



MACHINE TRANSCRIPT • CORAGGIO CONSULTING

Albemarle County Board of Supervisors Regular First Meeting, Wednesday, November 6, 2024

Date Wednesday, November 6, 2024
Place Albemarle County Board of Supervisors, Virginia
Length 7h 34m (video)

- Official meeting video (Granicus): https://albemarle.granicus.com/MediaPlayer.php?view_id=1&clip_id=1190
- Official agenda: https://albemarle.granicus.com/AgendaViewer.php?view_id=1&clip_id=1190

Machine transcript (speech-to-text) produced by Coraggio Consulting. Not an official county record. Names and numbers may be misspelled; check the video at the timestamp before quoting.

Speech-to-text: whisper.cpp, model large-v3-turbo. Produced 2026-10-15. Each paragraph starts with its time [HH:MM:SS] in the meeting video.

[00:00:00] I am pleased to call to order this regular meeting of the Albemarle County Board of Supervisors on the 6th day of November at 1 p.m. in Lane Auditorium. I'll note that at the dais we have Supervisor Ann Malick of the Whitehall District, Supervisor Ned Galloway of the Ryo District, Supervisor Diantha McKeel of the Jack Jewett District, Supervisor B. Lapisto-Kirtley of the Ravenna District.

[00:00:22] a quorum is present. We do expect Supervisor Mike Pruitt to join us shortly from the Scottsville District, and I'm Jim Andrews from the Samuel Miller District. We're also joined by our county executive, Mr. Jeff Richardson, and our interim county attorney, Mr. Andy Herrick, and our clerk, Ms. Claudette Borgeson, and senior deputy clerk, Mr. Travis Morris. Also, let me please welcome and thank our Albemarle County police officers present, Master Police Officer Dana Reeves, and Lieutenant Angela Jamerson, we thank you for your service today and every day on behalf of the citizens of Albemarle County for our safety and security.

[00:01:00] If all present could now stand as you are able and join us in the Pledge of Allegiance. Thank you. Now join me in a moment of silence.

[00:01:48] Board, our first action is to, of course, adopt the final agenda. I want to note minor changes from the original packet on November 1st. The item 17, Our Lady of Peace special exceptions on the online resolution were corrected to refer to both SE 2024-6 and SE 2024-7.

[00:02:06] It was in the whereas clauses that one had been repeated. And we also are swapping the order of the two presentation proclamations under agenda item six today. I'm not aware of any other changes to the proposed agenda. Is there a motion to accept the agenda? So moved.

[00:02:23] Second. So we have a motion from Supervisor Malik, Second from Supervisor McKeel. Without objection, if the clerk will call the roll. Ms. McKeel? Yes. Mr. Andrews? Yes. Mr. Galloway? Yes. Ms. Lapisto-Kirtley? Aye. Ms. Malik? Yes. Thank you.

[00:02:39] Board will now move to item five, which is a brief announcements by board members, and we do this in our ever-changing speaking order, and today, first, Supervisor Galloway. I have no announcements today. And Supervisor Lapisto-Kirtley?

[00:02:55] I do. Free Bridge Lane was finally closed, and that is a big boon to actually all of Albemarle along with the Rivanna District, Pantops area, but all of Albemarle so that people can run, they can walk, they can stroll, they can bike ride, teach their kids how to bike ride in an area that's over half a mile that is protected, that is no cars, no cars whatsoever.

[00:03:24] so we closed that street it's a pilot program for a year and I know that I don't have the all the figures but I do know that right everyone's using it a lot of people are using it so this is really thank you board for encouraging this doing this and I need to give a shout out to one person in particular because since I took office she had her foot gently in my backside to do this this was part of the Pantops Master Plan, and that's Sarah Robinson, who is a really good community person,

[00:04:00] works for everybody. So a big shout out to her and a big thank you to her. But a thank you to all of us, because we made this happen. So thank you. That's all. Thank you. Yeah, it was a great event, too. Supervisor Malek. Yes, it was a lot of fun. There were a lot of people there.

[00:04:17] And the supervisors, Supervisor Malik was there, Supervisor McHale was there, Chair Jim Andrews was there. It was a very, very nice event. And a lot of the parks and, I should say that, so sorry to jump back in, but a lot of the parks and rec people were there, along with the community.

[00:04:38] Big event. Thank you. Supervisor Malik. Thank you, and it was a wonderful event, and it was wonderful to talk with Sarah because I first met her when I was on chart in the early 2000s, and she had brought this forward way back then. So 20 years is basically what it takes to get things done, and she stuck with it, so that's fabulous.

[00:04:55] Operation Greenlight is the time for the month of November when recognition of veterans and active duty service members and raising awareness for the services which are available to them and their families in our area and for state and federal as well.

[00:05:14] So if you come by the county office building after 6 p.m., you will see our beautiful green spotlights on the front of the building. And last year we had many businesses and front porches throughout the rural area as well as the urban area with your green lights on and people commented about it and asked what it was all about.

[00:05:31] And that's the whole point is to have people ask so that we can share with them that there are many services which have changed, there are many improvements that the VA has brought in in the last year that people need to investigate. Even if you were denied coverage two years ago, Everything has

changed in the PACT Act, and so we need to continue to talk that talk and get that information out to people of all ages and their family members as well.

[00:05:57] And thank you all for businesses and individuals who are participating in that. For the second time in 17 years, I will miss the ceremony in this room on Monday the 11th, and I'm very sorry to do that. I'm trying to reach out to the leaders of the organizations with whom I've worked over the years to say my regrets, but how I will be thinking about them as I'm at an out-of-town event.

[00:06:22] Coming up, whoops, here we go. This weekend also, the 30th Annual Artisan Studio Tour. Thank you, Albemarle County, for being a sponsor this year to this wonderful event. There are dozens and dozens of studios and workspaces throughout the Central Virginia counties, which are open November 9th and 10th, 10 to 5.

[00:06:45] Artisanstudiotour.com will give you all the information you need. There are refreshments at each place, and you get to meet and talk to the artisans. And also, it's a great place to get Christmas presents and not have to get involved in online shopping, et cetera. And the last item on my list at your tables, and also the clerk will have this for the record, The Orange Dot 6.0 was presented at PVCC, and I'm losing the date last week.

[00:07:15] Fabulous report on where they've been in the last 10 years. This was the 10th celebration. I can't believe it's been 10 years already. But they are just talking to the group about where they plan to go and how they're expanding their effort there.

[00:07:31] And our dear friend, Rich Schuyler, is back as dean at PVCC and really hitting his stride on all this. He still talks as fast as ever and never sleeps. So we're very grateful for all of his work. And I encourage everybody to dig up Orange Dot Report 6.0, and there is a QR code that will be available in the minutes that people can use to research it at your leisure.

[00:07:56] And thank you very much. Thank you. Supervisor McHugh. No announcements. Thank you. And I guess I just want to make a brief comment that yesterday was a lamentous day. There'll be more to say about that, but most importantly, I just want to acknowledge that we had a very smooth election, I believe, in this county, and I want to express my gratitude to our registrar, to the Board of Elections, to all the many volunteers who made that possible and where it comes. So thank you. Any other matters?

[00:08:31] Lots of good discussions at the polls outside yesterday, so it was very helpful. board. Our next item, six, is a presentation, and this is for the VACO Achievement Award, so I'm going to invite Mr. Jeremy Bennett to the podium to make remarks. Welcome, Mr. Bennett.

[00:08:56] Yes, well, thank you, Mr. Chair and members of the board. It's great to see you today. My name is Jeremy Bennett. I'm Director of Intergovernmental Affairs for the Virginia Association of Counties, or VACO. It is a pleasure to be here with you today. I used to be an Abnerville County resident myself. So anytime I get to visit, it feels a little bit like coming home. But it is my distinct privilege to present Admiral County with the VACO Achievement Award. And for the benefit of your constituents who may not be as familiar with the Virginia Association of Counties, VACO has existed since 1934 to support your efforts as county officials. We support your efforts through

[00:09:35] a number of ways. First is through our advocacy at the General Assembly and at the federal level. We also serve counties through our communication efforts, our education programs, and member

services. In 2003, and I should also note that we're very fortunate that Supervisor Malik is our current sitting president at VACO.

[00:09:52] So we appreciate all the work and support that she and the rest of the county do for us. So in 2003, we established our Achievement Awards program to recognize counties that have adopted innovative approaches providing public services and identifying programs that could serve for models for other counties to emulate.

[00:10:09] And today I'm proud to present Admiral County with the Achievement Award for the Health Services Alternative Response Team, or HART, program. Just a little background about the Achievement Awards. This is our 22nd annual program, and we received a record 145 entries in 2024. This was a truly competitive program, as out of that, only 45 winners were selected from 32 counties.

[00:10:30] So that's about a 31% success rate. So you should be very proud of yourselves. The county has won nine Achievement Awards to the length of the program. Most recently in 2021, 2023, and 2024. And there are several criteria that our judges evaluate when making these awards.

[00:10:49] Does the program offer an innovative solution to a problem or delivery of services? Does it promote intergovernmental cooperation? And can it be a model for other economies to emulate, among other criteria? So I want to give your director of human services, Kaki, an opportunity to kind of brag on the program much better than I could myself.

[00:11:08] So if it's all right with you, Mr. Chair, I'd take the time to invite her up, and then we can present the award to her once she's had her say. Ms. Demick, welcome. Thank you very much. This program has vastly exceeded our expectations, both in terms of the number of folks who have been served, but also the impact the program has had on other parts of the continuum of care for folks experiencing behavioral health concerns.

[00:11:36] We have you all to thank for the support to create this program and to expand it starting in January, and Chief Eggleston and Colonel Reeves' great thinking that preceded my arrival at the county in terms of identifying the need for an alternative response team. This team has done extraordinary work with folks in the community, likely impacting long-term system outcomes, but certainly impacting well-being pretty dramatically. One of the things I would like to brag on of the team, as Jeremy has suggested, is the way the team formed. The team

[00:12:12] formed slowly based on transparency and trust building, which serves them incredibly well in the field when dealing with unusual, unexpected crises. I'm deeply proud of them, and I'm proud of the award. Thank you. Thank you. And I believe there are a number of people present to recognize

[00:12:32] who are part of this whole effort wow thank you and uh mr richardson did you have chair andrews members of the board i uh first of all thank you for asking me if i have comments i'll try to be brief but this this award hits home for albemore county in so many ways and i'll first start mr bennett thank you uh for being here and in albemore county and uh thank you for telling me you're a

[00:13:12] a resident of Montmartre County that means one day you could be my boss and so in all sincerity I do appreciate what you do at VACO I do appreciate what VACO offers our county and and how you work with us on a regular basis it's a pleasure to continue to work with VACO this award though board it really when I say it hits hits to the heart of what we're about in local government we continue to deal

with complex issues in the field every day. And this board is good about challenging us in a very appropriate way to come up with innovative ways to address issues,

[00:13:51] to achieve different outcomes. And I don't know of anything that we've done since I've been here that speaks to this more. When Ms. Dimmick talks about upstream, going upstream, and Chief Egleston to let's go back and let's try to address these issues earlier in the process and first of all it takes leaders who are open to sharing and working cross-departmentally and Miss Dimmick mentioned Chief Reeves Colonel Reeves she mentioned Dan Egleston our fire chief and then Miss Dimmick as our

[00:14:28] human services officer these are people that stay current in the field every year they go to state and national conferences and they keep an eye on best practices. I know that for a fact. I know that Mr. Egleston has served as the International Association of Firefighters president and he's traveled all through the United States to support his field and he stays current in his field. I know that Colonel Reeves last week traveled to the International Association of Police Chiefs in Boston and he's working diligently through the weekend going to conferences, he and I spoke in Boston, and he said, Jeff, at times we have 10,

[00:15:08] 15, 20 different sessions that are competing for our time at these conferences. These are international conferences that attract people in their field from all over the globe. Finally, Ms. Demick, she's a leader in her field, and all of this matters related to pulling people together to work cross-departmentally. You ask our folks to stand up in the back. These are the people that are in the field every day that are serving our citizens and saving Albemarle County time, capacity, and getting to people and providing them the services that they need. So as you can

[00:15:43] tell, Board, I could not be more proud of this group. This is an excellent example of in 2024, local government has to work differently on some of our most complex problems to get different outcomes. And I can go on and on about this because, Board, I'll tell you, I'll brag on you, during the budget process, you saw our data and you doubled our footprint. You figured out a way to put more money where we have some of our problems and we needed help. And I've been in the field with some of our police officers that are here this evening and they've talked to me about we've got problems in some of our interactions where we need more help. We need a broader array

[00:16:21] of experts in the field to be able to get these people what they need. And so I applaud the board because during the budget process, it was hard. But you found capacity to be able to do more with this type of project. And so, Mr. Chair, thank you very much. Again, I appreciate this time.

[00:16:38] I'm very honored to be able to speak to it. Thank you. Thank you. And we'll go through our order for time. So, Supervisor Calloway? Thank you, Mr. Bennett, for coming today and acknowledging the team and what we know to be a great team. It's nice to be recognized, but all the credit is to that team.

[00:16:55] And as Ms. Dimmick said, the awareness of Colonel Reeves and Chief Eccleston to see that we needed an alternative response was really the initiating piece. And that buy-in, that commitment to seeing how the alternative response is not only the right thing to do for the individual in crisis, but frankly is the right thing to do for the folks encountering the crisis.

[00:17:15] It helps keep everybody safer psychologically, emotionally, because of what the alternatives would be if you did not have an alternative response. So I appreciate everybody's efforts and buy-in to that for our community members and for our staff members. So thank you. Thank you.

[00:17:31] Supervisor Lupita Kirby. I'm very impressed by our leadership. And when I say that, that would be Chief Sean Reeves and also Chief Dan Eggleston and also Kaki Dimmick. They're the ones that came up with this.

[00:17:47] And this has been so successful. I speak to the HARTs program, to my constituents. and not a one has said anything negative. It's always positive, and thank you for what we as a board are doing because this is a very important program.

[00:18:06] And I think that's one of the hallmarks of our county government is that we have good leadership at all levels, excluding the board maybe. I don't know. No, we have good leadership.

[00:18:22] And then the leadership brings things to us, the board, that we can approve, we can easily approve, because it makes sense. So I just wanted to acknowledge those people who are making a difference in the county.

[00:18:40] Thank you. Thank you. Supervisor Malek. Thank you very much. This success and the daily success of the team is but one example of the county staff and leadership doing something different to get a different and better result.

[00:18:57] Since 2008, both now Colonel Reeves and now Chief Dan Eggleston have been working to improve the effectiveness and the quality of our public safety departments. And it's a radical difference from the situation it was for both departments since 2008.

[00:19:16] And I'm so proud of all that you have achieved, and I'm very happy to brag on the county staff, but these departments, with their radical changes, is something we can talk about proudly. And when people say, oh, well, you know, police departments are the source of the problem, well, no, they're not, actually.

[00:19:32] They just need to do their best, and then things will be better. So for 17 years, I've seen this trajectory, and I'm so proud of all that you have accomplished. Chief Eggleston is also on the NACO, the National Association of Counties Fire Services Board, so he represents us at even the federal level as well.

[00:19:52] And, Kaki, I so appreciate your personal approach to the personal client as opposed to a category of people because, to me, whether it's in workforce or in this type of situation, the person has to be in our view, and I think that's what our H.E.R.T.S. team does every day.

[00:20:10] So thank you very much, everybody. Thank you. Supervisor McKeel. Yes, thank you for the comments from my fellow board members. I certainly agree with all of them. And Mr. Bennett, and I can't see you yourself. Oh, there you are.

[00:20:25] I thought you were behind the podium here. We really appreciate you being here. And it was really interesting to learn that you're a former Almar County resident. So I will encourage you before you leave to go buy a vineyard or wine tasting or something while you're in town.

[00:20:44] But we really, in all seriousness, this is really just a great, great partnership. Kaki has just done an outstanding job as well as our police chief and fire chief and the whole staff. I hear not only from residents but from businesses how important this team has been for them when they had an employee or anyone that happens to come into their business that has an issue.

[00:21:15] So we really do thank you very much, and I feel a little awkward taking, it looks like the credit is going here when the credit is really not for us, but we all do appreciate our wonderful staff making us

look good, because that's exactly what you've done.

[00:21:35] You've just done a great job with this, and thank you so much. Thank you, and Supervisor Proos joined the meeting, so this is a chance to talk. Thank you. Sorry I was late, everyone. Some urgent business elsewhere. So let's talk very briefly about leadership and what it means to lead as a government.

[00:21:54] Elmore County is wealthier than a lot of our neighbors. We're a relatively large county. We have a lot of resources that we can leverage to deploy at problems. We're also, I mean, we're home to a deeply educated population. We house a tier one research organization. That means we have the kind of intellectual brainpower in this county to really innovate and deploy solutions.

[00:22:16] The state identified solutions like this as being key to how mental health crises across the Commonwealth need to be addressed years ago, and they pledged to do something about it. And then Market's Alert never fully came on in all locations, right? We are still struggling to get those resources from the state.

[00:22:34] So what did Albemarle County do? Innovated and led. And that is why I'm so glad that this program is being recognized, because it represents It's the kind of deep, commonwealth-leading policy leadership that we are capable of as a government.

[00:22:51] And that is entirely due to the incredible talent and the incredible resources that we can bring to bear and that we are uniquely positioned to bring to bear. So I am so grateful for the departmental leadership that has already had all the praise lauded on them. Deserves it, right? Our police, fire, and human services staff who have helped make this an opportunity.

[00:23:10] and for the taxpayers who are willing to follow us out on a limb on what is some really serious, proven, evidence-backed solutioneering. So thank you, and I'm excited for Alamo County to continue to, like, showcase this kind of innovation and leadership.

[00:23:26] Thank you, and I will just second all the comments that have been made by my colleagues, and thank Mr. Bennett again for coming to present this award, which, again, credit goes to the team that has put this together. Thank you. With that, we will turn to the next item, which is a proclamation recognizing Veterans Day, and I believe this will be in the form of a motion from Supervisor Pruitt, our veteran on the board.

[00:23:52] Yes, I would like to move that, whereas, throughout our nation's history, the United States of America has called on its citizens in uniform to serve and protect our national security, and whereas, at home and abroad, generations of American patriots have defended the freedoms and American values of equality, democracy, and justice for all.

[00:24:13] And whereas November 11th, 2024 marks the 86th anniversary of Veterans Day being recognized as a national holiday. On this day and every day, we remember the millions of patriots who have served and sacrificed for the betterment of our nation. And whereas many veterans continue to serve their country in public schools and government as public officials, teachers, police officers, fire rescue, and other professions, providing services to all community members, and whereas, with profound debt of gratitude, we especially recognize the local veterans in Albemarle County for their continued service.

[00:24:49] Now, therefore, be it resolved that the Albemarle County Board of Supervisors does hereby recognize and proclaim November 11, 2024, as Veterans Day, and celebrates all who have served our

country, around the world, and continue to serve as veterans in Albemarle County. Second. We have a motion from Supervisor Pruitt, a second from Supervisor Malik, without objection of the clerk will call the roll. Ms. McKeel? Yes. Mr. Pruitt? Aye. Mr. Andrews? Yes. Mr. Galloway? Yes. Ms.

[00:25:18] Lapista-Kirtley? Aye. Ms. Malik? Yes. Thank you. And I believe this time Mr. Trevor Henry, our deputy county executive, will help introduce our guest here to accept the proclamation. Thank Thank you. Chair Andrews, member of the board, Trevor Henry, deputy county executive, honored to be here today for the board meeting. Thank you for the proclamation. Thank you for honoring veterans on Veterans Day with a local holiday and for providing this facility as a Veterans Day ceremony at 11 a.m., which is always a meaningful event.

[00:25:52] And also on behalf of the 100 and plus, 100 plus employees that are veterans that work for local government schools, thank you. Without further ado, it is my distinct honor and privilege to introduce Colonel Eric Haas. He's the commanding officer of the National Ground Intelligence Center at Rivanna Station in Albemarle County.

[00:26:11] Colonel Haas is in his second year of command and has been a great partner to the county in the work that we're doing to support Rivanna Station, along with the work that we're doing with Rivanna Futures. Colonel Haas lives in the county, and it's my understanding, and you can fact-check this in a minute, that when he eventually retires, he will reside in the county as a future resident.

[00:26:35] Colonel Haas is a native of Virginia. He hails from Williamsburg, Virginia, graduate of William & Mary. Colonel Haas commissioned as a military intelligence officer after college. He served in multiple leadership roles in the Korean Peninsula.

[00:26:51] He twice deployed to Iraq and again to Afghanistan in various command roles. Colonel Haas's awards are numerous and are incredible. He is a recipient of the Legion of Merit, Bronze Star Medal, the Meritorious Service Medal, the Army Accommodation Medal with Combat Device, the Combat Action Badge, Expert Infantry Badge, Parachutist Badge, and a Presidential Unit Citation.

[00:27:22] In addition, he has received the Military Intelligence Corps Association's Knowlton Award, which I had to look that up. It basically is an award that is given from a peer group for an officer that promotes military intelligence.

[00:27:39] And so it's a great honor to be recognized by his peers. And without further ado, please join me in welcoming Colonel Haas. Thank you. Thank you. Good afternoon. Members of Albemarle County Board of Supervisors, the Albemarle County Executive Staff, distinguished guests, members of the community, and fellow veterans, it is a true honor to be here today to accept this proclamation from Albemarle County.

[00:28:07] On behalf of all veterans, thank you for this recognition. As many of you know, Albemarle County has a distinct place in American history and deep ties to the veteran community. Many residents of Albemarle County responded to the calls by the Continental Congress for support and joined the nascent Continental Army when it was founded in June of 1775, a full year before the Declaration of Independence signing.

[00:28:33] That legacy of service to our county and country has been unbroken to the present day as sons and daughters of this county continue to serve in our armed forces and answer our nation's call. Though, as Trevor mentioned, I do come from an Army family and I did follow my father's example by commissioning through Army ROTC, I am also an Air Force spouse.

[00:28:55] I understand the unique ways that each of the services prides itself on its foundational principles and values. However, these values are built upon a bedrock of service to our Constitution and the inherent ideals that are found written in that document and ratified by each of the individual states.

[00:29:15] Each veteran's journey is unique, yet we all share a commitment to our nation, to each other, and to the principles of justice and equality. Accepting this proclamation acknowledges not only our past service, but also our ongoing responsibility to uphold these principles in our communities.

[00:29:36] Thank you again for this honor. Let us continue to work together to build a better future for continued service to this great nation and ensure that the American experiment continues to serve as an example to all. Thank you. Thank you very much. Mr. Pruitt, you have a proclamation, I believe.

[00:29:54] Yes. And we will go through our order, if you're patient with us, to thank you individually. Sir, before we make our comments, Professor Galloway reminds me to ask first if there are any veterans in the audience to please stand and be recognized as well.

[00:30:19] Thank you. To Professor Galloway. Well, thank you, sir, for being here with us today to allow us to show our appreciation for not just you and the folks you command, but the veterans that are here with us today.

[00:30:40] I simply remain in absolute awe of those who choose to serve our country and then continue to find other ways to serve if they step away from that service. My grandfather served in the Air Force, my father served in the Army, and my brother-in-law was in the 10th Mountain Division in the Army.

[00:30:57] So it is personal to me because of the family members that I have had that serve. And just like my awe of them, I am in awe of all of you. So thank you again, and thank you for being here with us today. Supervisor McRae. Go Army. I was an Army brat, and so I'm definitely pro-Army.

[00:31:19] But I support all veterans, of course. And like Supervisor Galloway, my family, my dad, my three brothers, all served. By the way, I could not at that time because I was too short. I think they've changed that, so I'm happy to hear that.

[00:31:35] But I'm still not going to enlist. That's just, you know, too much. But we're so proud to be here for our veterans. Albemarle does a great job, and we as a board do a great job in supporting our veterans. And I'm so proud to be able to do that.

[00:31:52] What you do to keep our country safe is nothing short of miraculous, frankly. And I know the Vyvana Station, that's going to be a big boost for all of us. And we look forward to that coming to total fruition soon. Thank you.

[00:32:07] Thank you. Supervisor Malek. Thank you for your presentation, because since I'm missing Monday, I'm really grateful to hear it all today. This was very thoughtful. I will think of you as well. And also, I was just recently reminded that fewer than 6% of American population has any connection with the military now.

[00:32:27] And it was many, many, many more in the generations of my father's generation, for sure. So we all have an obligation to help support those who choose, And to also make sure that our elected officials at the federal and state level do their job with the PACT Act and others to make sure that services are provided to people who are in service as well as who have served and are transitioning out.

[00:32:52] And we've learned a lot in the last decade about the transition struggles for many of our veterans, and we all need to do a much more personal job there. I'm very proud of the work of the agencies in our community, Living Free Together, and others who are really providing that on-the-ground service.

[00:33:08] And I'm also thrilled that your family will get to stay here after retirement. There are many predecessors of yours at NGIC who have done the same. And had I known that, I would have talked to Steve Hood about it yesterday. He and I spent five hours together at the polls, and so he was the one who introduced me to the station back in 2008.

[00:33:25] So we're very glad to have you here and hope that you will enjoy your stay here. Thank you very much. Thank you. Supervisor McKeel. Thank you for being here. We really appreciate it. And I think B probably started something, but I'll say go Navy because my father was a Navy.

[00:33:43] But I'm really pleased to see the number of veterans that we have working in our organization. And as a retired nurse at the University of Virginia, it was always important to work with the veterans that were there.

[00:34:05] There were a lot of veterans that worked at the University of Virginia as well. But I do think, as Anne said, was only somewhere around 6% to 7% of families in the United States that have family members that serve.

[00:34:23] It's really important for our children and for everyone to be exposed to veterans so that they have an appreciation of their skill set and their experiences, which often they share. So I just really appreciate everything.

[00:34:38] And like Anne said, we're glad you're going to stay. But thank you very much for being here. And thank you to all of those that stood up that are veterans in our organization. We appreciate your service. Thank you. Supervisor Pruitt? Go Navy.

[00:34:55] So I was in fifth grade when 9-11 happened. And we were, therefore, for almost my entire life, we have been embroiled in warfare abroad.

[00:35:12] We were still embroiled in that same conflict when I was graduating high school and getting ready to figure out what I was going to do with my life and decided that I was going to pursue a career in the Navy, which I did for eight years, and I'm very proud of it. But during this generation of warfare that we've been embroiled in, we have had an entirely volunteer force, which I think speaks to the bravery and the role that members of our armed forces have played in our community.

[00:35:42] but I think it also highlights a difficulty that we have as a country engaging with what the cost of this warfare looks like. We have become a country with a warrior class, a group of people who bear all of the emotional burdens of our ongoing conflicts abroad, and the rest of the country gets to be insulated from that, and once a year recite our love of veterans on Veterans Day.

[00:36:08] And in the meantime, we have seen a slow clawing back of what VA services look like for those who served during war. An increasing and growing mental health crisis amongst veterans and amongst our service members. I am very proud of the work we do in our county with our human services department to kind of help bridge some of these gaps. I'm glad and proud of the work that they do over at

the VA hospital here. And there is still so much more to be done because we are a community that it is easy for us to forget the weight that people are carrying. I know during my own service,

[00:36:43] I received a call once of a peer who I worked with closely who had died of a drug overdose. When I was myself in rehab, one of my peers in my group committed suicide. When I was serving in the Office of Naval Intelligence, I was preparing a report for the admiral who led a fleet.

[00:37:03] And I learned that my report no longer had a due date because he had killed himself. and in our own community. Just a year ago, a minor hate crime that occurred on grounds was found to be from a person who is a veteran who is struggling very deeply with his reintegration in the community and his own mental health struggles.

[00:37:26] There is so much more our country, our community can do to actually make sure we shoulder the burdens that our veteran community carries. And I hope we continue to lean into that promise that we make here once a year on Veterans Day. Thank you so much for being here.

[00:37:42] Sorry it was a bummer. Thank you, and I'll just add my gratitude for your being here but also appreciation for the sentiments that we want to do more for veterans than just one day and recognizing that obligation is an important part of our local government as well as state and federal government as well.

[00:38:03] So, again, thank you and appreciate being here, appreciate all the veterans for their service. Thank you very much. Thank you. Board, our next matter is matters from the public, matters on the agenda but not listed for public hearing, or matters previously considered by the board, or matters that are pending before the board, and Vice Chairman McKeel will read the rules and introduce the speakers today.

[00:38:33] And we have no speakers online, but we do have three speakers that are present, so I will read the rules. During the time set aside for matters on the agenda but not listed for public hearing, Individuals may address the Board of Supervisors concerning matters previously considered by the Board or matters that are pending before the Board, other than items listed on the agenda for public hearing.

[00:38:55] Individuals are allowed one opportunity of up to three minutes to speak at each Board meeting during matters from the public. The sign-up sheet is managed by the Clerk's Office. Timekeeping is conducted through a timer and a light system at the podium. The green light will go on when you begin speaking, which begins your allotted time.

[00:39:13] The yellow light indicates you have one minute to finish speaking. The red light indicates your time has expired, and you will be asked to end your comments. To give all speakers equal treatment and courtesy, the board requests that speakers adhere to the following guidelines. When addressing the board, state your name, and if you live in Elmar County, your magisterial district, address comments directly to the board as a whole.

[00:39:35] Any written statements or other supporting material may be given to the clerk. If representing a group or organization, you may ask others present to raise their hands in recognition. Speakers may not share any unused time with another speaker. Back and forth debate is not permitted.

[00:39:51] Do not speak out of turn or from your seat. And all comments are live streamed, recorded, and published on the Almar County website. And our first speaker for today is Emily Smith. And Emily, just

make sure you adjust the mic when you come down so we can hear you clearly.

[00:40:14] Yes. Thank you. Thanks. Welcome. Good afternoon. I'm Emily Smith. I'm a housing attorney with the Legal Aid Justice Center, and I'm making this comment on behalf of the Charlottesville Low Income Housing Coalition, which is a grassroots organization advocating for the improvement of deeply affordable housing. And I'm here to speak on changes that I hope to be implemented in the AC44 process. As I'm sure you're aware, thousands of Albemarle residents are very or extremely low income, and over half of those residents have unmet housing needs. And this disproportionately

[00:40:49] affects seniors, people of color, and families with children. Dramatically increasing rents have sped up displacement and housing instability. My personal work is in eviction defense, and that is a struggle that I see daily among Aldemar residents. We are advocating for a rezone and expand of growth areas to increase density to meet projected needs and to slow displacement and hopeless homelessness as follows implement substantial and thorough upzoning focus on

[00:41:24] maximizing housing in the urban ring and adjacent to other counties dense developments as the community check-in last week we learned that 60 percent of the county lives on five percent of the land this is an unsustainable ratio given the growing population focusing on increased density and activity centers will not provide sufficient solutions to the current shortage of affordable housing. As was recommended by the Planning Commission, we also ask that you eliminate neighborhood residential or redefine it to allow more density. Increasing density primarily through

[00:41:58] special use permits will have minimal impact. We hope to gather information about manufactured housing preservation and implement an assertive vision that prevents displacement and loss of this important stock of affordable housing and we also ask to include affordable housing incentives and allowances throughout the zoning code strong inclusionary zoning will help expand access to affordable housing i do have a copy of our memo from the charlesville low-income coalition that i'd like to leave with you all thank you please provide it to the clerk thank you our next speaker

[00:42:36] is emily johnson i am emily johnson a social worker in the almaro community we were living in the jack jewett district prior to our eviction and this is my daughter eva johnson and she's actually going to be the one reading a statement to you what did it feel like to be homeless for

[00:43:16] christmas 2023 being in an apartment with rats flooding mold and bugs was never the best but it was something right here's my story i've i've never lived all of i've never liked all of the picking up rat poop the scratching in the walls the coughing all day and the occasional um flooding leaks and flooding rats might be right rats might not be the most horrible thing someone

[00:43:49] can think of but imagine not being able to cook use your stove use your dishes without washing them twice due to the rat poop. You could imagine it's not the healthiest thing, but at least we had a roof over our head. You can clean and clean and clean, but the rats never went away. Today we found the letter on the door. I read the word eviction. After five years of living in the apartment, we were being evicted. I didn't know where we were going or how we were going to live. School

[00:44:23] became hard. I couldn't focus or complete tests. I felt a lot of anxiety around needing to find houses. Rent was paid. We were never noisy. We were simply being evicted and didn't know why. I always thought about where I was going to go. How am I going to make friends? Where will I be?

[00:44:47] What school will I go to? My mom said we would be okay, but it didn't feel like it. Looking for housing was overwhelming because there was a no or nothing was available. At least I had a family to stay with me, but I knew other kids would be on the streets. Thank you. If you have a hard copy of those comments, we'd appreciate leaving them with the clerk for us. Can I take a picture and email it to you guys? Sure. Email it to the clerk, please. Thank you. Our next speaker. Our next

[00:45:24] speaker is Neil Williamson. I am not sure how to follow that. My name is Neil Williamson. I'm president of the Free Enterprise Forum, a privately funded public policy organization focused on local government here in Central Virginia. Today you're going to be discussing the development area and the growth area, your philosophies. Last week I had the opportunity to tour through a lovely new

[00:45:56] community. It had great interconnectivity. It was right on the bus line. It was very close to services a very influential community biscuit runs a great development oh wait a minute biscuit run a thousand two hundred acres that has been taken from your development area it's not there it's never been replaced a thousand two hundred acres just one of many ways your development area has shrunk we created extreme large stream buffers for all the right reasons they're really good

[00:46:33] environmental reasons for stream buffers that shrunk your development area every time you make a decision to allow certain things to happen, you're shrinking the development area. We wrote a report about the consistent message previous boards have brought forth of 58% of the density being approved by the board. This isn't stuff that's being proposed by the developer, it's being approved by the board. The reality is, and I had an argument earlier this morning with someone about this, it is a government scarcity. It is also a representative government scarcity because the

[00:47:12] people that elected you here don't want more housing. They say they do, but they don't. They come before you. Here in public hearing after public hearing, you've had a local attorney stood up and said, I'm for affordable housing, just not here. That was in the Rio Point, or perhaps it was in the previous iteration of that development. The bottom line is the current situation, you could simply swap out what you've shrunk and have a significant increase in your development area.

[00:47:43] you don't have enough development potential in the development area and it's not working will you face that or will you continue on the exact same path as prior to biscuit run state park thank you thank you neil thank you that's it that's all the speakers okay board uh this brings us to item eight the consent agenda i am not aware of any request to pull any items so the floor is open to a motion to adopt a consent agenda so moved second we have a motion from

[00:48:20] Supervisor Malik. Second from Supervisor McKeel. Without objection, if the clerk will call the roll. Ms. McKeel? Yes. Mr. Pruitt? Aye. Mr. Andrews? Yes. Mr. Galloway? Yes. Ms. Acosta-Kirtley? Aye. Ms. Malik? Yes. Thank you. Board, our next item is a presentation, annual human resources and workforce presentation by Jessica Rice, our Director of Human Resources, Local Government.

[00:48:44] Welcome, Ms. Rice. All right. Good afternoon. I'm Jessica Rice, the Director of Human Resources.

[00:49:14] This afternoon, I will be presenting an update on the county's workforce and work that has been initiated in response to the county's strategic plan, Goal 6, for fiscal year 24. During this presentation, we'll take an opportunity to introduce some of the human resources staff who are with us today, share the

foundational work that occurred since the creation of the government human resources department and what our objectives were for FY24,

[00:49:50] And finally, next, we will move to a current state overview of the county's workforce and stabilization efforts that occurred in FY24. Then finally, we'll close the presentation with a glimpse at the work that is already underway for FY25.

[00:50:12] Before we dive into sharing what we've been working on over the past couple of years, I would like to take a minute to introduce some of the human resources team. They are here today. I am going to ask them to stand up so that you can meet them all.

[00:50:31] Welcome. Their hard work, dedication, and perseverance have gotten the department and the organization where it is today. These are skilled HR professionals who come to work every day with the goal of making Albemarle County a great place to work.

[00:50:53] Without them, I would not be standing here today, nor would we have the great outcomes I will be sharing with you this afternoon. and to my team, thank you. For those of you who are on the board, and I think that's everybody except for one, the Human Resources Department was established in July of 2022, and this was a result of needing a government-focused HR department, where previously we had a shared services HR

[00:51:31] department with the school division, and there was a need to focus on our government operations and the services that we provide as a local government in the first year of the hr department being up and running which was fy 23 we were focused on establishing fundamental hr functions that serve local government operations and our staff so basic things like recruiting and payroll

[00:52:05] and benefits and regulatory reporting. During that first year, we also were in the middle of two very large projects. One was implementing an HR payroll technology or an HRIS that synced up with a new payroll system that we implemented. And the second one was the compensation and classification study. And all of this took place in our first year as an HR department.

[00:52:33] For the second year that our department has been in operation, which was FY24, our objectives were really collaborating and partnering with stakeholders on initiatives, and these are our internal departments that we work with every day, transitioning the department and organization from building the basics to implementing best practices, focusing on compliance and regulatory training, automating payroll processes, policy modernization, developing supervisory and

[00:53:11] performance management skills across the organization, and finally implementing a problem solver service level for the departments and offices that we support. In response to organizational needs, the Human Resources Department restructured to a service-focused model where the staff work in teams to troubleshoot either by function or by providing broader hr service to the departments and agencies that we serve currently this hr department serves 15 county departments six

[00:53:49] partner agencies and also the constitutional offices this is a total of 11 over 1100 employees and that does not include over 200 temporary employees and 400 seasonal employees that come join us in the summers. Over the next several slides, I will share data pertaining to the diversity and stability of the county's workforce, as well as initiatives from FY24 that were intended to address areas of opportunity that we've identified. The data we will be presenting

[00:54:27] is inclusive of full and part-time permanent county staff. It does not include our partner agencies, nor any of the elected official personnel or temporary employees. The information we have for you today is a direct tie-in to the Strategic Plan Goal 6 and impacts programming and service levels for the Albemarle County community. In the next section of the presentation, we will be talking about demographics of our workforce and what can be gleaned from this information.

[00:55:05] We currently have 830 full and part-time permanent staff in our core organization. And what you have in front of you are the demographics of the workforce as of mid-October.

[00:55:26] So this is current state. The pie charts are just pictorials, and so I'll walk through the written demographics for you on the left. It's a little easier to see that. In the category of gender, the county workforce is comprised of 60% male and 40% female.

[00:55:49] And this compares to our community, which is 48% male and 52% female. And so for the organization, we do have a less percentage of females in the organization than we represent in the community.

[00:56:04] In analyzing this demographic, the county workforce, it is not representative of the community, but we've taken some simple steps in efforts to retain our current female staff, and there is also work to do in the future with this demographic.

[00:56:22] Some of the things that we have already been working on, both in FY24 and currently, are launching a women in government affinity group. We conducted a pay equity analysis in FY24, and then we have also launched exit surveys, and there are other initiatives that we will be working on in FY25.

[00:56:46] In the category of race, you can see how the organization is broken down demographically. And I will pull out a couple of highlights here where in some of these we are in line with our community, but in a couple, we do not represent our community.

[00:57:07] And I'll call those out for you now. The county, to start with, the county is 80% Caucasian, it's workforce, and this is just a little bit higher than what we would see in the community because that demographic is 74% Caucasian.

[00:57:27] So we are close, but we are a little bit higher as far as that demographic goes. In our workforce, we have 11% that are black or African American, and this is compared to 8% in the community.

[00:57:46] So we are actually higher represented than we are in the community. And the other one I'd like to pull out is the county is currently less than 1% Hispanic of the folks that I've identified. and this is where we are not aligned with the community. The community is 6% Hispanic.

[00:58:08] So all of this information tells us that we have targeted recruitment and engagement work to do to support women and Hispanic applicants as well as the other demographics of our workforce. When we share the FY25 outlook at the end of the presentation, you will see that we already have some of that work planned and we've already launched some of it as well. And the last piece on this slide I want to touch on is generation. The analysis of the age of our workforce is important

[00:58:44] because it informs what type of work environment, the schedules, the benefits, and all of these things that support our employees and their balanced home lives. These are things that we all need to be looking at. Additionally, the information helps us predict potential future skill and knowledge gaps for

succession planning. In addition to the four generations you see up there, I did want to mention that we do have another generation on staff with us. There's

[00:59:20] probably three individuals or so that are part of that called the silent generation, and they were born prior to the baby boomers. So we do have a full five generations here with us. What you see here with the information is that the millennial and Gen Z generations have overtaken the boomer and Gen X generations. This impacts the organization with shifting needs pertaining to health and wellness benefits, more flexible work methods, and more reliance on technology.

[00:59:58] And additionally, we are watching trends where less people are choosing careers in government organizations that rely on our services. Therefore, more partnership programs in colleges and universities and in-house training will be needed in the future, and this is something that we are planning for.

[01:00:22] The next set of demographics is used more for longer-term workforce planning. And these are just actually very interesting when we look at these. So for residency, we do have 35% of our county staff live within Albemarle County and an additional 14% live within city of Charlottesville limits.

[01:00:49] And so because the two are so close in proximity, they're often considered one community. And so what that means is we can consider that 49% of staff live within our community. This number is low in reference to what we would typically see prior to the pandemic.

[01:01:12] So typically, that number would be around 70% for local government, and the pandemic and the remote work and all of those things have come to play into this number. And so it'll be interesting to see how that standard or how those numbers change when we look across Virginia and across the nation to assess how we're doing in this area.

[01:01:39] Residency can be correlated with longer employee tenure and job satisfaction and working to serve a home community that supports family and friends. I know I'm one of them. My family and friends live in this county.

[01:01:54] Contributing factors to this lower number I've already mentioned, some of that is the hybrid work and the other pieces play into affordable housing, which we've already heard a little bit about today. The next demographic, which is really interesting for us, is that 51% of county staff have worked for the county for four years or less.

[01:02:19] That is pretty significant because what that means is we have some skill development and leadership development to be focusing on and to be preparing for the next generation of leaders as some of our department heads and other officials look to start retiring.

[01:02:38] And then finally, speaking about our workforce planning, just eligible for VRS retirement, which is our state retirement plan, we currently have 69 employees that are eligible today to retire if they chose to do so.

[01:02:58] And so where this becomes significant is we need to plan to backfill those positions and start working on that in preparation for those folks leaving. In the next portion of the presentation, we'll share metrics used for determining the stability of the workforce and the work that has occurred in response to that information.

[01:03:34] Two important metrics we use in assessing the stability of the workforce are vacancy rate and turnover rate. I'm going to take them one at a time and break it down for you. vacancy rate is a percentage of unfilled positions in an organization relative to the total number that could be filled so for example we have some positions that are frozen they are not included in this number share this with you our goal our goal for this is 7.5 percent and that is our goal

[01:04:10] because that is the national average so our goal to start with this is again the first year we've actually looked at some of these numbers, was really just to be better than what the national average was. We started originally prior to FY23 or early FY23 around 15 percent. By the end of FY23, we were down to 9.1 percent for vacancy rate. And at the end of FY24, which was just this

[01:04:41] past June, our vacancy rate was 6.4%. This is a huge win for the organization, and as a result of the board's investment in the government-focused human resources department in modernizing technology, addressing competitive compensation, and we're going to talk about that in a couple of minutes. But this is really significant and makes a big impact on our team and also the

[01:05:13] services that we provide for the community. So turnover rate. Turnover rate measures how many employees leave an organization over a specified period of time. And best practice is to measure that also once a year. So the data that we pulled is actually from the end of FY24, which is June.

[01:05:39] The goal that was set was 1.5 percent, and that is for local government, the national average turnover rate for that time period. I do not have current data of what it looked like in FY23, but at the end of FY24, we were at 0.9%. This metric is important because it serves as an indicator of problem areas for our workforce. Some of these could include culture, supervisor

[01:06:14] and management skills, our policies, our pay and benefits, or any combination of those things. And this metric is just another tool in the toolbox in how we can gauge the stability of our workforce.

[01:06:32] Here we go. I'd like to take an opportunity to share one of the many examples of how the organization has collaborated across departments and created strategies to stabilize our workforce.

[01:06:49] Since prior to the onset of COVID-19, the community has relied heavily on access to outdoor green space, recreation facilities, and supplemental programming. However, the county struggled to fill vacant positions for those services in the community. In fact, for several years, the county had to close swimming venues and programming intermittently with parks and recreation due to staffing shortages. The Human Resources Department and Parks and Recreation

[01:07:23] department began discussions back in november of 2023 to develop a plan for this difficult recruitment effort that would staff us for this past this past summer that we just completed various marketing strategies were deployed over the winter along with pay adjustments for returning seasonal staff and split incentives that were all part of this strategy and so for the first time in many years, the county was able to fill all of the seasonal positions and open swimming venues

[01:08:00] and recreational programs for the entire spring and summer season. This summer was a success for cross-departmental collaboration and creativity and planning during FY24. In FY24, the organization reimaged and launched programming for new employees. So this was another work effort that was done focusing on workforce stabilization. The intent was to provide

[01:08:38] immediate integration into the culture, set expectations early, and provide support resources in addition to the traditional regulatory training and benefits overview. This new approach included indoctrination of county values and outreach from the executive's office on the very first day of employment training and tools for supervisors and setting goals and expectations and an hr check-in

[01:09:13] plan check-ins with both the new employee and the supervisors within the first 90 days of hire so sort of a three-pronged approach we took there was an or a new orientation launched There was support for supervisors and skill development there, and then also intervention from HR right out of the gate within the first 90 days.

[01:09:39] If you take a look, you can see how many positions were filled in FY23 and FY24, and those are all the folks that went through this new programming. It has received a lot of positive feedback to the point where many of our current and tenured staff asked permission to sit in and participate themselves so that they could understand what their new employees were hearing and plan accordingly.

[01:10:11] At this time, I would like to introduce Ryan Lipscomb, Assistant Director of Human Resources, to present the next section on performance management. Thank you.

[01:10:28] Welcome, Mr. Johnson. Good afternoon. My name is Ryan Lipscomb, as Ms. Rice has already said. I am the Assistant HR Director here, and I'm grateful for the opportunity to present to you folks today. So just first and foremost, the subject of employee performance.

[01:10:44] When I got here, this was very much a work in progress, and it still is. But at the end of the day, managing performance is a critical component of sustaining our workforce, in addition to driving the culture and defining our expectations as we move forward.

[01:10:59] However, in order to adequately manage performance, we needed to turn our focus to the effort of both modernizing and creating new policy. To that end, a tremendous work effort in FY24 led to the creation or revision of 18 personnel policies.

[01:11:21] As a result of that foundation laid, we have now improved clarity and consistency for our employees as to the expectations of the organization and are able to ensure fairness and equity in our processes because we have made it objectively clear what those standards are.

[01:11:37] And now, because we have sound policy to rely upon, we've been able to educate employees at the different stages of their career here with us at Albemarle County so that those expectations are continually reinforced. For example, as Jessica previously discussed, our NEO curriculum is largely based around education of that policy and onboarding employees to our culture.

[01:12:02] Additionally, in FY24, we launched our need-to-know curriculum as well, and that's through our learning management system, and it consists of all the pertinent need-to-know information that keeps us educated and compliant under the law, and those training modules are assigned to staff each quarter.

[01:12:21] On the screen, you will see four learning tracks delivered in this calendar year. These modules are pertaining to safety, policy and employment law, fostering diversity, equity and inclusion, and of course, anti-harassment. Additionally, we dedicated a module in one quarter to delivering organizational reminders, which was targeted to all supervisors as a means of providing asynchronous training on essential best practices for them. Additionally, in FY24,

[01:13:00] multiple county departments collaborated to conduct quarterly supervisor conferences, leaning into the reestablishment of expectations and best practices, and performance management. This dating back to August of 2023, HR facilitated or supported 21 trainings focusing on topics from how to craft and create goals to delivering performance reviews and also how we will leverage new technology to elevate this program even further.

[01:13:29] However, specifically as it pertains to goal setting, we've created a performance review process which requires that all regular full-time and part-time employees be evaluated not just by our culture's and organization's core competencies, but also by the individualized operational and developmental goals set with their supervisors that tie directly back into the department's goals for fulfilling core services and ultimately the strategic plan.

[01:13:59] So with that, I will transition back to Ms. Rice, and she'll take us through the remainder of the presentation. Thank you. Thank you. Thank you, Ryan. The next portion of the presentation is talking about employee total rewards.

[01:14:20] This is one of the largest considerations when choosing an employer. Total Rewards is comprised of benefits, compensation, paid leave, reward and recognition, training and development opportunities. I'd like to spend a few minutes highlighting significant impact in the two largest components of Total Rewards, and that is benefits and compensation.

[01:14:44] As we shared in a previous slide, we have five generations in our workforce, and while each generation has different priorities for health, all staff have commonality in the need for comprehensive health insurance options and wellness programming. Of our benefits eligible staff, 90% are enrolled in one of the county's medical plans. And what that means is 90% of our workforce either have no other insurance plan available or that they value the county's benefit

[01:15:23] more than what their other options are. We're proud to provide our staff with options to suit their medical needs for themselves and their families. And just a breakdown of what the county currently offers, we do offer two health insurance plans. One of them is a traditional plan and the other is a high deductible health plan with an HSA savings account. We offer two dental plans it's called dental high and dental low and the difference between those is what you pay up

[01:15:58] front to participate and also the coverage on the high plan is more comprehensive dental work that is covered and then we also provide other health benefits that some of them are not are maybe not as standard in some in some other organizations there's an optional vision plan medical fsa a sickly bank for catastrophic illness and injury, and then also we offer vaccination clinics where

[01:16:28] employees can receive vaccinations at no cost. In FY24, we did, our department and the organization really put a heavy focus on wellness for our staff. We also recognize that there are a lot of mental health needs and physical health needs and the best way to stabilize the workforce is to

[01:17:02] keep them working keep them here every day in the organization and so what was what was implemented in fy 24 was some new programming and resources and a strategic plan was actually developed that focused on four areas of of wellness you can mental health physical health occupational health and financial health. There were trainings and workshops and consultants and other types of resources available throughout the year in all of those four areas that were available for staff

[01:17:41] and they can utilize those resources as needed. In FY24, we also, for the first time, launched benefits and wellness fair specific to our local government employees. We brought on site all of our benefit providers, so all of our insurances, all of our voluntary benefits, our VRS retirement plan. And then this was also the first glimpse of what would become the health clinic later on this year. And I'll talk about that in a minute. And then finally, we did introduce a new wellness

[01:18:19] incentive. And what that was was simply encouraging folks to get checked out and take care of themselves and focus on themselves in a preventative manner rather than waiting for something to go wrong, which would then pull them out of work or make it so that there was a hardship on them and their families. In the area of compensation, an FY24 was certainly unprecedented. We implemented

[01:18:58] all of the recommended changes from the comp and class study in one year, which is virtually unheard of. This was strategically significant due to the situation we were in with vacancies and concerns about impact to services. At the time that we implemented this, most of the local government organizations in our competitive market were still doing research and completing their studies, and so essentially we were one of the first out of the gate to implement, and that had

[01:19:34] a big part in how we were able to fill our open positions. In July of 2023, we also gave staff a 4% cost of living adjustment in the adopted budget. And then finally, in FY24, we implemented sign-on incentives for positions across the organization where previously it had been available for public safety folks only during the pandemic since that time we have awarded 112 of

[01:20:12] those sign-on incentives and what that did is that helped us staff our parks and recreation programming and our lifeguards and also fill our public safety vacancies for the first time last year fire rescue was able to fill every vacancy they had during their recruit school and is largely in part to all of these things that were implemented last year. And so I'd like to thank you all for your continued support of our workforce and investing in keeping our wages competitive

[01:20:45] so that we are able to provide services for the community and do the things that you ask of us. All of the elements of this presentation combined form a holistic approach to workforce stability.

[01:21:05] Addressing only one or two of these elements will not achieve the county's goals of maintaining a workforce that is high-performing, innovative, and one that exceeds service-level expectations for the community. Rather, the key is to balance the competing needs within all of these elements while focusing on long-term objectives.

[01:21:29] Based on our current data that we have, trends that we've identified, and our forecasted workforce needs, much of which we just shared, here is what we are working on for FY25. The first item is the Employee Health Clinic. The organization identified the need to offer more holistic and accessible health and wellness solutions to support the needs of the multi-generational workforce, as well as help mitigate future benefit costs for the county.

[01:22:05] The health clinic is scheduled to be launched in early 2025. In the bottom right-hand corner, you can see the logo for the health clinic and we have partnered with care atc to manage that facility for us we're also dedicated to compensation competitiveness we are continuing to analyze our competitive market and maintain the compensation philosophy that was previously established by the board to attract and retain talent many of the organizations have recently implemented the

[01:22:43] recommendations from their own compensation and classification studies and have made some changes with their highly competitive positions. So this means we actually need to stay on our A game. Performance management. The plan is to continue to build on the FY24 foundational work that was done by providing additional analysis, supervisor training, and technology solutions in order to maintain equity transparency and consistency in how we manage performance for our staff and then

[01:23:20] finally diversity and inclusion in response to the workforce demographic data we have begun more intentional marketing and recruiting efforts to ensure that we are reaching a diverse applicant pool as well as creating opportunities for employee engagement that will incorporate their own heritage and culture and foster a greater sense of inclusion and belonging. What questions do you have for us? Thank you. We'll go through our order. Supervisor Gowell. Thank you, Ms. Rice and Mr. Lipskin.

[01:23:59] Questions. So you mentioned that we have some frozen positions. Do you have the number, the count? If you don't now, you could I can get that for you. How many are frozen or were frozen for this this previous or this current budget year and the in the departments that they're in i'm presuming this is a budget decision we made last year when we said find more savings in our operational budget i'm christy shiflett chief operating officer i can answer that i'll tell you the number's low um first of all but we will get you the accurate number second it was a

[01:24:37] decision that we made um in looking at vacancies that had occurred for a long period of time and working with each department discussing which items were necessary to would we need to re-engineer whether was there a possibility to change something about a position and also in order to fill something else that was a higher need i think leading into this budget just to flag it that a summary or a reminder how soon board members will forget decisions we made lead

[01:25:09] to we we have already started discussing that we'll have that um you had mentioned the when you were discussing the folks that live in the county and or the city and then discussing those who don't know if i think affordable housing was flagged i think the remote work was flagged is there more commentary in there to go beyond those two issues do you have that info or have we ever thought to try to dig into that a little bit more yes so when i have we have not dug into that but one of the things we could do is include that as part of our employee survey that we do and I think

[01:25:47] we're due for another one coming up so we can include that as part of that just to understand better some of the decisions that our workforce makes so that we can talk about is that okay it might be or is there something that we need to be looking at differently great news on the turnover rate so well done on that and the fact that we're even tracking it to understand where we're at you know nonetheless also being in a good spot relative to what it seems like the target number

[01:26:18] would be um the sign-on incentives that 140 500 and then i mean obviously that would that amount isn't just an even breakdown but what's the budget source for that is that hr is that the individual departments is a lapse factor yes yes so um that money comes from the vacancy of the position that we were trying to fill and so it is there's an even there's no additional cost associated with that we did that for we implemented it for all the departments like it's available

[01:26:56] if the position meets certain criteria it started in public safety during the pandemic and we just thought why don't we try this for some of our other hard to fill positions and it has helped tremendously yeah i think it's a smart definitely a smart approach i guess so i guess it's not necessarily a budgeted amount per year but it's more a policy direction that hey you can utilize this if you have laps in your

department it sounds like that's the approach right and it has to meet there's certain criteria put around it such as um you know we categorize something as hard to fill

[01:27:32] meaning we've had to post it multiple times or the applicant pool only had two people in it or whatever, you know, whatever that is, so. Awesome. Well, very good. I appreciated the report and the check-in, so thank you both. Thank you. Supervisor of Pistol Kirk. Thank you very much, Ms. Rice, for that very informative report. Just a couple questions. The sign-on incentives, you're planning on continuing that as needed? Yes, we, I became, I came in front of the board, and I'm trying to recall this exact date but there was actually a an ordinance that was adopted that allowed us to

[01:28:09] continue that um and we certainly it has made a big difference and i'm happy to report out on that but we plan to continue unless something changes that we need to do something different i really you're the fact that you were able to fill fire rescue parks and rec and lifeguards kudos i think that's very important to the community and that's that's in part to their hard work as well we're we're here to help we're an internal service department so right um the fact that you're looking at consolidating some positions that are frozen are you looking at that do we fill them do

[01:28:49] we not fill them maybe consolidating and sounds to me like you're really kind of modernizing uh that the whole thing to see what positions do we need is this one position not necessary anymore can they do this instead right so you're looking at the how the whole thing works which i applaud you for yeah it's a it's a group effort across all of the departments where we're looking to see where we can be more efficient or looking at different work assignments or different skills

[01:29:23] or are there performance opportunities and in looking at that we're identifying where we can actually do more with less or at least repurpose it into into something that's got a more urgent need. Which is really good. When you did the demographics on the workforce and the the gender and the race and everything that was just for the people that are working there that The overall figures for Albemarle County, it didn't reflect that, correct?

[01:29:57] Right. It reflected the workforce population. It did. The information on the slide was specific to our workforce. And then the piece that I provided verbally, I can certainly send you this in all the notes, but the piece I provided verbally actually had the community demographics as well.

[01:30:17] Right. What hit me is I think you had 8% for African-American or black, and I think the actual, and someone can correct me if I'm wrong, is about 15% overall for the county. For the African-American group, our county organization is at 11%, and the community is 8%.

[01:30:39] So we're actually a little bit higher in that demographic. Okay, I don't know where I got my 15%. Supervisor Lupisto-Kirtley, you may be combining city and county together when you talk about that statistic, the population of the city and the population of the county when you're talking about the 15%.

[01:31:00] I'm not sure, but I just want to be clear. The data that Ms. Rice gives is just Albemarle County absent of the city. Understood, and that's probably where I got that. And also the last thing is you're doing tracking through data, which I think is something very good and meets our goals and very appreciative.

[01:31:23] So thank you for your presentation. Thank you. Thank you. Supervisor Malek. Thank you. I think you've been drinking from a fire hose for the last two years, probably trying to catch up from starting with zero. But what an accomplishment to see the data that you have presented here today.

[01:31:41] It's been tremendous. We've had a lot of support from all of the departments, from performance and strategic planning. And again, I stated at the beginning of this, several of the folks behind me have been here with me since day one, and we couldn't have all done it unless we did it together.

[01:32:00] I was especially glad to hear your information about training, both for supervisors and the people doing evaluations, because it's not something that's intuitive. You have to really be thinking about how you can help your employee do better or live up to their expectations in addition to just putting a checkbox in a number.

[01:32:20] So that's great. Just reminiscing to one of my most challenging college classes where the teacher said, this is going to be really, really difficult for all of you, but my job is to provide you with absolutely all the support you need so you will succeed. And that's always been my philosophy in this environment as well is I have very high expectations, but we also as a group need to make sure we're providing all the support for people to thrive and be able to achieve for themselves and for all of us in the community.

[01:32:49] The gender gains were interesting, and what I see is so many women in leadership roles. And so I don't know how that balances out of the workforce as a whole versus department heads or whatever, but it's something that I've been struck with over the last four or five years, and so that's just percolating in my brain.

[01:33:08] The turnover is something that is so hard for everyone because of the loss of institutional knowledge. And I think that there was such a big hiring of staff in the late 80s, and now they're all retiring, sort of all in the same five-year period.

[01:33:25] So we have one or two left who are sort of holding all the institutional knowledge for us. But I'm really glad that you're thinking about that transition and also making sure that that knowledge is downloaded in some way in each of the departments to do that.

[01:33:43] the um and just the last ask um think about bringing back county palooza which i know has not happened since you came but there are some long time uh chairs who will be able to help you understand about that in all the departments but it was like a fair and every department had a booth and the whole point was to help everybody learn about people in other departments and i mean my picture of larry davis at the the attorney table and you will remember this with the lucy sign you know the attorneys in five cents i mean it was hysterical so i think that that is something that

[01:34:21] would be a morale building fun thing and also tend to raise the awareness of everybody for what their peers are doing and we can all come and have a good time thank you thank you supervisor mckee Thank you very much for the report. It's always fascinating.

[01:34:37] Would you be, you'll send us this. I will. But I really would be interested in the community data to compare as well. So just to highlight that for us as well. I don't think I overspeak for my fellow supervisors when I say that we certainly want to be an employer of choice.

[01:35:02] And that's what we talk about. And I do see work towards that, certainly the health clinics and some of the work you're doing. Lots of positives in this report. Obviously, some work to do. I do have a question, though.

[01:35:20] I was struck on page 10, and you don't have to go to it. But we're starting with, you said, no data. So I just want in my head to go back and make sure that what we're looking at there is when we separated from the school division, the HR from the school division, and the school division now has an HR and we have an HR.

[01:35:45] And I'm sort of putting those two, that no data and that separation together. I think the timing is a little bit different. The no data is, so essentially we are babies.

[01:36:00] We're new at metrics, like using metrics to plan for the future and develop and project what our work will look like. And a lot of this stuff has only started being tracked in the last year, one to two years.

[01:36:18] And so that's where that no data is coming from. And that's another great story to tell is we're actually utilizing data to be able to inform what our work will be as we go forward.

[01:36:36] Okay. I can add a little bit more. Because I remember receiving data. I'm just surprised when I hear we weren't tracking anything. So it was that the data was tracked manually. If there's data that you received previously, it was probably tracked manually because we did not have an HR system.

[01:36:56] There you go. And in the former HR department. Right. So then when we transitioned to our own, you know, as she mentioned, one of the first things we did was implement ADP. Right. And we did that for benefits and payroll. And so position control and recruitment and staffing was all new.

[01:37:16] So this team really has worked together to acknowledge what those processes are, how they pull that information from our system, and make sure that we have data that is reliable. And that's why we can now show and are proud to show that we have data for FY24.

[01:37:32] And that makes sense, and it is sort of related, and I get that. And that's what I was figuring. So thank you for that explanation. That's very helpful. and this is probably really, maybe I date myself when I ask this, but we used to make a big deal in the county, whether it was school division or county government, about making sure that we did exit interviews with folks. Do you still do those? We do. Yay. We do. We can do. There's a lot to be gained from that information. Sometimes we're able to intervene and preserve the employment

[01:38:12] relationships. Sometimes we're not, but we can learn about how we can get better so that we are able to address any issues that are brought up. Right. Yeah. As someone who's always insisted in my professional that we do accident reviews, and you're right, they're very beneficial. Not everybody agrees to it, but when you can, they're very beneficial. So I'm delighted to hear that.

[01:38:36] Do you didn't address, I would be interested in, not now, don't worry about it now, But I would be interested to know what the landscape is for people working remotely. Of course, that gets into building utilization, and I understand all that.

[01:38:54] But it would sort of be good as we go into budget cycle and talking about employees to have a sense of remote work. I think we're supportive of it to some degree, but I just don't have a sense, right, of how many people are working remotely or full-time remote.

[01:39:10] Maybe nobody is. I just don't know. So that would be helpful. Just looking at my notes here. And the only other thing I would mention is we talk about employees and salaries.

[01:39:34] And you didn't mention in here, and I don't know that I expected it, but it did occur to me, our pay scales that are separate for ECC, Fire and Rescue. And obviously we're continuing those. And we'll be

talking about those, because I think those have been really critical for our organization.

[01:39:53] We'll be talking about those during budget cycle. Correct. Yeah. Okay. And I guess that's all I had. Thank you guys for being here. Thank you for all your great work. Thank you for the report. And that's it. Supervisor Pruitt. Thank you so much.

[01:40:09] I want to just begin by noting it is not lost on me when I tell people, like, what is Albemarle good at? What is the strength of us as a government organization? at the top of that list is always we have really top-notch personnel, and we retain them. We retain them better than our peers do.

[01:40:26] We have quality folks that surpass our peers, and I think that makes a difference. That makes a difference in the consumer experience of people interacting with government. I think we have really outstanding customer service, and that all kind of trickles down from the work that your division's doing, and that I think we captured in this presentation. So thank you for that continued work.

[01:40:44] I want to just begin with a few, frankly, for my own edification, clarifying questions. I think about school division, and I know I have friends who live south of town, who live outside the county, but who have a pretty easy commute in because they work at Scottsville Elementary.

[01:41:06] I'm not sure for county employees, do we have work sites that are actually not inside the urban ring like that? I was struggling sitting here thinking. I'm not sure. What we do have, so there are some recreation facilities and community centers that are not in the urban ring.

[01:41:27] There's a couple of those. One particular out west of Crozet, there's another one, Yancey, is south of the city area. And primarily, though, our base is out of this building and out of Fifth Street, aside from the folks that are working in the field every day.

[01:41:49] True. And I suppose our career fire and rescue are also clocking in. That's right. Thank you for that clarifying question. When we look at staffing, are there significant trends or concerns that leap off the page when you break it out by department?

[01:42:08] This would be something I'd be interested in. I feel like I've heard anecdotally that it's taken us more time to fill positions in police, but I don't have that data in front of me. So we always have concerns when it is around life and limb, and so those are our essential personnel.

[01:42:29] That includes police and fire, certainly, but it's also our social services folks as well. And so those have been some areas that we've really had to focus on, and we used the sign-on incentive to help fill a lot of those positions as well because we're mandated by not only are we mandated by state to for caseloads and things but we also this is a critical service that our community needs that we that we need to be providing and

[01:43:01] be able to provide sure and just to make sure i'm articulating what my concerning question is i'm thinking places where we struggle more to to actually adequately staff so is that still consistent with that these are departments that are relative to our staffing numbers that we saw earlier they are relatively understaffed to the county mean i actually don't have that information sure it would be it would be determined based on workload how the department is structured

[01:43:35] tenure of the staff skill set all of those things and so that's not that's not information that i personally it's a trickier question i'm trying to ask you this um i appreciate that um something our governor did that i really liked uh you know short list right after giving a lot of money to afton scientific

um other thing um he eliminated degree barriers from all um uh commonwealth jobs um can you actually help me understand what the nature and status of of any existing uh degree requirements in the county are yeah so a lot of our positions actually do have a piece in there

[01:44:15] that talks about needing to have a degree however there is a caveat in those two where a certain amount of experience could be substituted for the degree this is actually work that we're planning on doing as well as to go and review those and make sure that they're still accurate because in some instances we may have thought we needed somebody with a four-year college degree 10 to 15 years ago, but that in fact turns out that it's a specific skill that

[01:44:48] we're looking for and maybe not the diploma from the educational institution. So we do have the either or in place already, but there is work plan to just go back and make sure, is this still true today from when this was originally set up? Really great to hear. Can you help me understand?

[01:45:11] So my work is in housing, which I realize that this works a little bit differently. But something we also look at frequently are documentary barriers to applicants, what kind of documents they need to present, and something that triggers a concern of, oh, we are, this is discriminatory against people who are normally of Latino origin would be the types of documents that are being requested.

[01:45:37] I realize that doesn't apply to us perfectly because we do need a social security number or employee identification number to be able to process payroll. But are there any barriers that might be specifically facing Latinos that are comparable to that that you can think of?

[01:45:54] Not that I'm aware of. We just stick to the requirements of the I-9 verification. So there's no other special provisions that we've implemented or other arrangements that we've made and it's standardized across the board.

[01:46:10] And so there are options in that I-9 verification of what types of documentation would be acceptable. And that's what our process is currently. Sure. Thank you. And just to clarify, I don't mean to suggest we're doing anything that's not above board.

[01:46:25] I'm just trying to think through openly what kinds of things that might be presenting barriers to the Latino population of this community that might be standing in the way of making it more easy or comfortable for them to apply to work in county government. As a final thing, I was curious what our, we obviously, I mentioned it already once today, we have a tier one research organization that's producing really talented grants. And I know from just the social media footprint of our county government staff that we

[01:47:03] also hire at other locations. I distinctly recall seeing someone hiring down in Clemson. I was like, wow, that was a trip. That was a trip someone did to a Clemson job fair, which is really great. I'm wondering if you could help me just get a sense of what the universe of school connections that we have, both with pre-professional and with degree awarding schools.

[01:47:27] Yeah, this is definitely one of those work in progress situations. And so we do have connections with UVA obviously with the local community college and there is currently outreach going on even with our our school system themselves however what we've not done is we've not actually connected much beyond our sort of local community and that's one of our that's one of our opportunities that we have. Sure I mentioned this in part from some of my own work I know that VCU has a really

[01:48:03] great MERP program, right? Masters in Urban and Regional Planning. A lot of those folks could be really valuable here. I also know that VCU has a much larger minority population of applicants than we do here at the University of Virginia, which is an uncommonly white state school. So if diversity is something that we're trying to strive toward, I imagine we might be well served by trying to look at applicants from other schools. Thank you so much.

[01:48:32] If I may just add one note there is that a lot of our departments have been doing recruiting for themselves, and so they will attend, and that's really where, when we had the shared services model, specifically our public safety, parks and rec, and probably our social services department, but they go and do a lot of these recruitment events themselves.

[01:48:55] We are trying to have more centralized approach to that so that we can cover all of our opportunities. And we do, as Ms. Rice said, have work to do there. But as you saw, now that we have some of these bigger things behind us, this is the work that we're looking forward to in the future.

[01:49:15] Excellent. Thank you all so much for your time. Thank you. And I also appreciate your time, appreciate the presentation, everyone being here. This is really helpful. I will tell you that I continue to go to meetings involving other jurisdictions where they start to talk about what they're doing, and they say, well, we're thinking about doing a study of our employee classification, and we might do it.

[01:49:35] And I'm like, we are so far ahead in those respects, and it's been joyful in a way to sit there and say, well, I think we're working well on this, so this is really I'm proud. Some of the things that we've heard today, just, you know, we'll hear more about the frozen positions.

[01:49:53] I was interested in the information about where people live, but also in connection with that, the remote work and where people remote work, you know, what part of the workforce is remotely working. Also, I think you can do a deeper dive on some of this data like that, and you said something about a survey of employees where they want to live in the sense that we might have two careers where somebody's already tied to a different jurisdiction because of their spouse or whatever.

[01:50:20] So the more deep dive we get on the data, probably the better. I also heard deep dives on some of the categories as far as gender, race, and other things, and also barriers to employment. I note that in the connection with gender and racial studies that we always get numbers of employees.

[01:50:38] But sometimes you want to also understand the leadership potential and where people are advancing. And I think we have stellar leadership here and represent a variety of, we certainly have a lot of female leaders. But one way to look at this perhaps might be to just do a quick salary count.

[01:50:58] So we look at the, instead of just the number of employees, we look at salaries paid to female employees, salaries paid to male employees, and the like for race as well. And I think most of my other questions have been answered, and I really appreciate this.

[01:51:16] I'm interested in hearing a lot more soon about the employee health clinic and how the health and wellness initiatives have worked. I'd like to see more sort of data on that as well. With that, we have a few more comments. We're already 20-some minutes behind. So let's finish up.

[01:51:34] Three things I wrote down. Is the need for child care, better opportunities, an interest of staff? So that's sort of a question I wrote down after I had my turn. And also, with the growth of certificate

programs through the community colleges and others, are certificate-based skills part already of your job descriptions?

[01:52:00] That's part of that document barrier that Mike was talking about. that is oh and do you work with the local workforce center already as far as advertising or telling them brooks over there that about the jobs that you're having needing applicants for because that's another federally funded established agency here that i i think they would be a tremendous resource for you thank you thank you there's nothing further uh this time we're scheduled

[01:52:33] for recess we are as i said twenty two three four minutes behind schedule we have in the afternoon, scheduled two hours for the AC44 discussion. I suspect we'll need that entire amount of time. So we can take 15 minutes at most and be back here. Thank you.

[01:52:58] Okay, we are back. And our next item is the AC44 Development Area Land Use Tools and Policy,

[02:07:39] led by Ms. Tanya Schwartzendruber, Planning Manager, with Mr. Michael Barnes, Director of Planning. Welcome. Thank you for being here. We're looking forward to this. Thank you. Good afternoon. I'm Tanya Swartzen-Druber with the CDD department, and our director would like to say a few words. Jody. Thank you, Tanya. Good afternoon, board. Jody Filardo, community development director. I just wanted to share some news with you all. Thanks to direction from the county executive's office, I just wanted to inform you that we really appreciated all your enthusiasm

[02:08:18] last time we were in front of you on the 16th of October about development area utilization review and I have been instructed by the county executive's office to reach out to a couple consulting firms with which we work to see about establishing a scope of work to help us with those formulas. Chair Andrews shared some very pointed and informative questions via email on questions about the the things that are coming before you tonight in interest of understanding

[02:08:56] the utilization review relative to those two projects it's a very complicated challenge to knit all of that development area utilization review together and so we know we're going to need to get some help in in sussing out the complexities of those things wanted to let you know that we are on it we're just not on it quite yet we were excited to bring it forward as part of ac 44 but we're not quite ready to bring it to prime time yet we're going to go get some help so just wanted to let you know and we appreciate your support in that and you'll hear more from us

[02:09:35] on that soon so thank you thank you thanks jody we'll go ahead and just jump right into the presentation. Here's our agenda. We'll look at how we got to where we are and the future land use categories, activity centers, and then get into some of the feedback that we've heard more recently, both from the PC and our public, and also look at upcoming events and public engagement.

[02:10:08] Here's what we'll be talking about tonight. This is the chapter structure for the development areas, So we'll be focusing on the future land use categories with associated map, as well as the activity and employment centers, the actions we will be talking about the next time we come in front of you.

[02:10:29] Here are the direction topics that we'll be looking for your feedback on. This evening, I went ahead and printed out a copy of this for your notes and your reference as we discuss these topics. Those are in front of you, and this will be shown as the last slide before we get into our discussion, but just for your reference for now.

[02:10:58] So how did we get here? When writing the plan recommendations, we incorporate community and planning commission board and supervisors' feedback, technical expertise, best practices, and we're guided by the AC44 guiding principles.

[02:11:15] Some of the input themes that we heard during phase one and two is that development should be walkable and mixed use with a variety of housing types, looking for those activity centers to pair higher density with amenities and recreation, and also encourage infill development.

[02:11:36] We should invest in existing neighborhoods and coordinate land use and transportation planning. We did have, you can see there on the right, all the different events and opportunities that we did have through Phase 1 and 2. We'll be having similar opportunities throughout Phase 3, which I'll tell you more about towards the end of the presentation.

[02:12:02] Based on your feedback, we drafted 12 standard future land use categories as presented in your packet and in the draft chapter. This consolidates over 20 categories across five area plans.

[02:12:21] The crosswalk that you should have received in one of your attachments details how the 2015 land use categories match with the proposed AC44 land use categories. The categories were mapped as a one-to-one approach so that the color on the map or the name of the category might be different, but the overall land use recommendations are the same.

[02:12:47] This does not affect zoning entitlements, and as part of the adoption of the comprehensive plan, we will also ask the board to adopt the future land use map. These are the categories that we have developed, and during the preview of the land use tools, the board, you all stated that you would prefer publicly accessible open space and privately owned environmental features be mapped separately.

[02:13:19] So we won't ask you to give more feedback on this topic. We will, since PC also agreed, we'll just go ahead and make this mapping change. There are one of these summary for each category categories of the 12 will be 13 categories has a description with primary and secondary land uses and building form and ground floor use.

[02:13:52] This is one of the direction topics that we'll talk about later this evening, where we are suggesting that the floor of the density range get raised to 12 units per acre from 6 units per acre.

[02:14:08] This is in an effort to encourage that higher density in the activity areas. RIO 29 is its own designation and refers to the form-based area plan, which will remain the same.

[02:14:26] There are three legacy land use categories that are carried over from their area plan and will not be applied to future area plan updates. They are Crozet Downtown, Town Village Center, and Neighborhood Density Residential Low.

[02:14:45] This last one shows up across Crozet and the village of Rivanna only, and across the other DAs, the least dense designation is neighborhood residential, which shows up as yellow, and is three to six units per acre.

[02:15:01] Noting that the lowest density standard land use category is neighborhood residential and recommends three to six units per acre, a recommended housing type within this land use category is an accessory unit.

[02:15:23] This is on the direction topics that we'd like to revisit later in this discussion. And given the significant amount of neighborhood residential on the map, which is again the yellow, one way to address

housing choice is to allow detached accessory units in all residential zoning districts for single-family detached houses.

[02:15:47] So these type of units could be built throughout the development areas. We need your direction on these. Should they be allowed by right as part of legislative review or administrative review? No matter how they are allowed, we do recommend establishing performance standards. This change could be part of the zoning ordinance update, which will be informed by the updated comp plan. The land use categories and how they are applied to the future land use map, along with the activity centers, influence the effectiveness

[02:16:25] of our growth management policy. They are also intended to foster the desired features of the development areas, which are based on best practices and community input, and include housing and transportation choices, a variety of land uses, walkable neighborhoods, parks, and amenities. The activity centers will focus growth and help identify core areas of higher intensity mixed use development within a hierarchy which helps prioritize our infrastructure projects

[02:17:00] and investments. They will operate as a land use overlay providing additional guidance for development along with the underlying future land use categories. Projects located within the activity center will be encouraged to develop at the higher end of the recommended density and intensity range. In the draft chapter, there's a place type summary sheet. Here's an example from the community center type. Each type has a description and expectations that address

[02:17:37] anticipated land use, built form, and multimodal transportation. The menu of place types were developed within a hierarchy in mind. As the density of development increases from local to regional, the feasibility of transit and larger public amenities also increases and may require public investment and or public-private partnerships in order to catalyze development.

[02:18:10] This table shows a summary of our four center place types with an overview of the typical attributes that are included in more detail in the chapter. As mentioned, these centers function like a land use overlay and encourage the higher intensity of development. We'll also walk through some examples of what these centers could look like. There are four types of the centers in the development areas for most intense and dense to least are regional, employment,

[02:18:43] community, and local. We'll get into the features of each in the next slides. There are 30 draft centers proposed within AC44. This is a consolidation of the 50 centers currently identified in the five area plans currently in existence. Many of these centers are small and not currently or anticipated to be mixed use. This consolidated set of center helps focus our development and public projects. Looking in the Pantops area, the Riverbend Shopping Center is

[02:19:22] identified as the Regional Center, shown here in red. Imagine this area as a vibrant urban mixed use area with residential goods, services, and entertainment accessible by a variety of transportation options and could serve as a regional destination. It covers approximately a one-half mile with a quarter of that mile focused in a core area. Buildings are generally three to eight stories with structured parking and fit into the surrounding context. Ground story

[02:19:56] uses are required within the core area and the built environment includes wide sidewalks and streetscape elements that encourage pedestrian activity. Here shown in blue is an example of the community center. This one is at Rivanna Ridge. This area will be a focal point for commercial and

cultural activities that are accessible by a variety of transportation options with a walk of a half mile and a core central area of a quarter mile. The core area will consist of

[02:20:31] buildings at least two stories and may be up to six stories and fit in with the surrounding context. Parking is relegated to the side or rear of buildings and the use of on-street parking is encouraged. Medium-scale plazas and parks are encouraged and should be visible and linked together. Shown in purple are the employment centers at Broadway as well as Sentara Martha

[02:21:03] Jefferson Hospital. These have a concentration of employment generating uses that support basic industries and economic development goals. While mixed use is encouraged, residential, commercial, and retail should be secondary uses that support the employees and community members. This center does not have a defined walk shed or center per se, but instead are a cluster of related facilities.

[02:21:35] Buildings are generally two to four stories with massing, height, and step backs consistent with localized recommendations. Shown in orange here, our local centers like the one at Route 20 and Riverside Village, these are the least dense and intense of the center types. They are also similar in scale of activity and they are smaller in scale of activity and support a quarter mile walking radius. A mix of uses is expected and buildings have at least two stories and can be

[02:22:15] up to four stories. Active ground story uses are encouraged along with small to medium sized publicly accessible open space with relegated parking to encourage pedestrian activity. Bike and pedestrian facilities connect to the adjacent neighborhoods and other activity and employment centers.

[02:22:36] Before we get into the feedback that we've heard on these topics since phase two, I'd like to let you know we'll be back before you to discuss the goals, objectives, and actions on November 20th and presenting the same topic to the PC the previous Tuesday on November 12th.

[02:22:56] Then we'll be discussing the Rural Area Land Use Chapter with the PC to finish out the year, and we'll be back to you in early January to discuss the same. Additionally, we've developed a public engagement plan that includes the chapter rollout content, virtual lunch and learn type opportunities, and quarterly in-person community check-ins.

[02:23:21] You should receive more details on that public engagement plan in your inbox tomorrow. Separately, you and the PC will also receive the draft rural area land use chapter tomorrow in your inbox, and it will be posted to the website early next week.

[02:23:40] To get into the feedback that we heard during the future land use preview a few weeks ago from y'all, we heard that you recommended distinguishing the green designation between what is publicly and privately owned.

[02:23:59] and we're planning on taking that forward. We also heard that we should consider what incentives should be used, for example, by right approval with an optional form-based code or similar. Specifically from the PC, we heard the summary of feedback from the PC regarding land use categories. They're generally supportive of the categories that we proposed. I thought we

[02:24:37] should consider making middle residential the lowest density residential category instead of neighborhood residential. There was general support for accessory units, including in low density residential. However, the PC did feel this should not be by right, but we could consider allowing it by right

in and around activity centers. PC also agreed with the board direction to use the two different green colors on the future land use map. So that part is underway.

[02:25:11] We'll make that change for the next draft. On the future land use map, PC suggested we use the consolidation and matching approach for the future land use map as planned, but moving forward, find ways to encourage more middle residential, especially within the urban ring. We should also consider additional land use categories and designations in the rural area that are specific to the rural area. We just wanted to note here that a current recommendation of the rural area

[02:25:48] chapter is to complete a rural area land use plan, which would include multiple rural area distinctions. The feedback regarding activity centers that we heard from PC, generally supportive of the center's approach to implement the growth management policy and encourage higher intensity of uses. We should add stronger ties to transportation and encourage redevelopment of large underutilized parking lots. Again, overall support for the center place types. Community

[02:26:27] centers should also mention structured parking, consider incentives for green stormwater management infrastructure, and more public gathering places to build community. Additionally, we heard that there was overall support for the distribution of the centers, with the concern that the employment center did not seem to fit with the other three. We are suggesting that we change this reference to employment centers to employment district to make the distinction clearer.

[02:27:00] We also heard from the PC, like we heard from y'all, that we should discuss county incentives and investments with the actions for this chapter. We should consider building or incentivizing structured parking and consider investing in parks and gathering spaces.

[02:27:18] Also wanted to highlight this past community input opportunity that we had just this last week right here in this meeting room on the 30th. A couple of things that we've heard initially, the FLUM may need to make more substantive changes to address current housing challenges, connect land use to transportation planning, and encourage development via incentives. The full summary of our feedback that we heard

[02:27:54] during that very successful public event will be posted on our AC44 website. That feedback will be incorporated at your direction we always provide your us summary and so at your direction we will be happy to provide um incorporation of any any of those comments these are the direction topics that i have passed out in front of you so i'm going to pause here and let you discuss these topics and provide us the direction that we need thank you thank you um just to clarify is there

[02:28:33] additional presentation material after this? No, this is it. Okay. So at this point, we have the direction topics, but we also have the packet materials that were provided to us with a lot of narrative. However, the full packet was provided all the way to pages 33, 4, and 5, which are specifically the goal, objectives, and actions. And those are the subject of our next meeting, where we'll have an evening work session on the same developments to cover those topics.

[02:29:06] So with that, we'll start going through comments and questions both on the materials that we were given here and also these specific questions in the presentation. And then we'll start with Supervisor Calloway. Well, you all have to be bumper rails, so if I go off topic, you can bounce me back in.

[02:29:27] My notes generally follow the chapter. I did miss whatever the red lines were that we were focusing on for today. So if I hit something that can be addressed then, you can just say, well, we'll get that

next time or something like that, no worries.

[02:29:47] So I'm just going to walk through my notes and I did not do pages, but hopefully this will make some sense. So I'll just start with, there's been a lot of talk, including in public comment today, about 58%, that number. And we were talking about the 57.5% live in the development area.

[02:30:06] And the projection for the growth that's coming is 31,000 folks by 2044. So if you break that out by the percentage, 57.5% is 17,800. 42.5% is 13,175. And then I just wrote the question, what do we do with this info?

[02:30:24] The language in this opening piece says the majority of these newcomers, we want the majority of these newcomers in the development area. Well, 58% is a majority, but we don't seem to be happy with that. So the first thing that I think we need to do is start identifying how many of these newcomers we expect to be in the development area and then ask, is this chapter going to accomplish that?

[02:30:47] Because as it stands, we're unhappy with 58%, but our language isn't saying anything other than that's acceptable, because 51% would be a majority. And if folks are happy with 42% moving forward of 13,000 people ending up in the rural area, I'd be curious to hear if they would find that acceptable and where they're going to go.

[02:31:11] So it's not really a question. It's not really a – it's some commentary, I suppose. But I think some of my opening statements are more about the thought – the big picture ideas or the philosophy behind this chapter and what we're going to be trying to do and how we word it and what we say is important and matters.

[02:31:37] majority i think we need just need to get rid of majority of these newcomers the majority is not what we're looking for super majorities or something based on what i'm hearing everybody say so we might as well just get get to it then and change all our language to move to that and figure out how we're going to plan for it now i also wrote down what's the replacement rate to account for those displaced given the situation that exists in our community when we received the

[02:32:09] economic report from dr uh bailey talked about how the poverty rate was declining it was i've made commentary there that well it's not because we've lifted them up their boats didn't float higher they left um so when we're thinking of 31 000 new folks that's just the growth coming in what do we do to account for the numbers that are being displaced so that we retain

[02:32:41] and how do we factor that into this thought process for this particular chapter and that goes right to affordability i mean that that hits housing affordability square in the nose and there's a lot of folks looking at us for both the development area utilization review the development area land use to not just solve how we maintain five percent of our county as development area to keep 95 protected as rural but they're also looking at the development area

[02:33:15] as the solution to the housing crisis predominantly there's affordable housing in the rural area but it's just on a smaller scale but as i said at the last meeting everybody's looking the pressure is on the development area to succeed in keeping all of that area rural and provide walkability and affordability and easy transit and transportation that's not frustrating and is efficient um and all of that it's a lot to ask for that that area and as some have said some of the development area has gone away there was comments about revana is that really a development area

[02:33:53] could we do a swap i mean all of that matters and how do we effectively um use the development or when we think about land use in the development area um i at the all cac meeting somebody said how have we done so far i think that's a great question um i know that that evening was not the time to get into it um you know so some of the responses to some of the questions that came up it wasn't really there was just wasn't time on the schedule to get into those but that is a good question i think the utilization review is going to get there but i think it goes beyond just the

[02:34:32] percentages it's it has to be well how well have we done providing the transit the transportation and all of that it's just good grief this plan is really i always get a little nervous or anxious when folks start to say even in our county we'll build it here because it's on a bus line well we know that that we're going to get there but that bus line right now ain't working so stop saying that it's located in a place that's got effective things like we've already met the goal we haven't so um we just have to keep that in mind um some of these i may just have to come back to because

[02:35:11] i'll be here all day i've got several pages it does say in this plan using development areas land effectively and ensuring the development areas are vibrant i saw three clear results stated in the plan now i also got to the objectives and goals because i didn't know that i had a red line so i'll save that commentary i guess for the next time but the three results i picked up on it states very specifically we want a lighter environmental footprint per household we want more housing affordability and we want more housing choice i think more housing choice with

[02:35:48] your different pieces that are outlined in here we're getting at but in here i don't see how the housing affordability aside from more housing equals more affordable housing which supply demand would suggest that um but it's going to take more than that because of you know uh how not just landlocked the development area is but what is the actual potential that exists in there now and lighter environmental footprint per household i didn't really see addressed other than um we're not specifically but i think that's probably more in actions and and things that go

[02:36:26] later okay so i think and i appreciate jody what you your comments about the development area utilization review and it this may fall into the answer you gave but at the last meeting it was not just heads nodding other supervisors did endorse the concept of a scorecard that comes with each new application. I don't see mention of that in here. Now, it may not be figured out how you're going to do that, but that idea was endorsed and it's my expectation that those would be put into drafts for the next time that we address it. The same I would if other folks put ideas out there

[02:37:04] and there's people saying, yeah, we want that. Well, we need to see it worked in here somewhere and it still has the two-year cycle, which I said at the last meeting there could be things that are on that two-year cycle that seems more reasonable to think about but you know in five years we'll be doing another comp review and we've only gotten two of these for utilization reviews back we stick to a two-year cycle that's not acceptable in my opinion so the per application i want to see baked in and worked in here so that we can figure out how that works for us now you might not be able to tell us what that review is yet but we need to get it in the overarching philosophy of

[02:37:43] the chapter. Same with other changes. I don't want to be reviewing drafts that don't incorporate changes that we've already agreed on or asked for and then have to backtrack later to make sure they're put in. They need to exist before they come back before us. And I get it. It's not easy taking all of this stuff and did we have four people and heads nodding and who said what and

[02:38:10] that. So I say that with empathy. But not performing, explore. Oh, within the, you open up the door to, if under the utilization review, that if the development area is not performing as expected, we will explore an array of options. That's the quote, an array of options.

[02:38:38] What are those options? I guess we may not know those yet either. Because right now, I don't think you know we aren't we are not and if we don't figure out what the options are to pivot before the next comp plan review then we're just going to keep doing the status quo from all the other things and not move the needle anywhere so i don't know if the do do we understand we know what those array of options are yet or do we need to do the work first we have identified a few of

[02:39:13] those options i don't know that it's an exhaustive list i want to start understanding what those are and what those mean i don't need it now but i'm throwing it out because i know this will come back and we'll start talking about goals and objectives and it probably works in there but i don't i don't know what an array of options what that what what those are um and i'd like i'd like to get my head wrapped around that um also it states in the plan that lessons learned since 2015 are those lessons listed somewhere i don't expect them in the comprehensive plan but i think the board should

[02:39:53] be aware of what those lessons learned are and we need to make sure that we're tracking that list for all of the chapters so that we can say are we fixing them in the new chapters if we didn't actually learn any lessons then let's not state that we did um it's that simple but that seems to me that somebody's got a list somewhere um and i'm i'm interested in what what what those lessons are i'm just going to read my note here do we expect based on our growth calculation to have

[02:40:27] the population to support the activity employee and employment centers as theorized we've got destinations we've got housing types we've got employment centers in a lot of those categories the 12 categories you've got retail set up in a lot of these your employment center at the bottom of pantops the developers already come back and had trouble handling putting the commercial elements in the first floor and retail has already started to turn over over there it's very difficult when i think of albemarle and charlottesville and 150 60 000 people that all of

[02:41:06] these centers have all these retail nuances as if each one has hundreds of thousands of people to support a starbucks on every corner is that viable in our county let alone in one particular center you know you meant when you were talking through the the example of the employment center at the bottom of pantops you mentioned entertainment well what's the entertainment now that's there i don't other than bars and restaurants or shopping areas i don't know that there is an

[02:41:38] entertainment feature in there now if it redevelops it could but we can't have entertainment centers in each employment center or in albemarle it's there's just not enough people to even if it's supported pantops if all those folks stop going to fifth street to the alamo then the alamo goes belly up or stonefield i'm trying to think of other things besides uva sporting events that that are entertainment the paramount and the paramounds in the city um i don't know that we're

[02:42:09] wanting to build theaters and um things out out in the county the population doesn't in my mind at 150 160 even with the surrounding region support that but we're planning for it so my then my next question was all right have we at this point now you're still waiting for our feedback on the activity centers and how you've broken it all out. I like that. I like that from a planning situation. I think it needs to be thought through a little bit more. But then I start to ask, well,

[02:42:44] what's the master plan for the various employment center, activity centers, local centers, and how do they all end up interacting and connecting to support a vibrant business and residential community that's not reliant on itself. It's self-sufficient in its own localized area.

[02:43:06] Belvedere was supposed to have a lot of retail and other components built into it based on that model. There is a dentist office. There's the center, which wasn't even thought of back then. That's it. And you cannot support anything else going in there based on even when Belvedere's full out. It's, what, 2,000 units? Dunlour is 300. You might have 3,000, 4,000 units in there, but they're used to going everywhere else in town to do those. So that really concerns me that we really have to think through how we strategize these activity centers, employment centers,

[02:43:44] all the centers, so that not everyone has to be self-sufficient, but they actually all work together to produce a vibrant development area that then can support the whole population. I got going on this ground floor stuff because everywhere it says, whatever the description is, like, oh, if it's a single use and then for future use, I didn't quite get it.

[02:44:15] But we can't, in any of these centers, I can't imagine, given the experience of the last five years, especially since the pandemic, that the ground floor can't be conceived as just retail, coffee and restaurants. I mean, we have – it's just not – I mean, so what are other types of things that can go in there?

[02:44:36] Light industrial, more employment type of things that are not just people going to shop or – I mean, you know, Stonefield even is struggling in some ways. Oh, there it is, community mixed use.

[02:44:55] Active ground story uses are encouraged. buildings that start out as single use are encouraged to be constructed to allow for future conversion to active ground story uses i really don't at some point you have to tell tell me what that means but that because i i don't i wrote down explain please but my worry is that we're thinking what we're thinking if we build all the buildings to support something that can't be supported we've got a lot of unused area just like we already do in the development area and i want to avoid that so i think we just have to be more creative with what's allowed to be in there and that starts with what thinking that could go in there. Where that fits into this chapter, I don't

[02:45:35] know, but it's got to be in the descriptions. Maybe that's in the objectives and the actions too, when we actually build it out more. Secondary, oh, this is good. Secondary land use is good. L.I., light industrial and urban residential, like I saw. If I had my brother's light, L.I. would be allowed in everyone in the development area. If it can exist there, because where L.I. is going is our biotech and things that are driving employment that we're seeing.

[02:46:05] And if it's safe and effective for a particular LI business to be on a floor that also shares residential, I don't see why that would be bad. And I wrote somewhere else where I thought LI could go into another, LI and urban residential, because that's one area it's not in right now.

[02:46:25] I don't know if that's a good idea or not, but I'm throwing it out there. Did I say I dear? Yes, you did. I've never said I dear before. channel channelizing supervisor palmer yeah dear um any models out oh the flume the future land use math and i'm not looking for a response today but i'm just curious if there are any models out there that that theorize the growth that would allow us to figure out when we have 31 000 people coming in have other communities when they've done their long-term planning and know what their

[02:47:01] growth rate is, are there any academic or research models that say or inform how you strategize and plan your land use map to accommodate a growth rate? I don't know if there are or not, but it was just something that popped into my head as I was reading through this. Interpretation policy, this was having to do, there was a statement in there about gross density, calculating density based on the growth the the whole area not just the net what what you can do but but to me that

[02:47:39] that says all right you take a gross density number but you have to build it in the net density area and we're okay with that and um or you're asking us if we're okay with that i think we have to be okay with that because i don't know how to get past that 58 percent number um but i don't know what that that means or where how we if we need to do more in the chapter to help get get to that point someone there talks about a five minute walk majority of development area residents in a

[02:48:15] five minute walk and i said well yes but the rationale 30 but is number what i had in my head i don't i don't even understand my own notes at this point but is number the grid what about actual oh what about actual data um like i think if i live in dunmar i can't get out of my

[02:48:51] neighborhood in five minutes by walking and i'm right smack dab in the development area so you know if i were downtown charlottesville i think a five minute walk probably makes is a world of difference than a five minute walk if i live in belvedere or dunlora or on northfield road or anywhere like that i don't want to be setting us up for something that's not achievable given the actual geography of our community we can allow as much density as we want i suppose in the north fields and the overlooks and those what are those all half half acre lots uh r4 r2 i guess in those

[02:49:29] areas but it's a five minute walk for them just to get to rio and then who knows how much longer of a walk it is and a transit could play into that maybe it's a five minute but i don't know that's even a five minute walk to get to the transit stop which is why i like micro transit because then they don't have to walk anywhere um but i just want to make sure that that and then later I had noted where we started talking about quarter mile walking radiuses for some of these centers and half mile radiuses. And I put, please provide a map of the walk radiuses for those

[02:50:02] areas that are actually on our plume. Then idea where the major barriers exist. What do I mean by that? Well, Route 29 at the Woodbrook neighborhood to get to Kroger would probably be within your quarter mile but there's a huge barrier to pulling that off and if we should recognize that because also in here you talk about how the development area should be driving our cip and investment well then maybe we need another pedestrian bridge because now we've identified the barrier that's in

[02:50:42] front of the quarter mile thing from being achieved so again this is just a matter of we had to be if we're really going to plan for that then we need to understand it from the get-go because can't say because we might just be like look we're not going to build 18 pedestrian bridges over 29 in the next five years maybe maybe 50 years from now we would um and i know i'm just throwing a lot of this out because in the interest of time to get through as much as i can i'm not expecting a lot of response here today um community mixed use secondary land uses oh so example of the

[02:51:19] regional center you talked about the food line on avon extended focal points then this is where you mentioned focal points for public investment. So then I wrote down, will we have a guiding matrix driven by the comp plan to dictate our transportation priorities list? So if our comp plan is really going to be something we're stating that we're going to try to achieve, and you're saying that the development area has got to house the super majority of new folks coming in, then the public investment into the

infrastructure needed to allow for a vibrant development area needs to be driven from the comp plan and then that starts to inform the cip and the budget and how we pull that off

[02:51:59] right now our transportation priority list just puts up everything that's a priority all through the county whether it's rural or development area and then we we the board kind of work out well what's the top two or three and we're playing band-aids on things but this comp plan is starting to suggest well wait a minute then the development areas really should drive those decisions i like that i'd be a fan of that um but we would need and it will need to start with this comp plan of having some sort of guiding i think some sort of guiding matrix that suggests well if you had a transportation priorities list of a hunt where we got 100 120 things on the transportation priority

[02:52:39] list of those 120 things 40 are in the development area so those should be given a priority over the ones that are not um and then we have to make we would make decisions right now i don't think i've really thought about it that way before so appreciate that it's in here same to be said for parks and public spaces and open spaces right now all your development area people really have to leave the development area to enjoy some things that we want to be in the development area but we have no cip plan to put them in there other than what i think a five thousand dollar placeholder

[02:53:12] for a public space in the development area so this focal point for public funds is really something that i like we should expand on it and then that has to start driving decisions and i'm looking forward to that during this budget cycle of trying to already push these threads through same for public civic and open spaces um you know i'm already thinking of the cost estimates and the creation to maintain and we've all talked about needing public works departments but that goes off on a whole whole thing there's a lot of talk about building floors and height of buildings and I asked what is the tallest building realistically we can expect an album

[02:53:51] I brought this up the last time I think it was one of my off topic points but I think it's on topic on this one but we mentioned six and somewhere eight is mentioned I think the small area plan doesn't get past seven I remember right but I think at some point we just need to state realistically and maybe developers help us understand this that there's a certain height that we're just not going to go over because of the cost to do it and then it's that same piece of the point I think that I was making earlier about can a center support itself because if you build a are we going to build a 12-story building somewhere what's the cost going to be and then will it be feasible to

[02:54:29] do based on what's going to live in that building I don't know but this seems to be the place to to do it let's not be throwing numbers out there that we're not willing to go to or aren't even economically feasible to do in the entire development area of our county and I don't know what that number is I need help trying to figure that out but wherever the most intense the density like a like i know rio 29's kind of cordoned off because of the small area plan but just like there then we state it because that should help redevelopers

[02:55:03] come in and get their report easily so we i think we should define what that number is open space made that point made that point all right the other stuff gets me off topic into the goals ADUs, I would at least be able to go to legislative review at a minimum to allow ADUs.

[02:55:29] I'm not closing the door to buy right, but I'm not saying no to ADUs because that was one of your questions. I do think, however, that based on our neighborhood residential, is that the one we're in? Especially in that middle missing density area.

[02:55:49] I do think that we could think of the areas that exist in the county based on current infrastructure and what we're planning for in the future, that it probably makes sense for some of those places in certain areas more than others.

[02:56:05] So just a blanket in any development area doing it, I think with some better planning, we could identify areas where we're like, you know what? Really, that could be administrative review, because if we got, you know, 40 more units there, the infrastructure could support it.

[02:56:24] Not that they would build that quickly. I mean, this ADU thing is not the golden bullet for all of this, silver bullet for all of this. It helps. But then there are going to be other areas where it might not make sense to have the ADUs there. And I think we could nuance it in a way that it would allow some different layers of review, but try to make it easier where we think it could be supportive and more beneficial.

[02:56:51] And 6 to 12 is your floor. I'm fine with that. Moving the floor from 6 to 12, I think that was one of your answers. Is there something I didn't answer specifically? I think you gave us lots of direction. Lots of stuff? I'm finished for that.

[02:57:07] All right. Supervisor Lefezio-Curter. Thank you, Supervisor Galloway. I'm just going to start off by saying that the presentation, there were actually three things going on at once.

[02:57:24] Your verbal presentation, which did not match always the word-for-word on the PowerPoint, and then didn't match what we have here. So I was listening to you trying to read this, and it was a little, just FYI, for me, it was a little difficult.

[02:57:47] Would you explain, I know we went over the private versus public land, and are you talking about county-owned versus private land and the development of rural areas?

[02:58:05] That was the point we made last time about we showed the map with all this green open space in the development area but it's not it's truly private some of it's really public and some of it's not truly public it's not a question of who owns it it's a question whether it's really public or not if it's public or not okay well that's what i but if it's um okay private i understand but if it's public i mean we just want to make the map show which is okay okay so we don't get confused i got okay i got it i got okay okay now i got it okay thank you very much i appreciate

[02:58:39] that um the things that ned was talking about regarding the um the centers all the centers i mean i i do agree with him those for me are i'm almost saying why in a way because you know pantops that didn't go anywhere if that was a employment center uh brook hill which was supposed to have a skating rink was supposed to have all kinds of businesses that didn't go anywhere, either. So are we wasting land? And I'm not the expert, but what I'm wondering is whether

[02:59:18] or not, how can we look into the future to know what we need? And are we agile or adept enough to be able to change what we see? For example, Brook Hill, let's say if there's a whole light industrial in there or retail in there that's not being used how can that be used i mean is that something that we could enter in or speak with developers can they give us ideas i don't know because let's face it if you have an area if you have land and the developers don't want to do

[02:59:54] anything there or build what you want them to build that's not going to happen um and i don't have all the answers um so i'm just throwing that out there i'm really could well concerned about the

different centers because they don't seem to be coming to fruition am i right or wrong on that anyone it's just a matter of what the population in this area can support exactly exactly i don't

[03:00:30] know it's the same thing as with transit it's very difficult to have transit if you don't have the population to support that transit who are going to use that transit i mean why do some of the larger cities you know new york paris etc etc i mean they have a wonderful transit system they have the population our population is not only a not that large but it's also very spread out around the whole county so that makes it very difficult so um i do agree that we don't The population is not dense enough.

[03:01:07] And the radius, the radius areas that Supervisor Galloway mentioned close to the activity centers. I mean, how many viable activity centers do we currently have? I don't know.

[03:01:23] I really don't know that. I mean, I don't really consider Pan Tops an activity center. I don't really consider Brookhill an activity center because it's not going on there. Whatever type of label you want to put as far as an activity center, whether it's retail employment, et cetera.

[03:01:43] I know we have even community Hillsdale Drive. It's like, okay, well, would that include the Whole Foods and everything? Is that what we're talking about on Hillsdale Drive? That's the only thing I see around there except for, you know, cars, C-A-R-R-S.

[03:02:07] So employment, you have Sentara Martha Jefferson Hospital, and you have Bonamuse, that's it in that. Well, no, you do have a lot of medical services there, you know, dermatologists and, you know, all kinds of medical services there.

[03:02:29] But I'm just not, I'm seeing all these categories, and I'm not seeing them fulfilled. So I guess is this something that we're hoping will happen in the future? or are we being too ambitious? Are we able to pivot if it doesn't go the right way?

[03:02:50] Those are the questions I have. Oh, and the investment in the structural parking. Are we talking about underground? Are we talking about a separate structure for parking?

[03:03:08] Are we talking about open-air parking? That's a question. It could be either. It just depends on what could be supported and what is easiest to build.

[03:03:25] It could be underground is much more expensive, so it could be an open-air type facility. It also could be associated with shopping or retail and residential structured type parking.

[03:03:46] i mean and i would love to see like stonefield which i know they're hanging on but you know they're doing okay i hope i think uh but wouldn't that be great if they had residential above them they were supposed to and then the recession hit and yeah and then they didn't do that so i mean are the developers just building what what they can because we have too many stipulations on things. I don't know. Anyway, a lot of questions. And regarding the structured

[03:04:25] parking, I know underground is more expensive, and I guess we're not going to get there until we're maxed out. Then there'll be underground parking. Otherwise, I guess they would just be structures unless you want to have a large open area for parking, which I don't think anybody wants.

[03:04:44] That's it for right now. Thank you. But I agree a lot with what Supervisor Galloway said and what he brought up. Supervisor Malik. I didn't realize I was next. Okay, thank you. I appreciate very much the presentation and the narrative because my brain is a little fried as well as far as trying to keep track based on the homework that I did.

[03:05:10] And I will try not to fall over to page 33 and beyond, except to say that in relation to other comments about the CIP and investments, we have an opportunity to use legitimate proffer authorization, which we have now, if we had a developed CIP, and we don't.

[03:05:34] And so we can't apply those proffers that other communities are doing because they have a more developed CIP for the needs that they know they need right now, as opposed to even in the future. So I would ask that people put that on the list of things that needs to be returned to because we sort of fell off the wagon when the 2016 General Assembly thing happened, but we didn't keep doing the things that we could have done.

[03:05:59] And so I hope that we will do that. Okay, that takes care of that page. Now, I've been watching these for a really long time, and it just takes a lot longer to accomplish the things that we're wanting to accomplish than we have allowed it to happen.

[03:06:18] So I think that one of the problems I have with keeping using the mixed-use term, even on teeny-weeny little lots, I mean, the original, the zoning ordinance that I think is in effect right now says a minimum of 50 acres or something like that, to have a bona fide mixed-use offering, something in the Holleymead Town Center size, as opposed to the lot on the corner of Belvedere and Rio 29, which had, you know, a few houses and a few shops.

[03:06:49] And the reason they put the shops in was because they had to qualify for that term. But I don't think it's effective. The walking radius works great for the town of Crozet because it's been there for 150, 200 years.

[03:07:05] And it has teeny-weeny lots, and there's a great close-in residential now that's in addition to the new things which are being built. So the Crozet master plan is full of those maps of walking radius and that kind of thing. But the 2015 Crozet Master Plan had, no, the 2010 Master Plan had these little centers all over the place, which was what pushed the population to 25,000 people and caused absolutely chair-throwing revolution because sort of going 12,000 to 25,000 in one Board of Supervisors meeting in 2005 was not a success.

[03:07:43] But anyway, now at 16,000, it is still waiting to get the infrastructure that it needs in order to be able to even consider what was suggested somewhere about changing all the neighborhood residential to higher density.

[03:07:58] When these are 100-year-old neighborhoods, they have no sidewalks, the roads are 10 feet wide. And so I very much appreciate what someone said about where the amenities already exist or are funded in the next five years. Then there's a possibility to use any one of these different options that is being discussed.

[03:08:18] But I would have huge difficulty saying we should just do this everywhere on the maybe just in case we'll get what we hope for. Because I think without really carefully thought out performance standards and instructions, and if you check all these boxes, you charge forward.

[03:08:40] What the DCD was adopted in 2010, and it is a form-based code. And it has been used to the limited extent, the Piedmont place that's shown in one of your pictures. right on the same page where you wanted to change the lowest the region the residential component from six to something to 12 to something well there are only six or eight residential units in Piedmont Place which is six stories tall

because it's primarily business because it's in the downtown core which is where their the biggest focus was to have employment and

[03:09:19] residential and services for the people who are already there and all the people who are coming and all the units that have been zoned in, the 4,000 units that have been zoned in in four years before 2008, many of which have been now built. So I'm trying to – oops, where did my sheet go with all the questions?

[03:09:40] I lost it. There it is. All right. I'm supposed to answer the standard and the legacy categories. Is this what I'm supposed to refer to just so I'm trying to be organized here? So the land use categories I'm okay with, I think, as long as we understand that those legacy ones are because of the series of master plans that were done based upon that.

[03:10:12] And when there is, as I said before, when there are lacks in the ability for people to get anywhere at commuter time or sidewalks to walk on and you have to walk in the street while the dump trucks are going by, then we can't be putting a whole lot of density in those circumstances in this next interval.

[03:10:34] Okay, meeting housing needs. I have a lot more to learn about this, but I will share that friends in D.C., where they've had the authority to do accessory units for decades in a lot of these places, the cost for a homeowner to do this is absolutely unsupportable by anything except a tenant who's a university student who's going to pay you several thousand dollars for a month for living

[03:11:06] there. So I am skeptical, having not seen it anywhere else in the country that I have read about, that that is the magic answer. So I'm just trying to be thoughtful about what is really going to get us success in order to achieve the tremendous need. And in addition to the building thing the heartbreaking story from the young lady this morning is a regulatory thing that i hope it brought to mind our legislative agenda and how we have got to get better authority for the county

[03:11:42] to be able to engage on these deplorable housing conditions things so anyway that's off topic but i just i want to make sure that we have action things and then we have planning things and right now i'm trying to be on planning brain um okay i've talked about cip now um and the middle residential, as I said, that has to be neighborhood by neighborhood where the amenities exist for me to be able to think that was a really good idea. Crosswalk, I've got that.

[03:12:20] We are seeing a lot now of so many centers, I mean, bored everybody to death, I'm sure, that with the five huge rezonings in the 2004, 5, and 6 interval, there's so much space that they can't be supported there's oversaturated and we've seen north point having to pull down a hundred thousand dollars a hundred thousand square feet at least of their proposed commercial space because there isn't demand for it and i that's so i hope that we will recognize that and also recognize the

[03:12:57] challenges as i said to the whole mixed use thing and try to define more carefully where it is appropriate and where it might be allowed but not necessarily required in order for anything to happen um supporting retail old trail has is heading for a thousand units and they still have trouble so that is just another example you would ask about what's going on here where that is the one in the whitehall district where it was supposed to have two thousand units that absolutely was unsupportable financially development wise anything at market wise

[03:13:35] and therefore they achieved several years ago a maximum minimum that is now a thousand instead of 2,000. So maybe in 20 years, we will get there. And that's why my brain is saying, well, comp plan is a 20-year thing, and so we need to just be optimistic and keep working. But I agree completely that we need to be more analytical about the Pollyanna things we say and not have somebody come back to us in a few years and say, well, you really blew it on that one. Because there are many things in our current comp plan that we would like to do, but we have not. And

[03:14:14] it wasn't that it was bad to put it in there but i think now it's going to serve us better if we are more realistic um okay talked about that talked about that someone mentioned about performance spaces there is a huge desire for a 600 seat performance space because the university was going to build one at their thing on ivy road and that's now not going to be available to the community so if we can find an angel who wants to build us something like that at the mall perhaps then that would be very very quickly used by the arts community transit transit transit the whole

[03:14:52] goal for the growth area for the 30 years i've been hanging around here is it needs to be a place where people want to live otherwise it's going to fail and that we also need to figure out our plans and rules in order to build truly affordable units for some of those for projected 31 000 people who might move here i don't know if you were taking the four percent per year which is what we've had for the last two years or the one and a half percent per year growth that we've had

[03:15:25] for the 30 years before that so um that's a lot but anyway we have if it continues at four percent per year we have real problems dealing with any of what we have going on because every single district has huge traffic problems at commuter time anybody who has to go over between mcintyre and free bridge any time of day.

[03:15:47] We're all sitting for a really long time. So we have to figure that out as well as we can. I have huge support for structured parking. And 10 years ago, there were traffic studies for Crozet that called for this.

[03:16:03] There was, I mean, I tried very hard in 2008 to get a single deck more at the library. It would have cost us one million bucks. But I could barely get the money to build the library, much less. and I had to give up on, but they could have come in on Croce Avenue at grade, 75 spaces down there, come in on Library Avenue at grade, 75 spaces there.

[03:16:26] It would have made a huge difference. So I hope that we will really not repeat that behavior, but actually try to figure out a way to work with our businesses and to incentivize that difference that people talked about five and ten years ago about we're close because the cost of land is going up so much that with a little pushover, we can make that structured parking work.

[03:16:52] I'm very sorry that David King passed away because he had said to me, as soon as you get the zoning done for J.B. Barnes, I'm in, because he was a structured parking guy in Houston. And so he thought I had set him up in a conversation, but I had no idea about his background beforehand, so that was a big laugh.

[03:17:12] But I know that when we have areas where there are lots and lots of people and we want them to come, we want them to live there, We want them to work there, and we don't want to waste a lot of beautiful, expensive viewshed and space on a parking lot. There will be a huge economic development benefit and the finances to make this work.

[03:17:33] And someone did send me some papers, which I have not yet read, that I will share with everybody about the links between structured parking and economic development for not necessarily even giant cities, but places of our size. So I will not leave that alone, but put me all in on that.

[03:17:52] Did you want comments about activities? Well, I guess I talked about those already. Yes, I mean, fewer, fewer, fewer to meet the demand so that we don't have empty commercial spaces all over the place. That's sad. Right back through my nose.

[03:18:12] Where is Ravanda Ridge? I'm totally drawing a blank on that. Lower Pantops with the Food Lion Shopping Center. Over Ravanda Ridge. I thought that's Riverbend. Yes, I'm sorry. The giant shopping center at the top. Oh, I was trying to put it on 29 North, and I couldn't figure it out.

[03:18:32] Okay, now I understand. So the higher story is over there. Now that makes much more sense. Okay. And just to help, when you see a Crozet map and it has all that yellow, those are all built-out neighborhoods already, just so that that's what I was addressing when we were talking about how to where those accessory units would be built.

[03:18:54] And I guess I'm going to reserve decision about the accessory units and the process involved until I know what the performance standards would be like setbacks, et cetera, because to me, that'll make all the difference. We had a big boo-boo that took about 10 years to fix when an earlier zoning code allowed a zero lot line for accessory structures, and it became a maintenance disaster for the required trespassing on the neighboring lot in order to fix a structure that had been built legitimately on a rule that had to be changed.

[03:19:29] And we got it changed, and it's not there anymore, but it makes me jumpy when I hear about things, more and more and more things being put in without knowing what the details are going to be on how that would work. And I'm going to stop there. And I'm sorry it's disorganized, but that's the best I can do right now. Thank you. Supervisor McKeel.

[03:19:48] Sure. I'm going to try and work off of this. I will probably digress and I apologize for it, but I will take the opportunity to make a couple of comments that may not relate directly to this because I can be all over the place and I apologize for that. Having said that, So 12 standards plus three legacy land use categories, I basically have no problem with that.

[03:20:11] I think that makes sense with probably some caveats. But anyway, basically makes sense. I would like to take an opportunity now to say, though, that I think we have an area like the village at Ravana where we know it's not going to happen, right?

[03:20:27] Let's see if we can do some trading, possibly, of development area where something can actually happen. Just saying, I think that's really important to think about. And I'm going to try and go through this list.

[03:20:46] Allowing accessory units with performance standards. I am supportive of accessory dwelling units with a lot of caveats. Not by right. And I would say I am really supportive.

[03:21:08] I would say that I'm very supportive of encouraging developers to build them where you have Belvedere, where they were built in. That is perfect. That works. There's an alleyway.

[03:21:24] There's a parking allowed. People buy into it, and they know what they're getting. It provides additional. I think that's great. I get very concerned in a university town, if you start just putting a lot of

accessory dwelling units, what you're going to do is to take the load off of the University of Virginia, and you're going to end up with providing housing in many areas for UVA students.

[03:21:50] That's not a bad thing. I can tell you that my district, the affordable apartments, and if we have an affordable house in an older neighborhood with no HOA, it fills up with students.

[03:22:05] And that's probably not a bad thing, except that we need to be figuring out with the University of Virginia, and this gets to that regional work that we're talking about with UVA, how they're going to help us with the challenges that we're seeing in our development area and our urban area with their growth of students.

[03:22:30] And I understand students have to have some place to live, but I'd like my priority to be my citizens in bringing people back. And I don't think everybody wants to live in the development area or in Albemarle County.

[03:22:45] Some people want to live in Fluvanna. We should not just broad stroke that everybody has to live in. Having said that, we should be providing transit and some way for them to get to work and back if they want it. Having said all that, and I digress, and I'm sorry, but I'm worried about by right accessory dwelling units just arbitrarily placed because all these in my world, the new developments in many of the developments like you can name it, I mean, you know, say out of bounds, they all have HOAs that are not going to allow them.

[03:23:25] so how do you deal with that so then they're forced into areas that are not built for them that's all i'm saying so not totally against it but boy we you're going to have to show me some performance standards and how they're really going to work and it seems like to me this provides a good opportunity to think about how to work with uva with their afford with their housing for their students and i know they're trying to work on it i'm not saying they're not because i think

[03:23:57] they are um let's see where where am i going here the range um i mean i that's to me that's fine i mean i i don't i'm not going to give you a lot of pushback on that and the changes that you made that's fine map middle residential neighborhood let me just move on to some of these others that i think i have and i have to go back to my notes um absolutely i think a crosswalk is a good idea that to connect that i think that's a great idea i'm trying to get to your

[03:24:28] points here. Activity centers, I am very concerned about what we're talking about, that we're just setting ourselves up again. Stonefield, North Point, Brook Hill are all struggling right now with commercial, right? And I'm changing a little bit from the, I'm just sort of looking at this as a unit down here, but they can't fill their commercial space. North Point is really a food

[03:25:08] desert and he's struggling to even find a grocery store to go out there. So I'm just saying that I think we need to think very carefully about how we're wanting to spread out the mixed use and rain those down a little bit because it's not working now.

[03:25:30] Now, maybe in 20 years we'll have the density, but I agree we do not have the density to start looking at this right now. And at what point it kicks in, I get this is 20 years, but I'm not sure we will in 20 years. People talk about light rail going up 29. Please.

[03:25:47] 2,500. I'm just saying. I know they come from places where there's light rail, but that isn't going to happen. I digress. And just to be able to throw this in at some point, I really do, or I would like to have a

conversation about how it would be appropriate to use manufactured housing.

[03:26:11] Maybe that's better discussion for the rural area rather than the development area. But I just, I don't want to lose sight of that. It does offer some affordable housing that we could be thinking about.

[03:26:27] Go back to my notes. I'm sorry, because I'm digressing. Building heights need to be, I do think I'd like to have a little bit more information about building heights. What I'm hearing, I don't think is outrageous. I mean, that seems appropriate to me. I'm not an expert on that, but I do know that parking has to be addressed.

[03:26:52] I am really tired of a sea of parking lots that are sitting there empty. And I don't know how we get at that because there's private property right now. But to just keep allowing that, we need to really rein in on our parking and start to think about structured parking, I think, makes sense.

[03:27:11] I know underground parking is extremely expensive, and especially in our community, where often you have to blast. I mean, it just gets to be. So structured parking, yes. There's an example at Stonefield, but I guess that is so expensive as to not be rational.

[03:27:28] But they put the parking up through the middle of the building, which is really cool, but probably way too expensive. But anyway, I do think we need to be addressing the parking and maybe our expectations while we're doing this, obviously, of less parking. But we have to have the transit for folks to be able to have access to parks.

[03:27:53] How come my constituents can't? We have to get in a car and drive. So we really do need to start thinking about how to get green spaces. And I think about them more as green spaces because when you think about parks, you think about Dardentown Park or something really big.

[03:28:13] But we really need to think about in the development area how people have more trees, how they have some green space, and not just having to get in a car or to expect them to ride an hour on a bus. So, but I really would like to see the idea of what are public and what are, I think that would help.

[03:28:35] We're talking about our green spaces to know what's public and what's private. And I think we've all agreed on that. Help me out a little bit with form-based code. We went through a whole two years of form-based code.

[03:28:53] Ned, you can maybe help me with this. Where has that gone? It's in the small area plan. I know it is, but has it ever been, how has it ever, has it really. It's a voluntary overlay but my point is has it ever helped us well we haven't had an application really to come but I'm saying yeah how many and how long there's one working through the process now oh is there there's one actually now probably two oh there are two so I know they're that but the one I'm thinking of is a larger one I don't know what the second one is the larger one was right there on Rio Road oh the first one is over that cut through where you can see from Rio to Carter Myers, that bill.

[03:29:30] That's actually being developed by form-based. By form-based code, thank you. We've talked about that so much, we approved it. And then I think we kind of lost track of what's happening with it. I would really be interested in just something quick about form-based code at some point so we could understand it better and how we might utilize it better.

[03:29:48] Yes, ma'am. Would be kind of interesting. Maybe it doesn't even have to be an agenda item, but I'd be interested in that because I've sort of lost track of it. I really like the idea of trying to figure out going

forward, prioritizing our transit and our capital with our comp plan.

[03:30:14] Right now, we're having discussions about how we can enable students, high school students and middle school students, to use public transit.

[03:30:33] but public transit right now doesn't even go down Hydraulic Road past Lamb's Land Campus. So looking at that through the lens of, as we go forward, transit and how to get people onto transit, but then to be able to prioritize where we're going to spend our money, both on that capital for roads, right, but as well as transit and how we can make it all work.

[03:31:09] A five-minute walk, I can't even walk to Barracks Road from my house in five minutes. And I live right, what, four blocks, five blocks. That's a 20-minute mile you're talking about. That's not, what you're talking about five minutes here is what the center size is, not where everybody is.

[03:31:27] I understand that, but I'm just using that as an example of, yes, I'm a little concerned about that five-minute. I just don't think that, I think the, yeah, I don't think that's. Wait, I missed that point. You're saying that the five-minute diameter is walking from one side of the center to the other.

[03:31:47] Well, that would be ten minutes. Is the center. Oh, I missed that, too. The center is a half a mile. The center of the center. The center is the five. Right. Most of the center concepts are a quarter-mile radius, which means you can walk from the center to the edge in a quarter-mile. It doesn't mean you can get everywhere to a center in a quarter-mile.

[03:32:04] It's just the centers themselves are a quarter-mile radius. I think one key point we were trying to bring up was that the neighborhood model, when it was first conceived, you were supposed to have a center that was a quarter-mile walk from everybody. And so we ended up with lots and lots of centers.

[03:32:21] I think one of the things we're trying to do is reduce the number of centers. So I think previous plans, you had about 50 centers. And so we've tried to reduce that to about 30. And then of those centers, we have this hierarchy type of a thing where we're really, I think a lot of the emphasis we're trying to put is on these regional centers.

[03:32:38] So having four or five regional centers is a place where we really could focus a lot of density, a lot of investment into potentially public investment into transit, maybe parks, those types of things. Try and help focus a little bit more and to, A, deal with this idea that you can't have a mixed-use center everywhere if you don't have enough density to support it, but B, to try and really give us something that we can target to try and create some walkable nodes, which through time we might be able to build off of.

[03:33:10] I think that's one of the key elements we tried to put in the chapter. That's helpful, and I was confused about that. Yeah, if I say something that's like, that guy don't know what he's talking about, you should probably tell me I don't know what he's talking about. Yeah, I'm glad you all stopped us and corrected us. And it can't be Neil.

[03:33:27] You want me playing someone else? I don't believe Neil when he says I don't know what I'm talking about. And I do agree with what you're saying, exactly. Too many, right? And to try and narrow it down and make it, yes, that works fine for me. I get that. Thank you. And I thank you for the clarity. All right. And I think I'm almost through it because I know, Jim, you're light industrial.

[03:33:52] Yes. I would say that some light industrial could absolutely go into some of our residential areas. That light industrial does not have to be smokestacks and all kinds of, you know, we have examples

of light industrial right off of 29 in my district, and people don't even know it's there.

[03:34:14] Absolutely. So I am very much in favor of that. With caveats on, you know, that has to be performance criterion. And let's see. And is there a way as we're doing this work, when we're talking about shopping some of these areas of commercial that we agree, or many of them are struggling right now, is there a way that we can figure out how not to make it harder for them?

[03:34:48] For example, if you have a mixed use where you have apartment complexes and then you have a restaurant or something, their coffee shop right there, We should not make it hard for those businesses to advertise signage-wise.

[03:35:09] And it gets to what Bea and I were talking about the other day when we went to a restaurant. And I'll just say the ARB and some of the folks that are approving that, and I get why they do that. But if you want a restaurant or a coffee shop to succeed, you ought not to tell them they have to plant all these trees so that you can't see their signage so that nobody knows they're there.

[03:35:38] That is bordering on a very busy road. I'm just simply saying it's something to think about as we go forward, right, when we're doing this. If we want businesses to succeed, we have to give them the tools to make people know that they're even there.

[03:35:53] And that's a simple way to put it. And I think, have I even handled what you wanted me to, or have I talked enough? I probably talked enough. I think you've covered most of what we've done on this slide.

[03:36:09] I'm sure I have. The only couple of things, though, I do want to give some caveats. We don't have enough affordable housing right now because this board has not had the political will to support and pass some of the affordable housing complexes that have come to us.

[03:36:27] We have to have the political will to do that. I'm just saying that's the elephant in the room, and you guys can't do that for us. And the other caveat I would say is that when I watch this and I look at this and I know everybody wants what they want, they want roads, they want sidewalks, they want connections, and I get that and it's all wonderful, but in my mind what I hear is cha-ching, cha-ching, cha-ching.

[03:37:00] I'm just saying. And they're going to have to be willing to pay for it. It's not, it doesn't come for free. And what we're talking about here is a lot of money for infrastructure. Just to think about, it's the right thing to do. Sidewalks and all the, it's the right thing to do, but it comes at a cost. Those are my two elephants in the room. And with that, I'll stop. Thanks. Thank you.

[03:37:28] Supervisor Pruitt. Thanks. I want to begin by talking about something. I talk with my constituents a lot and has been brought up a few times and i want to just say very directly that the village of rivana is by all accounts an absolute policy failure it should not exist it represents i think some really catastrophic planning decisions that this board made once upon a time that also like i don't think it is unfair to say speak to certain uh racial and class animus that might have been held at certain points in time that this was where we decided to plant a brand-new community of a certain type.

[03:38:07] There is a certain amount of damage that's already been done there. It is already almost entirely built out. That being said, I know the residents of the village of Ribana that I speak to are not happy with the fact that they continue to be a development area.

[03:38:23] Many of them are not happy with the fact that they continue to be a development area. They don't like the looming sort of Damocles of potentially the small remaining undeveloped lots being built out. The small area plan specifically calls for, like, light commercial use, which I find almost amusing, right?

[03:38:42] This is not going in. I don't know that there's a significant appetite for it. I would be interested. It's been brought up several times. And I just want to say I think the board might need a little bit of understanding of what it would even entail for the status of the area to change and be designated as rural area with the understanding that there is already built infrastructure there.

[03:39:10] Obviously, you're not going to roll back ACSA services. You're not going to bulldoze houses that aren't built on two acres. But I would be curious, if we were to do a transfer of the 2.7 acres, what does that actually look like?

[03:39:30] What does that mean for the residents of the jurisdiction? And also, how would we manage that? And this is something I mulled on since the last session when it was first kind of broached. I think it would be if there is an appetite by this board which I think there might be but we need more information if there is an appetite I think we owe it to the county to try and act this cycle instead of waiting for another decade for the next comprehensive plan review so I realize this is a big ask kind of midway through the process but it's something I think would be

[03:40:07] I would be interested in um let's also talk about kind of the way we do the flume planning and potential inconsistencies. I want to just highlight immediately something.

[03:40:24] We used Broadway as an example of an employment center. And identifying and discussing Broadway as an employment center, first and foremost, is actually not entirely consistent with some of our own discussions about how we might want to utilize Broadway in the recent Broadway plan that we went over, in which we talked about energizing and potentially incentivizing even certain non-employment area uses.

[03:40:49] We continued to insist that the primary purpose was light industrial, but there was also appetite for how we might otherwise energize these things. That's an example that comes to mind. I don't know that that's a particularly damning one, because, again, we continue to say that the primary use of Broadway should be light industrial.

[03:41:06] But it makes me wonder whether or not we have other statements by this board that are fundamentally contradictory to what we're saying we're going to do here. Thinking back to our village of Rivanna example, this was a major contention with the last major development that went through because the idea of feathering density is present in their small area plan and is not consistent with the rest of what the comprehensive plans suggests.

[03:41:35] So I would wonder, I guess, what the conflicts check has looked like on our respective master plans, the text of the comprehensive plan development area chapter, as is here, and other purpose-designed small area plans that have come for how we might use specific employment centers and other local regions, because this is something that leaps out to me.

[03:42:00] This also, I think, challenges the way we think about and talk about the flume, because it is not clear to me as a supervisor, as one of the people with more decision-making power than most people in the county on this, it is not clear to me when I'm even supposed to talk about it or suggest changes.

[03:42:22] We talked about it during the growth management policy, but it didn't feel like that was the appropriate moment to talk about it. It is now here as part of the development area but I know it is being informed entirely by our respective master plans and I also know that it is then going to inform the zoning code which is a separate conversation that needs to be having after it. I don't know when I'm supposed to say and the community is supposed to say where we would like changes potentially and it's not clear to me if there is a process other than I guess petitioning people's individual appointees on the

[03:42:57] different CACs who have a role in master planning, that feels like not a way that is well designed to actually engage and energize the community and feedback on this. You know, there's a lot of things I don't think Charlottesville's government does the way I would like it done. But they did have, I think, a very robust and challenging but productive conversation on their flume. It deeply energized the local communities. People had a lot of opportunity to give feedback. I'm not sure if I a constituent ask when when do I give feedback on our future land use map I don't know what I'm actually supposed to tell them and I don't know when I'm supposed to be getting feedback on the

[03:43:34] future land use map um so I would just raise that and maybe there's an answer right now maybe you're going to say right now supervisor it's in this chapter please go ahead well I just would say generally speaking what we've taken as a strategy is a to try and over time as they did master plans We sort of drifted, and we ended up having multiple land-use categories, many of them the same.

[03:43:58] So one of the big pushes we're trying to do is to standardize them and to reduce them down to these 12 or 13 districts. There's a couple of legacy ones. So that's, generally speaking, what we're trying to do with the FLUM across the county. Our strategy has not been to sort of change the designations that were considered in the small area plans previously for individual portions of the development area.

[03:44:19] So I think our strategy is to come back as we do the small area planning in these different neighborhoods, Pantops or Paces 29, and to have that discussion then about changing the land use category from neighborhood residential to missing middle or to a mixed-use or take it out of a mixed-use zone.

[03:44:41] Obviously, if there's a need to get into some more detail at this time, we can, but generally speaking, it was not in our tent. Okay. So the thinking is that if we want these changes, it should be done kind of at the master planning level. And I guess maybe now what we're really talking about is broadly, when you look at the big map, is there too much of one or too little of another, or do we need to try and meet some affordable housing goals by trying to raise the ADU capacity in some of the lower residential intensity areas?

[03:45:14] That's some of the things we were exploring with you. Sure. This is, I think, a bigger problem than we can get into here. But I do, I'm beginning to question, I knew the role of master planning through the CACs before I came to the board. I'm beginning to question if this is where, at the end of the day, our comprehensive plan land use map is coming out of, and then our zoning code is going to be heavily informed by that.

[03:45:42] I wonder if that is an appropriate delegation, that we are essentially having very hyper-local stakeholders who are themselves not politically appointed, right? They are appointed. They are not politically elected.

[03:45:58] If having that kind of hyper-local representation that ultimately governs all development area land use, I might wonder if that is well thought through. I'm not sure I have heads on this board nodding to support me on that, but I can see challenges in it.

[03:46:14] It seems to kind of lend itself into, I guess, a more protectionist posture of how we think through and use our own land that I'm not sure is necessarily community-oriented or county-oriented. There was a discussion, Supervisor Galloway talked about the notion of what does it mean for a majority of new residents to come in.

[03:46:42] I think it is important that we capture in some way through our comprehensive plan that all or nearly all, I think, new construction should be located within the development area. I think I personally see almost every development or every build in the rural area as a minor policy failure.

[03:47:06] Why have they chosen there? Why are the incentives not sufficient? Why is this the scale of development we're executing? Understanding, of course, that I would like to live in the rural area i can't afford it but i would like to live in the rural area and understand that there's uh it is not something we can stop but i think the goal i mean the goal should be as near as all because that is consistent with our other that is consistent with our environmental preservation that is consistent with our carbon neutrality goals that is consistent with our affordability goals because we'll be able to build denser and higher um let's talk about accessory dwelling

[03:47:39] units um i am supportive of accessory dwelling units i'm supportive of them with the minimum review that is necessary to be economically feasible i imagine legislative review is not going to be economically feasible for damn near anybody um so i would be either in favor of i would still be in favor of legislative review over what we have just to be clear but um i'd be in favor of administrative review or buy right uh buy right would obviously need to be constrained by and i think this would both buy right development if you have sufficient policies and you have

[03:48:16] sufficient guardrails and you have sufficient performance standards on where it can be used right then maybe that would be the appropriate uh posture but that would need to be developed out a lot um i would also just suggest we should not act like adus are going to be a solution of any considerable magnitude um adus are a necessary but insufficient part of a housing strategy but when we have a land use map that has so much light yellow on it and we know that most of those light yellows are where we have existing single family developments and it doesn't even make a

[03:48:54] difference to change it we need to have every tool available to get additional units out of that i do think we're a community that's probably well well positioned to actually have some uptake on adus for the factors that have already been mentioned right we have a significant um we have significant population of students and we also frankly have a significant population of of working singles who who struggle to um to live close to where they work um that i think could be well suited to here um so i would be interested in in either by right or administrative uh specifically with

[03:49:30] a concern to how onerous this is on the individual and how how easily it can actually be implemented um before we even got on the subject after supervisor galway i think had a bunch of well um well-reasoned insights on it and my peers also all kind of echoed this i had already written down mixed-use neighborhood development does it even work um so i share my my peers concerns i we have continued to say as a board that we really like the idea and it's of course informed by what

[03:50:07] residents are saying in feedback and survey and every time you hear from a resident we like the idea of being able to walk to somewhere to get food of being within reasonable proximity to work we like the idea of mixed use developments we like the idea of you know the five-on-one concrete pediment that has a shopping center or a grit coffee in the bottom of it but i only know one grit coffee that's ever successfully built in a concrete pediment um so i take the i take the point well that I think we need to be very honest with what our capacity looks like. Residents

[03:50:42] seem to continue to say that what they like is a light smattering of commercial uses that might be things that they would be more likely to use in their day-to-day. I think there is a less desire for the large-scale regional hubs. And if there is a capacity question, I wonder if we are being too reliant on very large scale regional hubs and if that is swallowing up demand for for a more

[03:51:16] micro and local scale uh service i can see some squinting but my point being if there is only x much business that can be supported by people in a given square mileage area are we doing ourselves a disservice by having mega scale service and amenity spaces when what people want are a larger number of micro scale. I don't know if that's sustainable, but I might suggest that

[03:51:49] maybe this is something that we should explore. I think either way, what I'm hearing from myself and also from the people who spoke before me is that we might have identified more of the regional community and local scale centers than are sustainable even after we've already pared down. Because I appreciate the point that this has been pared down from the previous neighborhood model-like concept that previously had 50 centers.

[03:52:16] It's not clear to me that what we've identified as sustainable still. Not at least to realize the kind of vision that we have of these areas that makes them really attractive and desirable. And I would agree, right?

[03:52:32] I think this is important because they do signal cha-ching, right? And I want to, if we're going to label something, I want us to actually have the gumption and the capacity to actually build out those support centers. When I look at this, this kind of disaggregated set of employment centers, what I think is, well, there ain't no way.

[03:52:53] There ain't no way I'm getting a cat route to every single one of those. It already seems untenable. There ain't no way I'm going to be able to have, you know, a square mile of crosswalk and sidewalk investment.

[03:53:09] if i have to hit all of these um so i just suggest that and again i would echo my peers points that we need to if we're going to say that these need to be walkable areas we need to investigate what that actually looks like um i live right next to an employment center and right across the street from a um a community level center right i am i'm a quarter of a mile from uh the tangerine's Kitchen and Food Lion, right? And I am directly across the street from Employment Center. Both of those are easily walked to. There's not a single crosswalk between them. There's not

[03:53:48] a single sidewalk between them. I have to walk uphill against traffic in a single lane road for part of it in order to get to Tangerine's Kitchen, which is a place I like and would go to dinner walking if I could safely, but I can't, even though it's five minutes walking up the street. So we do need to very critically think that through.

[03:54:10] let's talk about parking this is another thing that i'm actually not sure when the hell i'm supposed to talk about it right um am i supposed to save this for the zoning code am i supposed to talk about it here um i'm gonna talk about it here so i'm just why do we have parking minimums for commercial space that's going to be actually i mean there is a whole list of uh like individual landlords know who their prime client are if i'm going to be building uh for 7-eleven i know what

[03:54:45] 7-Eleven expects as far as parking. I know to build to that because that makes it more marketable. Or if I'm a 7-Eleven who wants to build and own my own things, I know what my corporate headquarters says I need to have for parking. So why do we interject and create an artificial minimum that might be higher than that? I truly can't think of a good reason. And I don't mean to be brusque if I'm being flippant on this, but I see no role for commercial parking minimums, period.

[03:55:19] I think we should reevaluate residential parking minimums, but I think we can actually argue a role for that because that could force things onto other streets that could have downstream effects on individual residents who don't necessarily have as much of a say on things.

[03:55:38] So I think both of those need to be discussed in the comprehensive plan. I think we need to look long and hard and actually question whether or not our current parking requirements for residential is appropriate. But, I mean, I think we need to be able to justify commercial parking at the very least.

[03:55:56] And I'm not sure we need to have a requirement for commercial parking, because that seems like something that the market is actually well-situated to provide the minimum, and not more than the minimum. If anything, I would be curious why. It seems like the role of government would be more maximums than minimums.

[03:56:12] But we have minimums, and we don't have maximums. So I'm confused. And I'm curious if other members of my peers would be supportive of a proposal like that or if this is something we might need more information on. But this is baffling to me, and I would like to have it changed as soon as possible because I don't understand it.

[03:56:37] The change, 6 to 12, yes. Can you remind me what we mean by crosswalk here? Is that referring to the process by which we integrate master plans into? Sure. Okay. I've expressed my thoughts on that. Are there things I haven't talked about that you need feedback on?

[03:57:01] I think you covered everything. Activities centers were the last on the list, so I think you spoke to that as well. Oh, I should also mention I continue to be supportive of the per-application review kind of iterative feedback on how we're adhering to our own birth management goals.

[03:57:20] But, yeah, I would actually, because I know we're trying to give feedback, and I know we're trying to give normative feedback. On the commercial parking piece, I almost wonder if I might have the opportunity to hear from some of my peers as to whether or not they think I'm entirely off the range on this.

[03:57:36] But I leave that to the chair to manage how we would handle that. Thank you. Just to address that, I would say we need more info about parking minimums and commercial applications and how they're imposed and what the downsides are to having lower parking minimums or no parking minimums for commercial spaces.

[03:58:01] I think I understand what you're saying, but I don't think I know anywhere near enough to jump into that discussion at this point. So I think I'm ready to try to finish up what we've got here. The land use categories, I'm trying to keep to this topic, but I've got a lot of comments that I think will spill over to some of the others.

[03:58:20] When I look at 12 standard, three legacy land use categories, I appreciate pairing it down, and I appreciate the crosswalk to help explain how this pairs down. I have, you know, in page 7 of our materials, the future land use key, and it describes these different things.

[03:58:38] But I note that in the more detailed descriptions, and this addresses some of the comments made by other supervisors, that, for example, residential uses, those do not currently even list light industrial in any way as a secondary use.

[03:58:56] So that's a decision that I think that I'm not ready to make as to whether that's appropriate to add light industrial into that. But I do note that light industrial is already a secondary use in all of the mixed-use categories. And residential is already a secondary use, is actually a primary use in all of the mixed-use.

[03:59:16] So we have residential in the residential, obviously, and the mixed-use as a primary use already. So I'm not troubled by this. I think that what we're laying out makes sense so far. When we go to commercial and employment uses, again, light industrial is included in that as a use, a primary use.

[03:59:38] Secondary, residential still applies even for general commercial and office flex light industrial in the descriptions that I'm reading. So only in industrial do we see no mention of residential use, and I think that's very appropriate.

[03:59:53] So I'm liking what I'm seeing here. Institutional doesn't mention light industrial. It does have residential as a possibility. So that's one. And so, you know, I'm kind of comparing those two. And that, you know, brings me, I guess, to where we're talking about meeting housing needs.

[04:00:15] The community mixed use changing from 12 to 34 instead of 6 to 34. I'm fine with that. But I will note that there are numerous places where we talk about secondary uses in other areas, and we still use the 6 to 34, so why aren't we using the 12 to 34 or considering those in some of the other places where it's a secondary use so that we're at least consistent in applying this 12 to 34 and using that as a way to increase some of the density.

[04:00:42] I also am in agreement with the idea of mapping more metal residential versus neighborhood residential, But I understand that at this point, we're not looking at the specific details of the neighborhoods that are in the development center, and that will come with these master plans, and that's where we'll have to dive into this.

[04:01:02] In particular, I'll just follow up on the concept of Ravana. You know, that requires its own discussion to figure out what to do with Ravana, and I agree there are problems, and I'm not trying to sweep those under the rug or say that we don't discuss that.

[04:01:19] We should. I just think it's not something we'll get to in this discussion as part of the comprehensive plan, except to the extent that that's informing these master plans as we get to them. So on the subject of auxiliary dwelling accessory units, devil's in the details.

[04:01:49] And in some sense, it's location dependent. So I would like to make this easier, but I would like it to be studied enough so that we're recognizing that there are possibilities that there are some neighborhoods where it's built out, but having an additional unit by having these auxiliary accessory units would provide housing, but it wouldn't interrupt either what the neighborhood's all about to begin with, but also wouldn't interrupt potential future redevelopment of that neighborhood.

[04:02:26] And I think this was brought up with the Planning Commission that one of the concerns is that if you just go and say, oh, yeah, you're allowed to do this by right, then you're suddenly taking a neighborhood that has, you know, two units per acre and you're making it three units per acre when it really needed to be redeveloped into six units per acre or something like that.

[04:02:42] So that's why I say this really requires a deep dive into, you know, where this would work. but I do think it's a good idea and where we can find that it's appropriate, I would rather see it by writer-administrator review than have to come to the board because that's just going to basically kill it.

[04:03:02] I mean, for people who are trying to say, I want to have a grandmother suite or something in their house or next to their house, that they just say, I'm not going to have a board for that. But there might be places where we can look at that.

[04:03:17] I mean, you know, even when we discuss Ravana, I don't know whether Ravana might be an appropriate place for us to think about really having an open up for accessory dwelling units, again, subject to whatever the HOA requirements already stipulate.

[04:03:33] So moving on to activity centers is, I think, future land use map. I'm happy with the mapping crosswalk, the comparison. I understand the activity centers is functioning as an overlay, so it doesn't really bother me.

[04:03:53] I'm happy that you've taken and reduced them from the 50 to 30. When I look at them, I do recognize that there was a lot of discussion earlier, I think, Supervisor Galloway about employment centers and their incompatibility with not needing more Starbucks and things like that.

[04:04:13] But I don't read that as what those are. Those are not about retail. Those are about already employment, and then the retail is only the uses that support the employees in that use. So these are really restricted in that sense, in a very narrow use of the activity center.

[04:04:32] Whereas the local community centers and the regional centers, of course, do have retail. But they also have, in all these descriptions, regional centers, mixed uses of residential, non-residential. The community centers, mixed uses of residential, non-residential.

[04:04:49] Local centers, mixed uses of residential, non-residential. With the different heights. I wouldn't want to lower those heights. I think those heights, you know, first blush, they seem very appropriate for what's being described. I don't want to close the door that when I'm hearing about Charlottesville suddenly wanting to put up 10-story buildings, I recognize that, you know, maybe there'll be more 8-story buildings in some of our parts of the county as well.

[04:05:18] And I wouldn't discourage that. But I like the idea of an overlay that sort of says, okay, these are the areas where we're expecting that kind of intense activity to take place. So, again, as an overlay. But because it's an overlay, it also comes with an expectation that we would invest in the infrastructure or incentivize some of the infrastructure that might be needed to make that work.

[04:05:45] And that's, of course, I think where we're getting to our discussion of structured parking. And, of course, yeah, cha-ching. But at the same time, I think it's very important to recognize that if we want to have the kind of density that goes with urban type of areas, then we have to have structured parking.

[04:06:03] We can't just have the amount of surface parking that we currently have throughout the county, I think, is killing redevelopment and development in the development area. And obviously, you know, I agree with the comments about prioritizing transportation projects in those areas, infrastructure, and also finding space for parks.

[04:06:27] Again, I recognize the activity centers, the quarter mile was just trying to find the radius of the activity center, not the expectation that everybody's going to be within a quarter mile of this. But if they're living in the activity center area, which is a residential area as well, then, yeah, that's where they're going to find themselves a five- to ten-minute walk from the store.

[04:06:54] I was fascinated by and trying to understand further the idea of accessory dwelling units being done by developers.

[04:07:11] I guess I do recall that in Southwood there are some units that are kind of townhouses, but behind them there are accessory units. And I don't know whether when we look at that, do we count that as an accessory unit or do we count that as part of our density for that area?

[04:07:27] And, of course, you know, that's where I get confused because I think when we're talking about accessory units, we're talking about after-the-fact development or where, you know, it's otherwise expected to be essentially single-family residential type of units already or at most duplexes.

[04:07:50] So I guess I don't think we're limiting there because I think that that's part of the application of density to those developed townhouse-type of neighborhoods, units.

[04:08:12] I hope that, let's see, are there other things that I haven't addressed that you think should be addressed? Obviously, I do, just to come back to something you said at the very beginning you're going to post the feedback from the all cac meeting i would hope that you would either alert us to that post or send us the materials as well because sometimes i know that you're doing stuff online but i'm not there looking at it and getting uh making sure

[04:08:43] that i make sure i'm educated as to what that feedback is um thank you are there other issues the board feels they need to bring up now yes i just wanted to know whether or not if the board is interested in having i know we're going to revisit this in january but maybe well in december i mean november 20th we're going to be talking about the development area again this same section

[04:09:17] could we maybe allow three hours instead of two because i mean well we're at two right now we started late okay okay uh but anyway i i know i need more information on on all of this and everything that the supervisors uh fellows supervisors brought up and such but i'm wondering if we don't need well i could have a private session regarding land use so that's fine never mind supervisor just quick points on the walking map because i went back and read that

[04:09:54] and i did understand it it's a shame that neil left because now he doesn't know that i did understand it but it specifically says in there that it's low that local and the activity centers are a quarter mile to lower density neighborhoods so it's not just the activity center diameter it's actually talking about breaching into these lower density neighborhoods now i used the point of dunlaura which i shouldn't have

because that wasn't identified as a local center or an activity center but the regional center then says a half mile and it lists into lower density neighborhoods So my point is still valid for what I'm requesting, and I think the maps will help us understand it.

[04:10:31] Rio Hill Apartments, if you walk to the food line, is a mile. And it's probably longer than a half a mile to try to walk to Kroger. And when I was pulling up the distances in there, it's funny to me that Google even says, Route 29, be careful, there's not really great pedestrian infrastructure there.

[04:10:48] So even if you were not familiar with the area and did this, it would alert you, don't do that. That's a bad idea. So my original point and request relative to that, while I for a minute thought I didn't understand, I would just want to make sure that stands.

[04:11:04] The LI, does that equal commercial in the way that you're, to Chair Andrew's point about the LI not being and being comfortable with that. The LI is specifically not called out an urban residential, which is where I think it could be. Commercial is in the secondary use.

[04:11:21] But I don't know if a commercial equates to LI. So I just need that cleaned up for me at some point down the road. Thank you. thank you i don't think that li is specifically mentioned in those contexts and i think that perhaps what's happened with the one quarter mile half mile designation is that there may be a discrepancy in the specific descriptions and short descriptions of these and in the narrative where it's trying to flesh it out a little bit in terms of distances are we talking about distances to the edge where the density may be lower i know that's what i'm saying i think it's inconsistent

[04:11:53] inconsistent between the two so i have a couple things just to leave on the parking lot for people to talk about the things i've written down uh the mention was made of manufactured housing and uh this at the couple years ago high growth coalition had a presentation about people using manufactured housing very very well in urban areas and so with the building codes that we have today and the new ones i don't see that they could not be very successful in the growth area and was actually hoping that Habitat would choose that as a way to control costs

[04:12:32] rather than just having more of the same in the sort of build or stick build things for people. Second, tree conservation rules. People have talked a lot about the need for trees in the growth area. We have been talking about tree conservation rules for decades, and other counties do this very successfully to maintain the equity issues at the very least in our urban areas and we're still allowing people to bulldoze down 18 inch 20 inch diameter beautiful mature trees and put up things that are this big around uh and we're all going to be dead in the ground

[04:13:07] before those are big enough to do any good at all so i put that back on the list um michael you mentioned we would really have four to five centers with special focus i would like to know what those are when you're willing to share them because that would that extra level of categorization I think would really help us because right now I'm floundering around about you know we had 16 centers in Crozet for heaven's sake and that was in 2005 so we need to really I think get them down to small enough to succeed would really help. Let me run down here a little bit more just a couple more yellow things. The swap out for Village of Havana as I mentioned

[04:13:44] before that was done in Crozet during the master plan I think in 2010. Amelia and Bill and Wayne would be able to help us with that um the also for many many years but i haven't heard of one more recently comprehensive plan amendments were always part of the zoning process if somebody was doing

something that was outside the comp plan and nobody talks about that anymore but we don't i don't i would encourage us not to go down the drain about oh this is stuff for 20 years because

[04:14:17] there are ways to get this out um and supporting adus for housing to make sure that it's affordable i mean i i'm more more able to support that but if we had so my question for andy is do we have the authority to have a waiver of fees if something is being built to be permanently affordable and that's not a now question it's a think about question um and i think the overall goal for so many of our neighborhood model things, which seems to have been lost, is trying to replicate the old

[04:14:55] town atmosphere, the things that grew organically over 100 years, and people lived close by on small lots and went to do stuff. I mean, and I would encourage anybody who wants to see how beautifully this works to old town Winchester, which is like 20 blocks, and it's got their county seat and houses and stores and everything's crammed into a little place with eight foot wide entrances to backyard parking spaces and every one of them has a little kiosk where you pay for your parking and there's no management required so people are making this work uh parking minimums

[04:15:32] please we need to dig up the 2010 decision for the uh small area no the form-based code for crozet the downtown crozet district dramatically took away the parking requirements and now we are coming back because there's a desperate need for a replacement of the surface parking, which is going to go away as J.B. Barnes begins to build out, and that's the desperate need for the structured parking to happen there, and also to benefit the library users and the ice cream parlor and all the other things where people are now parking all over the place, on the dirt,

[04:16:07] on the gravel, on the grass, to be able to get there. And so all things to talk about in the future. Thank you. And I appreciate every one of them, but I do want to make sure that as we go through this, because we have chapter after chapter after chapter that you jump in, please don't feel very free to jump in and say, well, yes, transportation chapter, we're going to talk about that. Or, you know, where will tree conservation appear in this document? Manufactured housing is, of course, another. So I just want to make sure that we're getting the feedback too, that we know when we're supposed to bring up these different things and actually discuss them.

[04:16:47] I think it's helpful to bring those things up as we're going through, but indeed, the tree stuff you're going to find is one of the action items in this particular chapter. Yeah, okay. Because we saw the correlation between that and land use. But manufactured housing is probably something maybe, as far as in light of affordable housing, it's probably something best to talk about in the affordable housing chapter as opposed to an overall land use type of a goal.

[04:17:12] Transportation is a tricky one because it's so closely linked with land use. We sort of have made an artificial separation of the two. But you're going to see us, again, talking about activity centers as a way to help not only sort of prioritize transportation investments, but also to sort of plan for them, especially with transit and bike stuff.

[04:17:32] So there will be linkages as we get to these next chapters. And I would just last say, you know, for these first two that we're doing with land use in the development areas and the rural areas, we've consciously, because they're very fundamental, we're trying to bring you the policies at one meeting and then the actions at the second meeting.

[04:17:49] We'll do the same thing for rural areas. When we start getting into the other ones, we'll try and do policy and actions at the same work session with you. Thank you. I just had one comment, and I agree with Supervisor Malik, that for the ADUs, I think those need to be tied to something, if we can, legally, that addresses people making less than the 80% AMI or 50% AMI, something like that.

[04:18:27] Otherwise, they're all going to be taken up by people who can afford more rent but will rent these places. One last correction. I'm sorry, I didn't have it written down. Page 7, rural area box. It says one unit per two acres.

[04:18:45] The minimum lot size in the rural area is 21 acres, and each parcel has five two-acre exemptions from the land use, the downzoning in 1980. Bill Fritz helped me understand that many, many years ago, and so he said this is the way you must explain it to people so they know.

[04:19:02] So I'm just asking you to please figure out a way to incorporate that in your box. Thank you. Thank you. Board, I believe it's time for us to go into closed session, and we'll get done with what we can. Yes, I would like to move that the Board of Supervisors convene a closed meeting pursuant to Section 2.2, TAC 3711A of the Code of Virginia, first under Subsection 1, to discuss and consider appointments to various boards and commissions, including, without limitation, the Agricultural and Forestal District Advisory Committee, Architectural Review Board, the Crozet Community Advisory Committee, the Historic Preservation Committee, the CHOMP Board, Pantops Community Advisory Committee,

[04:19:42] Places 29, Hydraulic Community Advisory Committee, the Places 29 North Community Advisory Committee, the Places 29 Rio Community Advisory Committee, the Police Department Citizens Advisory Committee, the Solid Waste Alternatives Advisory Committee, and the Village of Rivanna Community Advisory Committee, and the annual performance of the county executive.

[04:20:02] Second, under subsection 5, to discuss the location of a prospective industry in the Rio Magisterial District where no previous announcement has been made of the industry's interest in locating its facilities in the community. And third, under subsection six, to discuss and consider the investment of public funds for the location of an industry in the Rio Magisterial District where bargaining is involved and where, if made public initially, would adversely affect the financial interest of the county.

[04:20:28] Second. We have a motion from Supervisor Pruitt. Second from Supervisor Malin. Without objection, the clerk will call the roll. Ms. McKeel. She is absent. Mr. Pruitt. Aye. Mr. Andrews. Yes. Mr. Galloway. Yes. Ms. Lopisto-Kirtley. Aye.

[04:20:44] Ms. Malin. Yes. Thank you.

[05:02:17] Good evening. Bring us back here. Supervisor Pruitt has a motion to come out of closed session.

[05:02:35] Yes. I would like to move that the Board of Supervisors is certified by a recorded vote that, to the best of each supervisor's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act, and identified in the motion authorizing the closed meeting were heard, discussed, or considered in the closed meeting.

[05:02:55] We have a motion from Supervisor Pruitt, a second from Supervisor Malik. Without objection, if the clerk will call the roll. Ms. McKeel? Yes. Mr. Pruitt? Aye. Mr. Andrews? Yes. Mr. Galloway? Yes. Ms. Lapista-Kirtley? Aye. Ms. Malik? Yes. And I believe we have a motion coming out of closed session.

[05:03:12] We do. The following people are to be appointed to our boards and commissions, and I'll read all of them, and then we can take it as one motion. To the Agriculture and Forest Hill District Advisory Committee, Antoinette Brewster, Hamilton Moses.

[05:03:27] To the Architectural Review Board, Dave Van Der Werf and Taro Masuno. To the Crozet Community Advisory Committee, Erin Hallahan and Katja Spizua. And to the Jaunt Board, Christy Hagen.

[05:03:46] Let me keep going. Pantops Community Advisory Committee, Olivia Branch. Places 29, Hydraulic Community Advisory Committee, Christopher Fuller. Places 29, North Community Advisory Committee, Frank Cerferto. And places 29, Rio Community Advisory Committee, Lee Condor.

[05:04:05] Police Department Citizens Advisory Committee, Dennis King. And Solid Waste Alternative Advisory Committee, Lee Condor. Second. We have a motion from Supervisor McKeel. Second from Supervisor Malek without objection if the court will call the roll.

[05:04:21] Ms. McKeel? Yes. Mr. Pruitt? Aye. Mr. Andrews? Yes. Mr. Galloway? Yes. Ms. Lapista-Kirtley? Aye. Ms. Malek? Yes. Thank you. Board, this brings us to item 14 as a report from the county executive. Is there anything for this evening?

[05:04:37] No, sir. Not this evening. Thank you. Thank you. Next up, from the public. And I see people here. So matters on the agenda but not listed for public hearing or matters previously considered by the board or matters that are pending before the board. The rules will be read by Supervisor McKeel, and I don't know if we really need to read that.

[05:04:56] I was going to say, I'm going to use privilege on this one. We have one person that has signed up to speak, and I believe she is very familiar with our rules. So Donna Price. Welcome back. If you've forgotten the rules, I'm happy to review them.

[05:05:15] No, thank you very much, Vice Chair McKeel. I appreciate it. Chair Andrews, Supervisors, Mr. Richardson, Mr. Herrick, good evening. Thank you. My name is Donna Price. I'm a resident of the Scottsville Magisterial District. And I come today to briefly speak on two things. First, now as a retiree, looking into the activities that are available, I visited this week to the Center at Belvedere, formerly known as the Senior Center.

[05:05:39] They don't want to be known as the Senior Center because their clientele is not designed to be limited to seniors, although most of their patrons are of my generation. The reason I wanted to mention that briefly is, as you know, this board in the county provided a substantial capital donation contribution towards the construction of their center.

[05:06:01] And I just wanted to now say as a resident, as a community member, what a gem it is to have that facility in our community. They have over 170 different offerings each week. I was there yesterday for a Try It Tuesday, and it was a happening place.

[05:06:17] The vibes were incredible. I just want to thank you, county and the board, for the work that you've done. And that, the Brooks Family YMCA, the Boys and Girls Club at Lambs Lane Campus, these are incredible facilities. Talking with family in Virginia Beach, they don't have anything close to what we've got here, and that's due to the work that all of y'all have done, so thank you.

[05:06:38] The main reason I wanted to talk today, though, is I just came back from a nice trip through France and Spain, and I walked on the Camino de Santiago, and I don't know how to now share. Oh, do I

click the share button? Does that bring it up? How do I get it to share with the...

[05:06:55] Oh, here they come. Oh, there we go.

[05:07:14] Thanks. Thanks so much. I lost four seconds there, but that's all right. I just came back from walking the Camino de Santiago. And the reason I wanted to talk with you about this is because it reminded me of the Loop de Vil, but also something with regard to the county parks and recreation.

[05:07:29] And the Camino is very well marked. It's got, you know, these signs all over the place. They'll tell you how many kilometers you've got to go until the end. I've got a minute to go. They've got maps that show you where you are. You can get this cool little credential book with all these stamps on it.

[05:07:46] And this is what I really wanted to offer for your consideration, that the county work with the city and with community groups to really improve the loop to bill, to have these stations with businesses where you can get the stamps, do the same thing with county parks, make it fun for the families to get out there, get their little booklet stamped, work with the businesses, and as the patrons are walking around the area, they can stop at the businesses.

[05:08:10] It's good for commerce because they'll be patronizing our local establishments, and it really can be just a fabulous experience for everyone. So I would ask that the county, the city, and the local community work together to really turn this into a stand-alone project that people will want to come to our community to see.

[05:08:28] Thank you very much, and I yield back my last seven seconds. Thank you. Well done. Well done. Oh, boy. That works. And Ms. Price was our only speaker, so.

[05:08:44] Okay. All right. Thank you. Board, this now brings us to our three public hearings tonight, several public exceptions to go with them. First is SB 2024-15 combined with special exception 2024-11 and 12, the Knight-Berkshire mixed-use project in Ryle.

[05:09:05] And we have Sid Schoff here, Senior Planner 2. Welcome. Yeah, good evening. My name is Sid Schoff. I'm a Senior Planner with the Planning Division of Albemarle County's Community Development Department. Tonight, I'll be giving staff's presentation for special use permit SP 2024-15 and special exceptions SE 2024-11 and SE 2024-12 Knight Berkshire mixed use.

[05:09:28] This is a special use permit request to allow 15 multifamily residential dwelling units in the C1 commercial zoning district, as well as two associated special exceptions for a step-back waiver and a disturbance in the use buffer. The subject property is approximately 1.05 acres and located north of the city of Charlottesville at 615 Woodbrook Drive.

[05:09:50] It is zoned C1 commercial, and the comprehensive plan designates it as Urban Density Residential. The adjacent parcel to the southwest is Agner Hurt Elementary School. To the north are multifamily residential units, and to the northeast and southeast, they're all zoned C1 commercial.

[05:10:07] Currently on the site is a one-story building that has a footprint of approximately 6,500 square feet. The existing building is currently used as a dental office with a rental office space in the rear. This is an overview of the three applications brought forth to you this evening.

[05:10:24] The first is the special use permit to allow 15 multifamily residential dwelling units in the C1 Commercial District. And the other two are the special exceptions, which I'll go into after the special use

permit presentation. Here is a proposed concept plan if the special use permit and the special exceptions were to be approved by the board.

[05:10:43] The applicant is proposing for an approximately 7,880 square foot footprint building that is four stories. The first floor would be the office slash commercial use, while the top three floors would contain the 15 residential units. The applicant is proposing 37 shared parking spaces on site, as well as a proposed stormwater facility in the rear.

[05:11:01] The special use permit application was reviewed under the factors for consideration as outlined in the zoning ordinance. Staff believes that the proposed special use permit will not be detrimental to adjacent parcels, will not change the character of the nearby area, will continue to be in harmony with the C1 Commercial Zoning District, and is consistent with the comprehensive plan.

[05:11:22] There is one condition for this application, and in sum, it requires the development to be in general accord with the provided conceptual plan. Staff identified three essential elements, which includes the location of the building envelope, location of the parking areas, and lastly, the building height. In sum, there are three positive aspects.

[05:11:41] The first, it's consistent with review criteria for special use permits contained in the zoning ordinance. The second is that the use is consistent with the PLACES 29 Master Plan. And third, it provides an additional commercial use in residential units for people who live and work in the area. Staff recommends approval with the conditions as recommended in the staff report.

[05:12:01] Now moving along to the special exception, the first one is a request to reduce the 15-foot step-back requirement to 0 feet. The zoning ordinance requires for each story that begins above 40 feet in height or for each story above the third story, whichever is less, the minimum step back shall be 15 feet.

[05:12:19] Staff recommends approval without conditions as recommended in the staff report. And then lastly, this is the second special exception, and this is a request to allow disturbance in the required 20-foot use buffer. The first is to allow the existing entrance to remain, and the second is to allow for a connection to an existing stormwater pipe.

[05:12:39] This is the first part of the disturbance for the existing entrance to remain. The current entrance encroaches approximately 35 feet into the use buffer. The applicants propose a maximum of 475 square feet of disturbance to grade and extend the existing curb line to allow the existing wood retaining wall to remain.

[05:12:57] The purpose of this is to allow a larger building footprint and an additional parking area. And then the second disturbance in the use buffer is to allow a storm pipe to connect to an existing facility within the rear 20-foot use buffer. that's shown as red on the screen. This is the proposed condition for SE 2024-12. It's the same as the first one, essentially, to be in general accord, and there's two essential elements. The first is the location for the minor grading within the 20-foot use buffer to allow existing entrance alignment to remain, and the second is the location to allow new stormwater connection to existing

[05:13:32] storm pipe within the use buffer. For SE 2024-12, staff recommends approval with the condition as recommended in the staff report. And I'm happy to answer any questions on the three mentioned applications. Thank you. We'll go through order before opening the public hearing. So Supervisor Calloway. Yep. Thank you, Mr. Shove. The decision by the school board or the school division

not to allow the walkway or the path to cut through from the property to the school. Can you tell me the rationale? Yeah. So the reason why the applicant initially provided that on the conceptual plan is Before the special use permit gets submitted to the county, we have these meetings called pre-application meetings.

[05:14:12] And the staff that was lead at the time recommended for the applicant to show that connection. And so the school, ACPS, reviewed that connection, and they did not want it because there's going to be a future connection to the Woodbrook Apartments, which is about two parcels to the north.

[05:14:28] And their rationale for that was that it would connect to a larger multifamily residential subdivision. over there rather than to this potential multi-family commercial site here well okay so there's this is an existing spot right the commercial that exists there now is an existing building so this is basically just adding residential on top yeah correct theory so if any families live there that would attend agner hurt then they'll have to walk down to burk bar down to the frontage and up the hill which doesn't have a sidewalk or walk up the hill through the new residential basically walking

[05:15:07] all the way to woodburn to make the connection because the connection into the school property is up there so meanwhile unless this is a major slope challenge that going from this building to agner hurt which it could be i mean it's basically what 50 30 yards 50 yards i don't understand why we'd be rerouting potential kids it's probably more than 200 yards it either pushes them down to burkmar which is fine there's sidewalk but there's no sidewalk going up the hill into agner heard. And then if they, otherwise you push them going all the way up through the multifamily that

[05:15:44] we approved. So I'm not agreeing with the assessment to not allow the connection there. Now it's only 15 units and they're, but the sizes, there may not even end up being any school children in it. So I guess if this was a bigger development, I might be making a bigger deal out of this, but I'm giving this some thought that I don't know that I agree with their rationale. It seems like a very school division focused decision and not family focused decision for the people that could potentially live there um you know that that area that soccer field up behind the building sees a lot of community use um there's playgrounds and such for those kids and it seems to me that it

[05:16:23] would be a safer option because it would eliminate any interaction with vehicular traffic if they could just cut from this property over to agnacurt so i don't know if that's something we have to address tonight or if it's not addressed tonight we can have continued conversation with them to rethink that decision, but that's where I'm at on that. Yeah, I'm not sure what the process is for that, but understood. Thank you. So maybe by the time we get to voting and hearing from the applicant, we can figure out how that can be addressed, but I didn't catch this until my review yesterday and have not had a chance to reach. I don't know who's involved at the school division to make that

[05:16:58] decision, but it just seems like, well, you know, it seems like some more thought could be put into that, especially since it's elementary age kids. That's all the questions I have right now. Thank you. Supervisor Lupisto-Curtley? Yeah, I would like to know from the school division also what their rationale is, or maybe they're thinking that other people would use it, and they don't want that, but I would like to know the rationale. I mean, I still would. I like the proposal, but thank you. Supervisor Malek? Since we had a Brownsville student hit by a person in a car in

[05:17:36] the parking lot a few years ago, this whole idea of walking up a driveway with no sidewalk is a non-starter for me so i will support pushing back on that and even if we make that decision approving this

then they can deal with it because come on it's just not right in the side there is a side is there a sidewalk going up the hill in the entrance but it would make them cross over the entrance way i don't think there is one but now i'm double second guessing myself are you referring to the connection if the main entrance for the cars at the front off of burkmar which It's a hill.

[05:18:12] Cars parked in that hill all the time. I'm not sure what the existing conditions are off the top of my head. I'm looking at Google View, and I'm like, well, is that a – I can't remember. Supervisor Malik, is that it? So Supervisor McKeel? I'm thinking about sidewalks now.

[05:18:31] I can't think of any reason, because if we approved this one, you'd have two entrances eventually. Correct. And I'm just trying to think – I can't imagine that there would be any problem with two entrances. I'm just kind of brainstorming, trying to figure out what they were thinking.

[05:18:48] But anyway, other than that, I don't have any questions. Supervisor Proof. I would, I think, kind of share some of my peers' concerns about the access point. I can think of reasons why they might have opposed it, right? Like, will this incentivize adults using the school as a cross-through, potentially during working hours, stranger danger elements?

[05:19:08] I'm not sure I'm convinced of how that would weigh out, though. I would still, I think, prefer inter-parcel connectivity there, especially for families that might want to either use that to get to school or use that to make use of amenities after hours. So I share my peers' concern on that.

[05:19:27] Help me make sure I'm correctly understanding the posture of this, because it feels like a ZMA, but it's not. It's a special use requirement. I gather then, and this is my own ignorance of the zoning code, Is C-1 commercial allowable of levels of density by special use permit without needing a rezoning?

[05:19:48] Yeah, so this is a special use permit and not a rezoning. So the C-1 commercial use will remain, and the special use permit is to allow the R-15 residential use on the C-1 commercial site. And because it is a special use permit, rather than an upzoning, it also means that it does not trigger any of our ordinances or policies that are triggered by upzonings, such as affordability levels.

[05:20:19] That's correct. It feels very particular and almost arbitrary in a way that hurts us. I would also just, for my peers, I love to point out every time it happens, the comprehensive plan and the zoning map are in discordance here, which is, again, the only reason it's before us, which, again, has significantly probably increased the cost of this development and therefore the rents that they're going to be charging.

[05:20:52] That's all. I have no other questions in addition, so I assume we'll get some of these in the discussion. Do you have questions? I just want to make the comment that to people crossing the property that they've highlighted other connections to the property.

[05:21:08] So that's not an issue. And there are plain fields up there and heavily used plain fields. With that, we will open the public hearing. I want to remind the public that we have sign-up sheets over to the underneath the window on my left.

[05:21:29] Do we have anybody signed up? We do not. Supervisor McKeel will read the rules for the applicant. I will read the rules for the applicant. Applicants are limited to a 10-minute presentation of their proposal and are allowed a five-minute rebuttal at the close of the public hearing.

[05:21:44] Timekeeping is conducted through a timer and light system at the podium. The green light will go on when you begin speaking, which begins your allotted time. The yellow light indicates you have one

minute to finish speaking. The red light indicates your time has expired, and you will be asked to end your comments. All comments are live-streamed, recorded, and published on the Almore County website.

[05:22:03] Thank you. And with that, I believe we are going to hear from Ms. Kendra Moon, Line and Grade Civil Engineering. The first presentation, along with, I understand the owner, Mr. Knight, is here as well. Thank you. Welcome.

[05:22:28] Good evening. My name is Kendra Moon with Line and Grade Civil Engineering, and I'm accompanied by Dr. Jay Knight, the owner of the parcel, and he'll be available for questions, should you have any.

[05:22:50] So, this is a request for a special use permit up to the R15 density. So, it's a one-acre site, so 15 units would be allowable on site.

[05:23:10] This is consistent with the surrounding uses. So, there's C1 commercial to the south, R15 to the north, and then actually this orange parcel shown has been rezoned to prd to allow for 34 dwelling units per acre um and while i'm on i don't know if i have another aerial image like this so i want to touch on the agner hurt conversation while i'm on this page you'll notice there is there are trees um right up to the back of the site and it is actually kind of a steep terrain there so i don't

[05:23:48] know if that's part of the decision, but it's not a readily accessible path to be made through the site, though the owner was happy to include that pathway, and he would be happy to include that should conversations continue with ACPS on that issue. This is an aerial image of the existing building. So the proposed site is going to roughly look like this, about the same building size. This

[05:24:23] one's 6,500 square feet with the parking in the front, and there are 23 parking spaces existing. It's currently a dentist's office. Dr. J. Knight is a dentist, and he will continue his practice here after the special use permit is approved. That's the idea, that the ground floor will remain dentistry their current operations are open from eight to five monday through thursday so they're closed on fridays they have eight employees maximum per shift and about three patients

[05:24:59] per hour on site so that's just to give you an idea of their need for parking there are 23 spaces because he he bought this site it was already a commercial property he took over from someone else So the parking needs and building size needs don't necessarily meet his current operation.

[05:25:24] To give an idea of some of the surrounding, during the planning commission, we got some questions about the existing infrastructure like stormwater and the water and sewer mains that run through the parking area. So that's part of the reason that we're proposing to keep the existing parking.

[05:25:43] There's a water and sanitary main that run through the existing parking in front of the building. And then there's an existing stormwater detention facility on the adjacent lot that the current parking lot ties into. And what's not shown, but I'll point out later, is there is an existing storm pipe through the back of the subject parcel that ties into the overall stormwater infrastructure here.

[05:26:13] And this is where we would propose to connect to. So proposed site layout, as I mentioned, it's roughly the same as what's existing. There's additional parking to account for the increased use.

[05:26:30] The existing building will be demolished and rebuilt slightly planned south to allow for the wraparound parking. The footprint will be slightly increased. Again, what's shown is a maximum. We've

not got an architect on board yet, so it may be a little more complex than just a box, but that's the maximum that's imagined, up to a maximum of four stories.

[05:26:56] And as I mentioned, the building is set back away from the road because of these utility mains that run through the parking lot. The dentist office is proposed to remain on the ground floor. The side, it doesn't need to be as large as it is currently, So there could be an accessible unit on the ground floor with residential above.

[05:27:21] Up to 15 residential units are to be added, 20% affordable. So for this site, that's three units. Well, it's 20% affordable over 10 units. So if 15 were to be included, three would be affordable.

[05:27:38] And there's a shared parking agreement that will need to be put in place as the two uses residential and commercial uses would require more parking than fits on the site but because these uses coincide very well with residential mostly being needed at night and the dentist office mostly needing parking during the day these work well for a shared operating or shared parking agreement the two special exceptions mentioned

[05:28:13] one is for disturbance within the use buffers adjacent to residential so the northern the existing like perch on woodbrook apartments to the north and then agner hurt behind the site will slightly encroach one is for connection to the existing storm pipe in the rear of the site and the other as sid has mentioned is to be able to keep the existing entrance alignment and just

[05:28:46] extend it back to to increase the parking but this the tree line shouldn't be disturbed in this location based on what we have from the survey so it wouldn't actually be like removing any existing vegetation in that area and then the second exception is for the building step back and because this building is set so far back from the road and the sidewalk we don't anticipate that the lack of step back will will create that cave-like feeling for pedestrians this is

[05:29:22] consistent with the uses identified in the comprehensive plan this is urban density residential with a suggested residential density between six and 34 dwelling units per acre so this falls right in the middle of that this is in line with albemarle's new 2021 housing policy recommendations um and generally this is a nice walkable area bus stop nearby it's a great spot for residences and fits in with the surrounding uses very well and that's all i have um please

[05:30:00] let me know if you have any questions thank you we'll go somewhere with questions supervisor if you could just bring up that overview picture that you had just let me drive my point from earlier home and look if they have a other reason than open to hearing that this one yep so if you look the connection through woodburn this is for the sake of the board is all the way up past those other units you see to the left corner and the idea there was that it would connect to that

[05:30:35] sidewalk that runs down around the loop and into the back entrance that big parking lot is the school drop-off zone if they have to go down to burk bar and walk even if there is a sidewalk on that northerly or that western side they'd have to cross the line to cross the driveway to get to that sidewalk otherwise they'd walk up the grass all the way up but if you look at the truth i mean it is topic i know it's an incline you can build a stairwell wooden stairway would be the path and then they just cut right up and into that entranceway that's already designed for the

[05:31:10] pedestrian traffic i mean they literally would not interact with any cars at all so that i just i'm a little dumbfounded by that so thank you for bringing that back up um and uh i don't have any other

questions supervisor lupisto currently yeah thinking about that i i don't know if the school district is thinking that they they don't want another a second path coming into that school that they don't have uh surveillance over i mean maybe one thing would be you'd have a gate and it could be open during school hours and locked otherwise i've seen that before also but whatever

[05:31:48] yeah i don't know what they're maybe they maybe they will rethink it who knows and it looks like the occupants are willing to work with the school district thank you supervisor malik no questions i support the path supervisor mckeel no questions thank you supervisor pruit this looks like a great project no questions and uh you know i i don't i i appreciate the applicant's willingness to do the path i really think this is the school district that we should be approaching about this and we don't really have that ability so i don't know i wouldn't want to hold it up for

[05:32:25] that uh there was a mentioning previously about the 20 uh percent requirement and concern as to whether that would be applicable um i don't see it in the conditions so i heard you say there will be 20% affordable if they're over 10 units, that would be three if there were 15.

[05:32:47] Is that something that needs to be in a condition, or is that just something that is part of the... Well, to be enforceable, it would need to be in a condition. Otherwise, we fail. Because it's not required under the... Right. Correct.

[05:33:03] Okay. That memorializes what the applicant is stipulating. That's what we've been hearing, and I'm just looking at this, and I'm seeing special use permit conditions, just location of building, location of parking, building height. Is it possible to have something put in here to memorialize that?

[05:33:22] I can draft it really quickly, but I will work to draft it as quickly as possible. I'm assuming it's acceptable to the applicant to have that specified. So yeah, that's possible on that. Thank you. I have no other questions or concerns. The applicant now has time for rebuttal I don't think we have anything okay thank you thank you very much um in that case then I will close the public no additional question I'd still have a question

[05:33:58] then because I know I can't dictate to the school board that they have to accept or put a path in right but we can we approve this project with the applicant's willingness to put it in so that if it does get revisited with perhaps a thought or some rationale that they may be having considered than it could be put in so the the original application the the special exception request was to disturb that 20-foot use buffer currently that the exception to disturb the 20-foot use buffer is limited to two things it would have to be amended to allow the third thing which is to allow the school

[05:34:37] crossing I don't know whether mr. McDermott has anything to add no no that's that's correct regarding the special exception I was Kevin McDermott I'm the deputy director of planning. I was just gonna add two quick things one With the willingness of the applicant to do this even if it's not on the application plan it for the special exception is amended which I think Andy can says he can Amend for us then we could still work with them But they wouldn't be forced to do it and that way if the schools said they they just flatly didn't do not want this

[05:35:14] then we wouldn't have to come back and amend the plan or anything like that. So we can still approve this and hope that the applicant would continue to work with us to get that path created. And then the other option would be the Planning Commission. And in your packets, there is another version of this

that has that path in it that we could go back to, because that was what was presented at the Planning Commission meeting and included the path to the schools.

[05:35:42] so we could in your motion uh specify that it was going to be that we were going to use the original uh concept plan once again if the applicant is willing to to accept that um and then i just wanted to point out i think you got this right supervisor galloway but the uh the other path that would go in isn't all the way up on woodburn road it is right at that boundary it's basically to woodburn road yeah it's like woodburn roads just you know it's one row a couple hundred

[05:36:14] we are requiring of the woodbrook apartments a public connection on the sidewalk that they're going to build that would go from this up through their development and connect to that i just we always preach connectivity and here we can do in 20 feet absolutely non-vehicular safety for children and or staff that could potentially live there it's just and i'm just going to assume that in the meeting nobody ever said well if you allow the path nobody has to interact with cars and just go oh well that is a good idea so i'd like to get it'd be my request if the board agrees

[05:36:53] to put it do what we need to do tonight to allow for it the applicant's willing to do it which i appreciate and then revisit the conversation with the school division yeah absolutely and so i think staff all would agree with the your thought that it would be much better to have it a second connection through here. So thank you. And my understanding is then we just want the current special exception to be extended to allow that additional path, but it doesn't require it. That would be a different motion. Okay. Correct. We don't need to change. We don't need to change the concept plan as long as the applicant's willing. And that just gives us the flexibility

[05:37:31] just in case schools won't allow it. Thank you. Board, there's nothing further in terms of questions, I will close the public hearing. Mr. Chair, if I might just ask a quick question of the applicant. Are there any changes to the concept plan other than the elimination of that school crossing? In other words, is it okay to refer back to the original concept plan? Okay, thank you. Then I will close the public hearing. Matters back before the board. Additional comments, questions, I mean, additional comments, and eventually a motion. Supervisor Galloway.

[05:38:05] I think this is a wonderful project. The RIO 029 CAC was very much in support, understood. I mean, this is a standing business. It's got a great reputation. And adding the units above gives us housing. It also gives some upside for the property owner for longevity.

[05:38:23] And that we're going to get a couple affordable units out of it right next to a school is also all good. So I think this is a great project and well-located for it. Supervisor Lupito Cruz. Great project. I support. Supervisor Malek. I support as well. And just thinking about the neighborhood just to the north, the individual houses, and then the next one by the water tower, which has 100 and some.

[05:38:48] I mean, all those people walking through there will be a tremendous benefit to not have them all fighting with cars. So I definitely support this. Supervisor McKeown. Yeah, I'm supportive as well. Supervisor Prev. The only issue I have with this development is that we just spent like two hours saying how we're concerned that mixed-use development doesn't work and we're over-relying and expecting on it.

[05:39:11] And here you come with a successful mixed-use project that is going to be residential and commercial. And not like, well, damn, sir, we just made a whole point about this, and you undermine us. Thank you. Not all of us thought it wouldn't work.

[05:39:28] But we'll add that this is the project, one of the two projects that I raised with the Department of Development about how do we count the capacity when we've taken something that was already existing like this commercial and then added 15 units to it it turns out in this case it was ripe for redevelopment really appreciate you doing this and i think uh very supportive so with that we are in looking for a motion to get so so there'll be three separate motions there'll be one regarding the sp and then one each for each of the special exceptions i've forwarded to the board proposed

[05:40:04] revised resolutions for both the special use permit as well as the second special exception along with suggested motions. So if the board is inclined to require affordable housing, there's a revised resolution that includes that condition, and I provided a suggested

[05:40:20] motion for the board, and that would be the first motion. I'm not seeing the, that's a special exception that's 2415 that would say so the so the motion for the special use permit if the board

[05:40:58] wishes to require affordable housing the motion would be it's actually in the second paragraph of the email i would move to adopt the proposed resolution to approve sp 2024 15 night berkshire mixed use dated uh november 6 2024 i didn't even see the word email i just opened the attachments So these are two separate motions, Andy?

[05:41:19] That's correct. In your writing? That's correct. And we would have the third motion would be the one that's existing. And then the third motion exactly is the second. There are three motions total. Is there one on the screen for the third motion? We'll start with a special use permit. So I'll read, I move to adopt the proposed resolution to approve SE 2024-12.

[05:41:39] So I'm going to start with SP 2024-15, a special use permit. Oh, I started in the order it was there. I move to adopt the proposed resolution to approve SP 2024-15 Knight-Berkshire-Mirksdews dated November 6, 2024.

[05:41:56] Second. We have a motion from Supervisor Galloway. Second from Supervisor McKeel. Without objection, call the roll. Ms. McKeel? Yes. Mr. Pruitt? Aye. Mr. Andrews? Yes. Mr. Galloway? Yes. Ms. LaPista-Kirtley? Aye. Ms. Malik? Yes. I move to adopt the proposed resolution to approve SE 2024-12 Knight-Berkshire buffer dated November 6, 2024.

[05:42:21] Second. Motion from Supervisor Pruitt. Second from Supervisor McKeel. Without objection, the clerk will call the roll. Ms. McKeel? Yes. Mr. Pruitt? Aye. Mr. Andrews? Yes. Mr. Galloway? Yes. Ms. LaPista-Kirtley? Aye. Ms. Mallett? Yes. And I move to approve SE 2024-11 Knight-Berkshire step-back waiver.

[05:42:42] in the form of attachment f in the form of attachment f second we have a motion from supervisor galloway second from supervisor malik without objection for clerk we'll call the roll ms mckeel yes mr pruit hi mr andrews yes mr galloway yes miss lakusta kirtley i miss mallet yes thank you approved so board we're on to uh our next thank you public hearing um which is sp

[05:43:17] 2024-9, accompanied by S.E. Special Exception 2024-6 and Special Exception 2024-7, all relating to Our Lady of Peace amendments, again, in the Ryo District. And this is led by Cameron Langell, Principal Planner. Welcome. Thank you, Chair Andrews, and good evening, members of the Board. My name is Cameron Langell. I'm a Principal Planner with the Planning Division of Community Development, and tonight I will be giving you the staff presentation and recommendation on SP 2024-09, which is the Our Lady of Peace. It's actually a special use permit amendment.

[05:43:55] So just to give some context of where we're looking at, there's two parcels of land that would be affected by this SP. I'm going to use my laser pointer for a minute. Of course, they're highlighted in yellow in the center of your screen. The southern parcel is occupied by the Church of the Incarnation Catholic Church currently. It measures 12.51 acres. The northern parcel is only 6.95 acres, but that's where the Our Lady of Peace facility is located. Our Lady of Peace is actually a retirement community. It's not just an assisted living facility. There's varying

[05:44:30] levels of care for the units that are there, including memory care, assisted living, and then independent. But you can see there's an existing structure. The existing height is between two and four stories tall so these properties are within the places 29 development area specifically neighborhood 2 in terms of the surrounding uses it's varied basically almost every parcel that you can see is within the branchlands pud or pud which is the plan unit development zoning district including our two subject properties so hillsdale drive is on the west and it continues to the north

[05:45:06] across from these parcels is the virginia institute for the aging offices this is a courtyard by Marriott Hotel. This building down here, it was formerly a Toys R Us and then a Big Lots. And this is a Food Lion. And then down here are different residential communities, including the Branchlands Independent Living Facility, the Linden House Assisted Living Facility, and the Branchlands Retirement Village. Further north, this neighborhood is Cobalt Ridge. It's zoned R15.

[05:45:39] And then, of course, separated by this vegetated buffer, eventually there's Fashion Square Mall up here. So just some key details on what this special use permit request is. It's requesting a total of 54 new assisted living and skilled nursing facility units within Our Lady of Peace. That would bring the total number of beds or units there up to 217. In order to construct those new units they would be building a new wing that would be attached to the existing structure and that would be three stories and tall if you were looking at it but basically two floors of actual

[05:46:16] building located above a ground level parking area. In order to do this, of course, there would have to be some reconfiguration of the parking and travel ways on both the Church of the Incarnation parcel and then Our Lady of Peace property. They would also need to do a boundary line adjustment to gain some acreage on the Our Lady of Peace property from the church parcel. On this image here you can see basically they've got the limits of disturbance which is that dashed line you can see how the parking lot and travelways would be reconfigured they would be putting in sidewalks

[05:46:54] again to replace what gets torn up this is the driveway entrance into that ground level of parking that would be under the our lady of fees our lady of peace wing that's getting added and just so everyone knows there is an existing interparcel connection between the two properties and that would be being retained even with this new development.

[05:47:16] So the factors and recommendation, you know, this proposal is consistent with the review criteria for special use permits that's contained in the zoning ordinance. We've identified no unfavorable factors. We're recommending approval of the special use permit with this following condition, and that's that the development will be in general accord with the concept plan, and we call out the specific features that we would want to see.

[05:47:38] There are two special exceptions that are accompanying the special use permit request. So when those properties were zoned into the Branchlands PUD, there was obviously a ZMA done, and there's

an application plan that affects the properties. That application plan had some general information about the sizes of each parcel in Branchlands, as well as areas where buildings could be located.

[05:48:02] So in order to build that new wing of the Our Lady of Peace facility and then do the boundary line adjustment change, they'd have to adjust the parcel sizes that are shown on that application plan, which that is SE-2024-06, and then, of course, allow the actual location of that new wing.

[05:48:20] That's SE-2024-07. Staff have not identified any unfavorable factors with either request, and therefore we recommend approval of both special exceptions. There's a detailed analysis in the staff report if you'd like more information, and I'd be glad to go over any questions that you may have on that.

[05:48:36] So that concludes my presentation on both the special use permit and the two special exceptions, and I'd be glad to answer any questions from board members now. Thank you. We'll go through our order. Supervisor Galloway. I have no questions for staff. Supervisor Lupisto-Curton. Yeah, I just had one question regarding the parking. So the parking is over the current parking lot and then two stories above that.

[05:48:58] So will the parking lot, will it be an open parking lot or will it be, you know, closed off completely? I think it's kind of both. So you're going to drive in. There will be, like, an entrance there. And then I believe it's going to be, like, a concrete kind of structure where you can see.

[05:49:16] And the applicant might have some more renderings of the actual facade that you can see. But I don't think it's just going to be straight, clear through. Like, there's going to be some form of structure there. Thank you. Supervisor Malek. No questions. Thank you. Supervisor McKeel.

[05:49:32] I'm just curious as to where the construction entrance will be. I don't think that they've necessarily gotten that completely figured out at this stage. I will say that there's several actual entrances to both the Our Lady of Peace and the Church of the Incarnation parcel just because of the interconnections that exist.

[05:49:58] So there's like a primary driveway into the church right here, and then you can get into Our Lady of Peace over here. It's possible that this driveway may be used as the construction entrance And then, you know, that inter-parcel connection that currently exists would be where the trucks could get into the Our Lady of Peace site.

[05:50:17] But I'll let the applicant answer if they know. Yeah, because that's a long ways. Okay, thank you. Supervisor Pruitt? I'm going to do a similar question again. Can you help me make sure I'm, I want to make sure I'm understanding what makes this trigger a legislative process?

[05:50:35] Because if we're just looking at the density level, they're within their by-right density level still. they're actually well with under it well they're under it um so could you help me understand why expanding this wing triggers a special use permit yes so i mean when the original rezoning was done it was basically called out that this area of branchlands was going to be uh like some form of residential use there was a special use permit that was obtained back in the 1990s to allow it to be an assisted living facility but there was a cap on like the number of units that could

[05:51:11] actually be built there was a detailed analysis done with one of the previous special use permits that basically explained even though we're not having you know traditional residential uses like detached or attached dwellings we can have an assisted living facility and this is the equivalent number of

beds that could be occupied by that and so basically the board at that time approved that special use permit but any additional units that come in just need a further review through a legislative act and i have a write-up on that in the staff report i think it's on page page three

[05:51:49] under the relevant planning and zoning history kind of explains that whole history so this is mostly the tale of a previous decision from the 90s before that would have been allowable by right in which we impose conditions basically on our set not on ourselves but on i take your point thank you sorry that's all i have okay i have no questions with that then uh we will open the

[05:52:23] public hearing if we have no one signed up then the applicant uh read the rule we read the rules they're short i'll read you read them again oh okay one more quick time applicants are limited to a 10-minute presentation of their proposal allowed a five-minute rebuttal at the close of the public hearing timekeeping is conducted through a timer and light system at the podium The green light will go on when you begin speaking, which will begin your allotted time.

[05:52:48] The yellow light indicates you have one minute to finish speaking. The red light indicates your time has expired, and you will be asked to end your comments. All comments are live-streamed, recorded, and published on the Almar County website. And that gave you time. Gave you time to settle in the shower. I appreciate that. Welcome back.

[05:53:03] Thank you very much. Nice to see you all, Mr. Chair, members of the board. I'm Lori Schweller, attorney with Williams-Mullen, and I'm representing Our Lady of Peace tonight. With me tonight is Rachel Lindberg, Executive Director, and John Albert, who's the Vice President of Development, Jonathan Showalter with Timmons Group, and Jake Jones with Jones and Jones Architect.

[05:53:32] We're requesting an amendment of the special use permit so that Our Lady of Peace can add to this existing senior living community an additional 34 new Medicare short-term nursing beds, private rooms, and it can add 20 new memory care units. So those are to the additional independent living memory care and assisted living units already there. So you can see here

[05:54:07] the location of the existing building, the location of Church of the Incarnation. These are related entities. And then the star indicates the location of the proposed new wing. As you heard, this is part of a planned unit development. It's zoned. It is designated as urban density residential in the comprehensive plan. And we are asking to amend a special use permit that was

[05:54:40] approved in 1997, which itself was an amendment of a previous special use permit. The affected acreage is about eight acres, which is the Our Lady of Peace current seven acres and the additional one acre that we would like to add from the church with a boundary line adjustment. All of this area shown in aqua is is the pud the branch lands pud and that was by zoning back in 1988 and because we're part of this pud that's the reason for the special exceptions that will come at the end of

[05:55:17] the presentation so again you can see the existing our lady of peace building here and the church here and its parking lot and between them is an area where the proposed branch the new wing would be located. This is a view of the existing entrance, the main entrance to Our Lady of Peace from Hillsdale, and this is the main entrance to the church from Hillsdale. This is the view of the entrance we'll be talking about the rest of the presentation. This will be the entrance into

[05:55:53] the new wing, into the new garage, and this is where our new sidewalk from Hillsdale will be located. This also, Supervisor McKeel, will be the area of the construction entrance. All of this will be, of

course, repaved. This is looking at the same area from the other direction. So on your right where those trees are, that's where the new wing would be located. And this is just an overview

[05:56:23] of existing conditions. And you can see here the existing building that managed slopes. So the proposed addition, again, would allow expansion of the existing facility to add to those existing units, 20 new memory care units, and 34 new private skilled nursing home beds. Those are private rooms, and this is all because Our Lady of Peace purchased the license and obtained Certificate of Public Need to provide these to our area, so it'll be a real boon to our area.

[05:57:03] The new wing will have a below ground one floor of parking and then two stories above that. The pedestrian passage will be available from, I'll show you that more closely, into the building here and through the building here.

[05:57:25] I'm showing you here the location of the existing boundary line. The orange arrows point to that, and then the new boundary line is pointed to by the blue arrow. A little close up here. So the new sidewalk would connect Hillsdale Drive to the new wing, and this is the vehicular access into the below-ground parking garage.

[05:57:52] The pedestrian would walk here, across here, and could walk either into the parking garage or could walk through here, through the parking garage to get into the existing building courtyard there. There is also connection to the church already, and that will be maintained.

[05:58:11] Here's a close-up of that. So again, you can see the pedestrian walkways. Our Lady of Peace will be adding a new bicycle rack, and there will be new ramps here for pedestrians' safety.

[05:58:29] Let's see what else I can point out to you. I think that's it here. And then this is just to show you how the garage is below ground level. The first floor is sort of at level here, and then the second floor here, and then this is the existing building, so you get a sense of how those interact.

[05:58:49] There is no significant traffic impact with this proposed increase in rooms, so there's no traffic impact analysis to discuss. Both, the church has 115 required spaces. It'll have to give up a few spaces, 23 for this new wing, but it will still have 205 spaces, which is more than is required.

[05:59:15] We need 30 spaces for what's proposed tonight, and the parking garage will provide 38 spaces, which are needed for staff and for residents. There are already transit stops in the area of Our Lady of Peace on Hillsdale.

[05:59:31] You can see there are quite a few transit stops, actually, including one right in front of the existing facility. There won't be any impact on preserved slopes, of course. Disturbance of managed steep slopes will be in accordance with design standards.

[05:59:48] Stormwater management will be designed in accordance with county WPO, VSMP, and state requirements. and the trees that will be removed for this new wing consist primarily of pines that are in poor health.

[06:00:03] One of the issues that came up during the community meeting was stormwater flow. You can see on this aerial, we're showing the pond at the Branchlands community and to answer any questions about storm drainage contributing to that pond, The peak flow of the one-year storm of the disturbed area will be reduced as required by state stormwater regulations.

[06:00:33] Initial calculations that Timmins has done show that that will be a reduction of 20 to 50 percent. The 10-year storm must be held to pre-construction conditions, and the methods for dealing with all of that will be determined during site planning.

[06:00:50] In answer to that specific question raised about the Branchlands Pond, the project site, it contributes drainage of less than 2% of what goes in that pond. You can see here the drainage area for the Branchlands Pond.

[06:01:08] That entire drainage area is 91.38 acres, and Our Lady of Peace, that additional project area is 1.26 acres, And again, contributes less than 2% of the drainage into that pond. There's an aerial view of that as well.

[06:01:27] I wanted to take this opportunity to talk about a stream restoration project that the county assisted Our Lady of Peace to do. These are photographs of the retaining wall back near the Memory Care Center pre-restoration in 2015 and post-restoration in 2019 and current views.

[06:01:52] It was a very successful project, and they're not experiencing silt into the stream. And this project will not cause additional silt into the stream. So I want to take a moment to share that with you. Let's see.

[06:02:08] I'm going to skip this slide. I think the neighborhood model principles were well covered by Cameron's presentation, but we can always go back with any questions you might have. We're also requesting two special exceptions for modifications to the ZMA 1988 Branchlands PUD.

[06:02:28] And these are quite simple. To revise the acreage of the two parcels at issue here, the church parcel and the Our Lady of Peace parcel, as they are shown, areas A and B of that PUD, and to change the permitted use in the one acre that will be added to Our Lady of Peace.

[06:02:50] So the parcel A, which is Our Lady of Peace, is around seven acres. That will be increased, and so parcel B, 12 acres, will be decreased about an acre by boundary line adjustment, so that would be a change in acreage and then change in use.

[06:03:09] Thank you very much. Board will go through our order with questions for the applicant. Supervisor Calloway. Yeah, thank you for adding the stormwater piece. That was the only concern I recall coming up at the community advisory committee meeting, the community meeting. Is there an opportunity or not an opportunity?

[06:03:25] Is when things are popping over there at the Church of the Incarnation, parking is interesting. Is this going to allow them to maybe acquire a little bit more space or design to help with that? I know that like one night the bishop was there for confirmation and they had other stuff.

[06:03:41] I mean, there's a lot going on in those buildings over there. But you've got folks on grass and doing a lot of things. I mean, ultimately it's an internal issue they'll all have to solve. But is there an opportunity while this work is being done to help them maybe gain a spot or two over there in that area?

[06:03:59] John Albert did mention to me that they had been asked that question about maybe sharing some parking in the garage. And I think that they are discussing that because the timing of use would be a little bit different. So I think John Albert can speak to that.

[06:04:20] I'm John Albert with Our Lady of Peace. The major demand for parking for the facility is usually Monday through Friday from about 8 a.m. till 4 p.m. And then it really loosens up. So we've been

talking with Monsignor Keeney at Church of Incarnation to allow them to have access to the parking garage.

[06:04:40] I mean, the bishop owns both properties. He can park where he wants. He has a special place. We would definitely work with Church of Incarnation throughout the entire process, including the construction, finding staging areas for equipment and materials, making sure that it's put back better than it was before we got there.

[06:04:59] Great. Thank you, sir. You're welcome. That's all the questions. Thank you. I have no questions. I love this project. I'm very familiar with this because my brother was there for a couple years and it's a very very nice facility so I'm glad they're actually doing more.

[06:05:18] Thank you. Supervisor Malek. I don't have any questions but it certainly fulfills the need that we have in our area. Supervisor McHugh. No questions. I was just going to say the same thing. We have a need in the community so this is great. Supervisor Prud. I have no questions. Thank you.

[06:05:34] i have no questions but the comment that i made before about trying to figure out how this sort of fits into our whole density calculation because we've got a lot of units here for people who will be living in the county and very valuable do you have five minutes for rebuttal is anything else you didn't get to say tough uh well unless you have any further questions i'll i'll cede my time to you how about all right all right thank you if there are no other questions for staff or the applicant and i will close the public hearing matters back before the board supervisor galloway i mean great project great company i mean it's basically an expansion of the need and the need

[06:06:14] that's there i like how they're putting the parking up underneath and thrilled that the shared parking agreement will or how you guys work that will be will be done and also appreciated taking the time with the community uh discussing how the stormwater would work uh off of the site thank you supervisor lupus currently i'm completely in favor of this i know the renovations that they did a few years ago really made a difference also and just wanted to do a shout out to rachel tell everyone i said hi supervisor malik i support this as well and i'm also appreciative of the way they're using the existing grade to get drive right in at the lower level and be able to then

[06:06:52] put two building two floors on top it's a really great use of the space supervisor mckeel great project supervisor ruitt we are an aging community locally and nationally and within the catholic church an aging community um it is an obvious need and i'm really grateful that y'all are stepping up to fill it and i'm also very supportive so we're looking for a motion to uh and that would be in the form of uh first one uh i'm looking for a motion too here you go

[06:07:24] think I'll throw one up there. Attachment D. I move that we approve SP 2024 9 Our Lady of Peace Amendment in attachment D. Second. Motion from Supervisor Galloway. Second from Supervisor Malek. Without objection, if the clerk will call the roll. Ms. McKeel. Yes. Mr. Pruitt. Aye. Mr.

[06:07:45] Andrews. Yes. Mr. Galloway. Yes. Ms. LaPista-Kirtley. Aye. Ms. Malek. Yes. Note the correction. Oh, I see it's up here, though, correct. Move that we approve S.E. 2024-6 and S.E. 2024-7, Our Lady of Peace Amendments Attachment E.

[06:08:09] Second. We have a motion from Supervisor Galloway, a second from Supervisor Lupisto-Kirtley. Without objection, if the clerk will call the roll. Ms. McKeel? Yes. Mr. Pruitt? Aye. Mr. Andrews? Yes. Mr. Galloway? Yes. Ms. Lupisto-Kirtley? Aye.

[06:08:24] Ms. Mallett? Yes. thank you thank you thank you all board that brings us to our final public hearing easement county owned parcel 91-00-00-002e 0 and this one is actually being presented by bill strother chief of facilities and operations from facilities environmental services and involves school is there anybody from acps here yes uh matt workman director of building services with

[06:08:59] schools. I'm Bill Strother, Chief Facilities and Operations for Admiral County. This is going to be several different easements and right-of-way requests to help support the new elementary school being constructed on parcels, the parcel right behind the fire station on Monticello, not Monticello, Monticello Fire Station off of Mill Creek Drive. The parcels that are going to be affected are the parcel 912E, which is the parcel that actually houses the Monticello Fire Station 11.

[06:09:35] The parcel that the school will be built on is parcel 9111, which is just behind the Monticello Fire Station. The school, the overview on here is an overview of this concept of the school and the construction plan, so it gives you an idea of the relationship of where the school will be to the county owned property where Fire Station 11 is.

[06:09:58] There will be several different easements that will be needed to complete this construction and help support the schools. One is a temporary construction easement, one is a sanitary sewer easement, and one additional right-of-way dedicated for public use and an extension of an existing drainage easement in there.

[06:10:17] And I'm going to go through each one of those to kind of explain a little bit more about them now. The first one is a construction easement that will help support the widening of Founders Place, Adding an additional sidewalk along found a place that will allow access for students to walk to and from school from the main road on the front.

[06:10:38] There will be updated ADA curb ramps, and it will also allow them to install the necessary utilities to support the school's structure, which would be water, sewer, electrical, and data lines as well. This is just kind of an overview of where that construction easement would be located on that parcel with Station 11.

[06:10:58] The Station 11 is centered right in that area around the orange there, and this would allow them to do the construction they need for all of those different easements and utilities installations. The other is a sanitary sewer easement.

[06:11:14] Currently, there is already an easement for the County Sewer Authority along the Station 11 property. However, there's a shortfall about 20 feet between the school property and the county property that we need a small easement to allow the schools to connect a private sanitary sewer line to the county service authority line.

[06:11:34] Again, there's another representation of where that is. It's on the south part of the parcel right on the property line with the school property. The other item is the right-of-way dedicated to public use. This is basically to support a widening of Founders Place, installation of additional sidewalk up to Founders Place, up to the new elementary school, as well as the additional handicap ramps, ADA ramps from off the sidewalk to the front of the station, and then an update to the current handicap ramp that is on the other end of the station.

[06:12:09] Again, this is another representation of where that particular right-of-way dedication would be. The other next item is connected to that is extension of the existing drainage easement that is currently in

that location where that public right-of-way would be.

[06:12:26] It's to be able to install additional drop inlets to allow to catch the additional stormwater that would be created with the drainage from the widening of Founders Place. Again, another representation of where that would be in relation to it.

[06:12:42] That is actually just on the entrance of the fire station coming down the hill on Founders Place. So all of these easements are basically in direct relation to and public right-of-way to support the Atomall County Public Schools and the new construction of the new elementary school.

[06:13:01] It will help save a considerable amount of money in construction costs rather than having the routes a different direction and get everything there. We've reviewed it with county stakeholders, with Atomall County Fire and Rescue. They have no concerns with this. For a facilities standpoint, we don't have any concerns or needs for the areas that these easements would be.

[06:13:21] And we have also assured that it will not interfere with any county fire and rescue operations at Station 11 during the temporary construction or any other process. ACPs and FEZ will work with fire and rescue to make sure that we coordinate everything around their use. With that, staff recommends that the board adopt the attached resolution, attachment D, approving the easements and public right-of-way dedication to public use and authorize the county executive to execute a deed and any other necessary or related documents to convey these interests.

[06:13:54] And again, with me, I have Matt Workman, the director of building services for county public schools. So if you have any questions for either one of us, I'm glad to take them now. Thank you. Mr. Supervisor Galloway. I have no questions. Thank you. Supervisor Mr. Kirtman. No questions. Thank you. Supervisor Malek. No questions, thanks, ma'am.

[06:14:11] Supervisor Pruitt. McKeel, sorry. No questions. Supervisor Pruitt. I have no questions. And I have no questions. Great, great presentation. Very good. With that, I will open the public hearings. Do we have anyone signed up? We do not. Is there anything further you would like to add or schools?

[06:14:31] I think it's a great use just to avoid, especially to avoid a lot of construction costs that the schools would incur, that the county would eventually incur if we were to have them go a different route around another way. Okay, thank you. With that, I will close the public hearing. The matter is back before the board, and I think at this point we're looking for a motion, and this is in the Scottsville district, so. Do we have one for the screen, or am I going to? Okay. D. There's one in the. D in the package. Sure. Is that this page? Am I on the right page? Yes. I would like to move to

[06:15:06] adapt to adopt attachment d do i need to say anything else i feel very little that's it okay second i have a motion from supervisor fruitt a second from supervisor mckeel without objection if the clerk will call the roll ms mckeel yes mr fruitt hi mr andrews yes mr galloway yes ms lapisto kirtley i miss malik yes great thank you um thank you very much appreciate that chair andrews yes before these gentlemen leave yes i would like to take an opportunity bill thank you so much for your presentation tonight board i'd like to introduce you to mr jeffrey dumars

[06:15:46] who is the interim director of facilities and environmental services board you may have individually had an opportunity to run into mr dumars but he has stepped in works closely with miss wall uh and he's been with us i'm going to guess approximately a year and chair andrews with the board's uh if the board would allow i'd like for mr dumars to take a couple of minutes to tell you a little bit about his

background and how he ended up with our organization and we're very thankful that he stepped in and helped a really good team with his leadership and so thank you

[06:16:21] yes please welcome mr dumars i'm very happy to be here again jeffrey dumars interim director of fez um been with the county for about nine months started in january of this year was previously at Virginia Tech, have a background in landscape architecture, urban and city regional planning and urban design. I spent half my career doing municipal planning and development work and then half of my career doing similar work for academic institutions including Virginia Tech, Auburn

[06:16:52] University, and Cal Poly. San Luis Obispo as a staff person. So I was lucky enough to marry a woman, my wife, from Albemarle County, and have been making my way here for my entire marriage, unbeknownst to me. So I'm very excited to be here. I was married here, have two kids, and really excited to be a part of this team. Thank you. And with that, we will actually subject you just to any questions or comments from the board, Supervisor Galloway. Look forward to working for you, with you.

[06:17:33] Supervisor McHugh. Go San Luis Obispo. Supervisor Malik. Thank you. Thank you for the research on the leaves, and I will forward your email to my constituents at Incroze. You're welcome. Supervisor McHugh. We need all the Hokies we can get.

[06:17:49] Welcome. Supervisor Pruitt. Glad you're here. Thanks. I'll just add, my spouse also was from Eltonville County, and I'm glad she got me here. uh welcome thank you and uh appreciate you stepping up uh board the uh i guess just looking here we're going to have to go back into closed session but we could do uh from the board committee reports and matters not listed on the agenda prior to doing so uh so we'll go through the order again for that uh supervisor galloway i don't have anything supervisor nothing thank you supervisor

[06:18:27] valid i'm just so excited that so many of us are going to be at bayko it's about the second time ever. We've had more than two people, so thank you. Supervisor McHugh. Yeah, nothing. And Supervisor Pruitt. I have nothing. Okay, and I'm looking forward to Vaco. With that, do you have a motion for us to go into closed session? Just the one. I do. I would like to move the Board of Supervisors to convene a closed meeting pursuant to section 2.2, tax 3711A of the Code of Virginia under subsection 1 to discuss and consider the annual performance of the county executive. Second.

[06:19:00] We have a motion from Supervisor Pruitt. Second from Supervisor Malek. Without objection, if the clerk will call the roll. Ms. McKeel? Yes. Mr. Pruitt? Aye. Mr. Andrews? Yes. Mr. Galloway? Yes. Ms. Lista-Curtley? Aye. Ms. Malek? Yes. And is the room in the back here available?

[06:19:17] Is that?

[06:39:24] Three seconds.

[07:33:28] We are back and ready for a motion coming out of closed meeting. I'd like to move the Board of Supervisors certified by recorded vote. that, to the best of each supervisor's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the motion authorizing the closed meeting were heard, discussed, or considered in the closed meeting. Second.

[07:33:54] We have a motion from Supervisor Pruitt, a second from Supervisor Malek. Without objection, the court can call the roll. Ms. McKeel? Yes. Mr. Pruitt? Aye. Mr. Andrews? Yes. Mr. Galloway? Yes. Ms.

Lapista-Kirtley? Aye. Ms. Malek? Yes. And with that, there's nothing further from the county executive?

[07:34:12] We will be adjourned to November 20th, 2024, 1 p.m. in Lane Auditorium. Opportunities for the public to access and participate in this meeting are posted on the Albemarle County website and on the Board of Supervisors' homepage and on the Albemarle County calendar. Participation will include the opportunity to comment on those matters for which comments from the public will be received.

[07:34:33] Thank you and good night.



Coraggio Consulting · aguyonx.com