not and so was unclear about how that moves forward and the timeline you have to go in front of the Board. She said that some of the things are simple changes but there are some sentences in here that could be read the wrong way and she was not clear on what they mean. She said

that it was not just about Community Development but about the whole community and those two bullets need some wordsmithing.

Mr. Johnson said the plan would be for us to sort of understand what all the comments are and make subtle changes if necessary, but we have not any perceived notion if all these changes would take place or not. He said certainly all the comments that you made tonight would be reflected in the feedback that we give to the Board; we have a word document that we will create in the morning that captures all of these along with all of the other community input so they will be aware of all of these comments.

Ms. Spain said you will go to the Board next week regardless of our response to this resolution, and Mr. Johnson replied yes, ma'am.

Ms. Riley reminded the Commission that originally this was just a report for informational purposes and so Commissioner Dotson has brought up the possibility of passing a resolution of intent so it is up to the Commission to decide whether they want to take any step other than receive this information.

Mr. Dotson said my response to Commissioner Firehock's concerns to use a familiar phrase let us not let the perfect be the enemy of the desirable or the good. He said this is an evolving document and what the resolution tries to do is look at it from 10,000 feet and acknowledge that each of us have individual suggestions and to none the less support sort of the total packet even though we might not be in love with the given objective or statement. He said that is what the resolution is trying to do.

Ms. More suggested that the Commission take public comment since it has changed a little bit into a potential of us taking an action from an informational piece.

Ms. Riley asked is it the will of the Commission to take public comment and being the will of the Commission, she invited public comment.

Morgan Butler, with the Southern Environmental Law Center, said he wanted to state at the outset that the Economic Development Department was kind enough to invite Southern Environmental Law Center to be among their external stakeholder group that has reviewed prior versions of this draft and we certainly appreciate that opportunity. He said hearing the interesting dichotomy of views going on between Commissioner Dotson and Commissioner Firehock that he wanted to say the specific strategies in Goal 3, objective 2 that Commission Firehock has raised some concerns with tonight and he had actually raised some concerns with the prior version of this and appreciates staff having taken another shot at revising these. Mr. Butler said he did not want there to be ambiguity and he appreciates your statement tonight Mr. Johnson that you all are not trying to suggest in this document that the growth areas need to be expanded. He said that point would benefit from being as clear as possible and he fears that even with the revision to these two strategies that there still is some ambiguity in the term non-rural land. He said it is not clear whether it is land not designated as rural area in the Comprehensive Plan or if it is just some objective call, on well yes technical, it is in the rural area, but it is not rural in my opinion because it is located right next to that commercial property. He said both of those could be made clearer if it just said instead of non-rural land development area land. He said in my opinion that would be an improvement on those two important strategies to remove that ambiguity and what he thinks is a very important overarching point that you are trying to make that this is not trying to get out in front of the Comprehensive Plan; this isn't trying to suggest that it is time to expand the development areas. He said he appreciated the point you made that you will be spending the next period of time looking at ways to really maximize the uses on parcels that are already within the existing development

areas that could be used for job producing areas but just are not in that site readiness state yet and there are things we can do to get that land in that state. He said one suggestion to remove what in our mind is the most troubling ambiguity that remains and again an appreciation for the changes that you have made to try to address this. Thank you.

Neil Williamson, with the Free Enterprise Forum, said we also were engaged as an external stakeholder and we appreciate that opportunity. He said he had different issues with this resolution as he spoke earlier about the structural basis for government. He said the Planning Commission's charge is to look at planning through the Comprehensive Plan with the projects that move forward, and he thinks informationally it is a great idea to have this information presented to you as to where the Economic Development Plan is going. However, he was not certain that it is your charge to take on a charge as the Planning Commission for something such as the second resolution portion therefore be it resolved. He said this is the tenth time that he has seen a Project Enable presentation and knows many of you have seen these multiple times and in multiple iterations. He said that is good since it evolves vetting with external and internal stakeholders and all those engaged. He said that the aggressive schedule presented did not really permit the kind of specific wordsmithing that you would like to do, and as such, he did not see how this board could vote in support of a resolution that does not reflect the changes that you would like to see. He said however, the fact that those changes are on the record and going to be part of the communication going to the Board is extremely helpful. He suggested the Commission pass on the resolution and wish them Godspeed and let the Board of Supervisors do their job.

Sean Tubbs, with Piedmont Environmental Council, echoed what Mr. Williamson just said about not adopting a resolution tonight because this was not something vetted on the agenda beforehand. He said there is a lot to like in this plan, there is a lot that has evolved in this plan over the course of the last month or so in various drafts. He said this is serious stuff and thinks there is a lot of things that historically in Albemarle County we have looked to the growth management policy to guide us. He noted concern without looking at this document carefully in the way it has evolved in the last three months of its evolution and looking at some of the document changes. He said that economic development is crucial for our future but let us make sure we get this document just right.

There being no further public comment, Ms. Riley said the matter was before the Commission for further discussion. She asked if there was a proposal about how you want to proceed.

Mr. Bivins said there is part of me that is trying to understand what the Commission's role is via the EDA and the Board of Supervisors. He said right now he was in the position where he had an opportunity to actually sit in on some of the development of this work and was supportive of it but does not necessarily know if a vote is appropriate at this time. He said he had voice because it has been heard and it was invited in but he does not know that I as a Commissioner have a vote here and was trying to figure out what is the appropriateness of the motion. He said it is more appropriate to say that we have been rigorously and deeply involved in the conversation of the plan and would expect when it is appropriate for us to be deeply involved in the reflection on how it goes forward that for me feels appropriate for my role as a Commissioner.

Mr. Dotson noted that a motion has not been made; this is a document being discussed.

Ms. Riley said she had some concerns in the language in objective 2 under Goal 3 and she likes the suggestion that was made to substitute the word non-rural area for development land to just create

some clarity. She said that is an important point and probably a concern for many of us on the Commission and that my question is does that seem like a reasonable substitution of language to you.

Mr. Johnson replied that we have heard diverse opinions on this particular subject and to be transparent that what we are trying to do is not create what amounts to stale zoning. He said we wanted to defer to the Comprehensive Plan and whatever is in that Comprehensive Plan will guide our documents and we will work through that particular system by restricting anything in this current plan. He said it puts in place something that could later be inconsistent with the Comprehensive Plan should it change. He said we tried to use the work consistent with the Comprehensive Plan to stay out of the different opinions we have heard on this particular subject. He said rightly or wrongly we are trying to move forward where there are areas of agreement and not let this be the vetting place for those areas where we have differences of opinions. He said we were trying to pick as neutral language as possible so as not to make this about those issues, move forward, and be consistent with the Comprehensive Plan as it is written. He said that we would go back to the drawing board to find something that is clearer.

Ms. Firehock said that indeed, if it is trying to be consistent with the Comprehensive Plan and the Planning Commission will have the first shot at the next update of the Comprehensive Plan, which will then recommend to the Board of Supervisors and whether or not the development area is expanded would certainly come up. She said that therefore it still seems to me that the suggestion made by the Southern Environmental Law Center makes sense because what the size of the development area is will be reflected in any updates of the Comprehensive Plan unless there is something going on now where somebody has something in mind that is outside that. She said that it is really an important point and she had met with my Supervisors and we have a portion of the rural area and she is not necessarily opposed to changes to the Urban Ring Development Area necessarily because everything is contextual but she would say that she is very weary of slippery language and that is how she would describe the wording that is in there now. Ms. Firehock said she was not comfortable supporting the resolution.

Ms. Firehock said there were still too many things to unpack in here that she does not feel comfortable with; however, she would feel comfortable with the second resolution that we want to be heavily engaged because we do play a strong role in making rezoning decisions, in looking at growth areas and looking at transportation needs. She said all of that fits into making your job easier and getting us business ready for those target industries so we are very much involved however yes, the final decision rests with the Board of Supervisors but we make a lot of those large and small recommendations that ultimately affects whether a business can be successful here.

Ms. Riley asked if there were any other comments.

Mr. Dotson said if Elaine Echols were here he thinks what she would say is what I am hearing is that there is no consensus about adopting a resolution.

Ms. Riley asked if there is any further discussion before we move on. Hearing none, she thanked Roger and J.T. for their presentation. She asked if there was any other new business.

Mr. Gast-Bray said from the Thomas Jefferson Planning District Commission we have the following email and request – "The Thomas Jefferson Planning District Commissioners approved at their September meeting a work framework to create a Regional Housing Partnership (RHP) similar to the success of the Regional Transit Partnership. The RHP will be an advisory board that generates research on housing related issues and makes recommendations to localities. The partnership will address through

advisement the housing needs - homeless, affordable and market rate of the TJPDC region with a focus on housing production, diversity, accessibility, cost, location, design and increasing stability for the region's residents. As part of our regional housing initiative, the TJPDC has hired Partners for Economic Solutions (PES) to conduct regional housing needs assessment designed to build upon the City of Charlottesville's Housing Needs Assessment. The Regional Housing Assessment will focus on the remaining region to include the urban and rural areas of Albemarle County, Nelson, Fluvanna, Greene and Louisa Counties. As a part of our contract with PES, we have organized a series of stakeholder focus groups at the PEC Office November 7 through 9th designed to solicit inputs on constraints on affordable housing development and to discuss local goals for affordable housing. We would like to invite Albemarle County representatives to participate in a focus group on Wednesday, November 7 from 10:30 a.m. to 12. Ideally, we would like to have two elected officers, two Planning Commission members and a staff member. Please let me know at your convenience who will be able to participate from Albemarle County." He asked are there any Planning Commissioners that would be interested in attending.

Ms. Riley said that she would be interested in attending. She asked do we have a second Commissioner who would be interested.

Mr. Bivins suggested the invitation be extended to Chair Keller since he was absent.

Mr. Gast-Bray replied that he would extend the invitation.

Ms. Riley invited further new business.

Mr. Dotson asked staff to reschedule the TJPDC presentation on the Pilot Infrastructure Needs study by Will Cockrell, and Mr. Gast-Bray replied that he certainly would follow up with him.

Hearing no further new business, the meeting moved to the next item.

Items for Follow-up.

Ms. Riley invited items for follow-up.

THERE IS NO PLANNING COMMISSION MEETING ON TUESDAY, NOVEMBER 6, 2018. THE NEXT PLANNING COMMISSION MEETING WILL BE ON TUESDAY, NOVEMBER 13, 2018.

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

Adjournment

There being no further business, the meeting adjourned at 8:30 p.m. to the Planning Commission meeting on Tuesday, November 13, 2018 at 6:00 p.m. in the COB-McIntire, Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Andrew Gast-Bray, Secretary

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

Approved by Planning Commission
Date: 12/4/2018
Initials: sct