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Albemarle County Board of Supervisors Regular First Meeting, Wednesday, February 4, 2026

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- Official agenda: https://albemarle.granicus.com/AgendaViewer.php?view_id=1&clip_id=1439

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[00:00:00] Good afternoon, everyone. I will call to order the Alvarez County Board of Supervisors for our February 4, 2026, 1 p.m. meeting here in Lane Auditorium. Present with us at the desk, we have Supervisor Mike Pruitt of the Scottsville District, Supervisor Sally Duncan of the Jack Jewett District, Supervisor B. Lepisto Kirtley of the Ravana District, Supervisor Fred Missel of the Samuel Miller District, myself, Ned Galloway of the Rio District. Supervisor Malik is competing with the ice and

[00:00:36] snow in her driveway, so she is hoping to join us here in a little bit, if not maybe joining us electronically. So I know that is frustrating to her, but she could be walking in at any point this afternoon. Also with us are County Executive, Mr. Jeff Richardson, our County Attorney, Mr. Andy Herrick. Our board clerk, Ms. Claudette Borgeson, and our senior deputy clerk, Travis Morris. I just saw maybe after your name, Travis. He's there. He's sitting there, though. That's good. And with us are Almar County Police Department officers, Officer Daniel Bonning. Good afternoon, sir. And

[00:01:16] Master Police Officer Dana Reeves. Thank you both for being here with us today for both the public and for the board members. And if everyone would please rise as you're able and join in the pledge I pledge allegiance to the republic, which it stands, one nation, under God, in his will, for the duty of justice to all.

[00:01:46] Thank you, everyone. And if everyone would please join in a moment of silence. Thank you very much.

[00:02:15] And, board, we do have an agenda before us. Is there any changes, edits, modifications to the agenda? No, sir. If not, is there a motion to adopt the final agenda? So moved. All right. Second. Motion has been made and seconded. Without objection, if the clerk would please call the roll. Mr. Galloway? Yes. Mr. Pisto-Kirtley? Aye. Mr. Missal? Aye. Mr. Pruitt? Aye.

[00:02:45] Ms. Duncan? Aye. All right. Thank you, board. And number five on the agenda, brief announcements by board members. Supervisor Missal? No, sir. No announcements prepared. Thank you. Supervisor Duncan? No. I don't have anything. All right. Supervisor Pruitt? Nothing at this time.

[00:03:03] Supervisor Lapisto Kirtley? Well, I guess I'm taking Supervisor Malik's place. A couple announcements that I went to that I attended. I attended Albemarle High School with Supervisor Galloway.

[00:03:23] Mr. Banfield is a principal, very impressed by the school and the students there, frankly. Then I attended also the Student Senate on the 23rd of January. There was a Student Senate here in the auditorium, and they were given a chance, the students that were handpicked, were given a chance to use \$4 million in any discretionary area they wanted.

[00:03:51] The top two areas were facilities, meaning a new high school and other things, other renovations. and also this is the one i found surprising mental health so that was the other one that they wanted um and that's it for me thank you very much uh the only announcement i'll make is that um at the last board meeting we did have a number of public speakers who shared their opinions on the tanaska let's say tanaska right tanaska power plant that's in front of the fluvana county

[00:04:26] board of supervisors or will be the thomas jefferson planning district commission does host a mayor's chairs meeting on a quarterly basis and wanted to let the board know and the public know that i did share with the chair of the fluvanna county board of supervisors that we had received comment and what the opinions of those comments uh were and obviously uh you know you'll probably have this chance to do that this week as well when we go to the commission meeting as the representative of the Scottsville District, but felt that was important to note.

[00:05:02] The next item on the agenda, number six, proclamations and recognitions. We do not have any of those today, so we will move to number seven, public comment on matters previously considered or currently pending before the board other than scheduled public hearings. And I believe we do have at least one sign-up.

[00:05:24] Okay, thanks very much. Do you like me to read the rules? Please. All right. Thank you. Good afternoon, everyone. During the time set aside for public comment on matters previously considered or currently pending before the board, other than scheduled public hearings, individuals may address reported supervisors concerning matters previously considered by the board or matters that are pending before the board, other than the items listed on the agenda for public hearing.

[00:05:48] Individuals are allowed one opportunity of up to three minutes to speak at each board meeting. A sign-up sheet is managed by the clerk's office. Up to 10 persons may speak during each matters from the public session. 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.

[00:06:05] 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. In order 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 Albemarle County or Magisterial District, address comments directly to the board as a whole.

[00:06:24] 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. Do not speak from your seat or out of turn.

[00:06:41] All comments are live streamed, recorded, and published on the Albemarle County website. And today we have one person who has signed up to speak, and that is Mr. Gary Grant. Good afternoon.

[00:07:02] Hi. By the way, I do have other clothes. I always seem to wear the same thing in the winter. Get this set up here. My name is Gary Grant. Again, I'm here from the Ryo District.

[00:07:18] At your January 21st public meeting when your assessor showed 27 slides, you six board members were able to request during the Q&A session to see again some of Mr. Lynch's slides, public records, for further examination.

[00:07:37] Your public, however, was not permitted to do so because of your meeting rules. This is not equal and simultaneous access for your public. Your assessor says the average Rio district increase for 2026 is 4.5%.

[00:07:55] My increase is 9.6% on my unimproved 48-year-old house and seven acres of ravines and critical slopes. This increase doesn't yet include how much this board can add to the tax burden with a tax rate hike.

[00:08:16] I started the complex process of requesting an assessment review last Friday with a phone call to the assessor's office. You know this already because I emailed you about the unfriendly, impatient assessment office employee who took my call.

[00:08:36] By the way, based on my estimated real estate taxes for 2026, but without a tax rate yet included, for every minute I could speak to you during the public comment for the rest of this year, it could cost me at a minimum \$79.64 a minute.

[00:08:57] On a different matter, your county executive, to my knowledge, still has not apologized for his local representative government's security breach that put your public's personal and financial information in danger of being stolen.

[00:09:19] If Mr. Richardson will not voluntarily apologize for the county's lack of security last June, this board, in my opinion, needs to vote that he do so. And a final note, I'm looking forward to seeing my RIO supervisor again at an upcoming budget forum. Hopefully, he will say what snow cone funding change has been made, as he promised last April 10th at the North Fork Research Park Forum. In fact, I can quote Mr. Galloway from my

[00:09:56] notes of that public meeting. I have them right here. Quote, come on, Gary. I know you read the budget we'll make that budget change thank you that concludes our list chair all right we will close public comment and move to the next item which is the consent agenda and i'm not aware of any items

that need to be pulled from the consent agenda you want to check on that all right is there a motion to approve so moved and is there a second second all right motion has been made

[00:10:35] and seconded if without objection if the clerk would please call the roll mr galloway yes miss lapisto currently i mr missel i mr pruit i miss duncan yes thank you board all right and we will move to item number nine the revised brook hill license agreements for improvements on county property parcel id 046 b51 co and good afternoon mr paul our county engineer joining us good

[00:11:06] afternoon okay my name is frank paul county engineer and i'm here to present to you um supervisor Galloway and board members of the board they revised Brookhill license agreements for improvements on county property and the Brookhill

[00:11:44] development this also includes an additional request which I will get into in this presentation regarding a stormwater management facility that's currently maintained by VEDOT so a little bit of background about the project overall it's there's been a rezoning for the Brookhill project to

[00:12:09] the south on this slide. Let me get my pointer. I don't remember how to do the pointer. So ZMA

[00:12:38] 2015-7 and 2018-11 included some proffers. SP 2015-25 and various site plans, road plans, subdivision, plats, and WPO applications, and a lot of building permits have been issued for the brook hill development license agreements were previously brought to this board back in march of 2024 the reason why we're here today is because some of the improvements are moving so the license

[00:13:16] areas need to be adjusted property specifically requires the developer to complete the connection

[00:13:26] of archer avenue to ashwood boulevard through county property i can't get this too in building

[00:13:56] suspense the power of the pause is there anybody here that can uh i'm going to move to the podium

[00:14:31] hopefully that solves my problem on this slide um i'm getting into a little bit more detail

[00:15:10] uh it shows some the different license areas and the proposed improvements it's kind of busy so I'll walk everyone through it. The grading license areas are in brown, which is shown in this location. It's also down on this south side of the roadway here and up in this area. I'm sorry, I should have got you oriented first. 29 Seminole Trail is on the north side of the photo. Ashwood

[00:15:46] Boulevard is on the right, Forest Lake South, and the Brook Hill subdivision on the left. North is to your right on the picture. This is the new connector road that's coming through, connect to Ashwood Boulevard. So the grading license areas are in brown. The stormwater facilities license areas are in blue, and the landscaping is down here in green. The landscaping, excuse me, the

[00:16:19] stormwater facility area is getting larger to encompass or to include the VDOT facility, which is this hatched area right here, which is currently under an easement with VDOT and the county. So in addition to revising the licensing areas, the developers proposing to take over the stormwater facility and to modify it to serve both the roadway construction and the project just north of Ashwood Boulevard to the right of the screen. The project is

[00:16:55] Archer North. Considering VDOT has an easement on the county property, the county has to agree, or VDOT has requested that the county provide a letter to allow them to enter into discussions with

the developer to take over maintenance. They're going to have to modify the basin to increase the size of it, and they may need to enter into agreements with VDOT for long-term maintenance, but ultimately the proposal is to turn over all long-term maintenance to the developer.

[00:17:32] And we would regulate that, so to speak, control that through the license agreement. The facility will obviously remain on county property also. So the three agreements for just a refresher, they're non-exclusive revocable agreements, all three of them. The first one is for grading and road construction. The license grants access to developer to essentially grade and install the

[00:18:08] roadway and all of its improvements. This agreement will terminate or will go away once the roads are completed and everything's accepted by VDOT. The second agreement, or excuse me, I should say license, is a stormwater facility license. That will remain in perpetuity to allow the developer to construct and modify the basin, if approved, and to maintain into the future.

[00:18:42] And the third license is the landscaping agreement, which allows the developer to plant the buffer between the roadway and forest lakes, and then to also maintain that into the future. And the last item here is the authorization letter for VDOT to enter into discussions with the developer related to the release of VDOT's interest in the stormwater basin.

[00:19:07] With that, I've got some motions for you, so when you're ready for that, I can come back to this slide and open up for any questions you may have. Thank you, Mr. Pohl. Mr. Missel? Thank you. Just two quick questions that might be real estate 101 questions, so forgive me, but why a license and not an easement, like a temporary construction easement, et cetera?

[00:19:31] So if I might answer that question, Mr. Vice Chair, Andy Herrick County Attorney, this is county-owned property, and it's important for the county to maintain control of this property. an easement would imply some sort of irrevocable right of the of the party to retain it we wanted to keep it uh have the ability to revoke it at any time that also is simpler from a process perspective and that doesn't require a public hearing so again we're giving we're giving somebody the right to use county property but it can be revoked at any time thank you and then another question just curious sometimes you know easements are based on the as bill condition so you don't have to come back and adjust it?

[00:20:09] Is there a reason? Have these ever been based on an as-built condition? For example, is there to prevent having to come back for these adjustments? So these are licensed areas, right? So the grading, they've shown the grading.

[00:20:25] They've done enough of the design to feel comfortable that the areas are as shown on the plat. These will be platted. Got it. So there aren't any specific like drainage pipe easements, So we've tried to combine those with the right-of-way where one was shown to eliminate that concern.

[00:20:44] Yeah, gotcha. So I think they're pretty comprehensive and broad enough to incorporate everything that's required. Okay. Got it. Thank you. That's all. Great. Supervisor Duncan? No questions. Supervisor Pruitt?

[00:21:00] He stole mine. I have no questions. Supervisor Lapisto-Kirtley? No questions. Thank you for the presentation. All right. Thank you, Mr. Polo. I do not have any questions. If that's the case, the motion, is there more than one motion needed for this?

[00:21:16] I think there's one motion. It would just be a single motion if the board is inclined to approve it. It would be the top motion there. All right. It sits in the Ravana district? That's correct. I move to adopt the resolution attached to the staff report as attachment H. Seconded. All right. The motion has been made and seconded without objection.

[00:21:34] If the clerk would please call the roll. Mr. Galloway? Yes. Ms. LaPiesto-Kirtley? Aye. Mr. Missal? Aye. Mr. Pruitt? Aye. Ms. Duncan. Yes. All right, motion carries. Thank you, sir. All right, board, whipping along.

[00:21:50] The next item, number 10, is our closed meeting. A little different, as we'll be staying in here after the motion is made, so we'll just kind of give everybody advance warning. I move that the Board of Supervisors convene a closed meeting pursuant to Section 2.2-3711A of the Code of Virginia.

[00:22:09] Under Subsection 1, to discuss and consider appointments to various boards and commissions, including, without limitation, the 5th and Avon Community Advisory Committee, the Albemarle Conservation Easement Authority, the Albemarle County Service Authority, the Fire Prevention Code Appeals Board, the Local Board of Building Code Appeals, the Pantops Community Advisory Committee, the Piedmont, Virginia Community College Board, the Planning Commission, and the Social Services Advisory Board.

[00:22:34] Under Subsection 8, to consult with legal counsel regarding specific legal matters, including the county's role in federal law enforcement, requiring the provision of legal advice by such counsel and under subsection 19 to discuss plans related to the security of the county office buildings and the safety of persons using such buildings. Second. All right, the motion has been made and seconded. If the clerk would please call the roll. Mr. Galloway? Yes. Ms. Lepisa-Kirtley? Aye. Mr. Missal? Aye. Mr. Pruitt? Aye. Ms. Duncan?

[00:23:08] Yes. All right, good evening everyone. We're reconvening for the evening session and we are coming out of closed meeting. Is there a motion to certify the closed meeting? I move that the Board of Supervisors certify 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

[00:23:47] were heard, discussed, or considered in the closed meeting. Second. All right, the motion has been made and seconded. Without objection, if the clerk would please call the roll. Mr. Galloway? Yes. Ms. Lopisto-Kirtley? Aye. Ms. Malik? Abstain. I was not able to be there. Thank you. Mr. Missal? Aye. Mr. Pruitt? Aye. Ms. Duncan? Yes. Thank you, board. And are there motions coming out of closed meeting? Yes, chair. Thanks. I'd like to move to make the following appointments to four boards and commissions. The first is Jay Fennell to the Albemarle County

[00:24:23] Conservation Easement Authority. Second is Diantha McKeel to the Albemarle County Service Authority. The third is Natalie Gomez to the Pantops Citizens Advisory Committee. And the fourth is Willie M. Gray to the Social Services Advisory Board. Second. All right, the motion has been made and seconded. Without objection, if the clerk will please call the roll. Mr. Galloway?

[00:24:49] Yes. Ms. Lopisto-Kirtley? Aye. Ms. Mallick? Yes. Mr. Missel? Aye. Mr. Pruitt? Aye. Ms. Duncan? Yes. All right, motion carries. Thank you. First item this evening, number 13 from the county executive, report on matters not listed on the agenda. Mr. Richardson? Yes, sir. This evening, I do have a report for

the board and i will ask our deputy county executive trevor henry uh to lead the presentation uh with the board and mr chair this is out of sequence with what i typically do with the second board meeting of the month but we wanted to take an opportunity this evening

[00:25:27] to share some what i think is relevant and pertinent data on the storm that we've just experienced over the last 12 days and mr henry i'll turn it over to you thank you mr richardson And Trevor Henry, Deputy County Executive, it's an honor to be here tonight in front of the board.

[00:25:44] Check out Galloway members of the board, myself, along with our Interim Emergency Management Coordinator, Emily Policcio, will give just a briefing around the winter storm fern activities. The board took an action earlier today where you ratified the emergency declaration that the county executive had made, uh and and actually we we closed that out uh today so we were here two weeks ago um on the on the front end of this storm and i pulled the slide up really to just you know kind of the the main phases of emergency management that that you would think of which is preparation the actual event the

[00:26:23] response and then the recovery and so we've we've framed we've we framed this uh presentation to the board to really touch on on those elements and then answer any questions that we can answer at the end from the board and if there are questions that we can't answer if there's data that we need to go get we'll get and we'll get it back to the board and so i'm going to turn it over to emily to talk about elements of the preparation and response thank you thank you board for letting us come provide you guys a summary of what we we went through the last week or so the planning for

[00:27:01] this really began the week prior on Wednesday with, well, really Tuesday when we started getting reports, the weather reports, and we were monitoring this really dynamic storm front that was, you know, making its way here, and I think talked to you all that night, that Wednesday, and then made the decision to open an emergency operation center beginning on Friday, and we opened that initially virtually on Thursday, actually, and then we ran it live in person with various personnel throughout the weekend to monitor the storm activity.

[00:27:40] As you know, the declaration of the local emergency was issued on January 24th, and that enabled us to make sure we had all the available resources. It also provided us, when we're in a state of emergency, even when we're not, we can connect with the Virginia Department of Emergency Management on a sort of master dashboard, master platform, and see who's in a local state of emergency as well.

[00:28:06] But that's where we can coordinate those activities and get resources as needed. Starting on Friday, we also started sending teams of homelessness providers out into the community, including members of HEART, to conduct some street outreach to the known tent sites and ensure that our unhoused community members had resources, including Pachem and the Salvation Army.

[00:28:34] We also held rooms at area hotels for public safety staff to utilize as we needed for people that we encountered that either didn't have power or that was part of the preparation, was making sure that we had those resources should somebody become stranded on the highway as had happened in years past, that we could move them there.

[00:28:57] We also pre-positioned resources to Monticello High School to be able to turn that into a shelter should we need to. We were really anticipating a worse scenario, I think, so we were planning for

that.

[00:29:13] As you can see here, this was the response. this is sort of a summary of the public safety activity that that these are the storm related calls as we identified in total we had county pd had 84 calls storm related calls most of those were for disabled and abandoned vehicles i know they were dealing extensively with vehicles that were just getting stuck and left in various places and as you know that was challenging for a number of reasons. So coordinating the removal of those vehicles was a big chunk of what they

[00:29:50] were dealing with. On the fire rescue side, and also motor vehicle accidents, which was also what fire rescue was seeing, was an increase in motor vehicle accidents, certainly an increase in injuries, falls, and special rescues. Falls tend to be one of the call types that fire rescue runs pretty frequently, but this was certainly a spike in those. We responded to 122 storm-related calls on top of the rest of the calls we were running. It's worth noting that, on this next slide you'll see, but it's worth noting that a lot of these special rescues, as they're called, require a

[00:30:30] tremendous amount of resources, not just a typical engine or ambulance responding on it. It requires multiple units with specialized equipment, specialized training, to essentially set up rope lines and technical rescues to be able to retrieve people safely and also to operate in those conditions safely. We did have two firefighters on two separate incidents that sustained injuries and were transported to the hospital, both with, they weren't major injuries, but musculoskeletal injuries that will require rehab.

[00:31:03] So multiple, lots of dogs that got away from owners, and then the owner tried to go rescue them and ended up sliding down into ravines or 450 feet away from their homes. It was, yeah, it was a lot of hard work just sort of rigging to get to people and rescue them.

[00:31:26] I'll turn it back over to... Thanks, Emily. I want to cover a little more about how we organized on the response. Emily mentioned the Emergency Operating Center. We had the virtual room open. But we had, across all the departments, folks supporting that from the executive's level to facilities, parks and rec, legal, certainly fire, police, but that also regionally.

[00:31:52] ECC connected into the Albemarle County EOC. The city emergency manager had a connection into that. And so we were able to manage our response as a county, but we also had connections into the work of the city and the work at UVA. And, in fact, we had what's called a multi-agency coordination group.

[00:32:11] We had a dedicated once-a-day meeting with all the leadership from the city and the county and UVA that spanned Friday into Monday. And so I wanted to just kind of also broaden that aperture on the coordinating work that we did.

[00:32:26] It was looking at forecast, it was looking at building conditions, things like that. The other piece, the pie charts of calls for service are helpful. I really would want to give a shout out to our CAPE department and just VDOT's communication.

[00:32:45] During the actual event, folks did a really good job of staying off the roads. Our calls for service went down significantly during the Saturday night, Sunday, even into Monday. But it was interesting to see the volume of calls then that hit Monday on into last week.

[00:33:04] A lot of those were sled riding accidents. And you guys probably all know stories of folks that got hurt because of how the nature of this storm and how it froze and the temperatures that we had. So I just want to emphasize, I think we had good coordination across the community as far as how we did our planning and response, and that the community did a good job of staying off the roads during the event itself.

[00:33:31] This just represents county from former Navy. There's a term, all hands on deck. It was all hands on deck for county staff, facilities, parks and rec. They actually had hotel rooms here just across the street, and they were working 12-hour shifts to try to work to keep our priorities were keeping access to our fueling stations open, keeping access to our fire stations open, and keeping access to Fifth Street for fire and police operations.

[00:34:03] And so that really was the priority of their work into Monday, and then they could turn their attention to the five inches of ice that we had on our county facilities. And in part, that's what drove our closures for Monday and Tuesday.

[00:34:20] Over the, call it the four-day period, they dumped 40 truckloads, 40 dump truckloads of snow that were hauled off-site to Darden Tau. includes you know court square cob cob fifth we had contractors out at rivana station keeping keeping access to to the military installation at rivana station they dumped 5100 pounds of salt and and had nearly 1200 staff hours at an aggregate to get us to where we could open up our building on wednesday so just sharing a very significant response and most of those folks were

[00:34:59] again, Navy days, port and starboard, 12-hour shifts for those four days. VDOT got a lot of attention during the storm. This was a unique storm in the way it hit across the state with its complexity and the temperatures. And I will say for our region, I learned through some data that Vietnam provided us this week, that the county has 1,985 secondary road lane miles.

[00:35:29] That's a lot of miles to cover in the county. They have a priority of cleaning, which starts at the interstate level, national highway system routes, interstate routes, high service primary routes. Priority two is other non-priority medium service primary and secondary routes. Priority three really is where you get into the neighborhoods and those i call them tertiary roads it's that's my word but it's it's really a lot of the less traveled roads um the board got a lot of communication staff got a lot of communication about you know when's our neighborhood getting

[00:36:07] cleared out um they you know they they had also all hands on deck every every piece of equipment that they owned were deployed and they were also working shift work from from saturday you know preparing and treating until well to this really to now they're still working on on some clearing and so i just wanted to kind of flag that work they you know they have direct staff they have contractors and they were putting out calls for additional contract services bringing that back locally there were some complaints about private apartment complexes how come we can't get our

[00:36:45] our parking lot cleared. In many cases, those entities had contracts with snow removal entities that were deployed on VDOT. And so it was a really interesting storm in that it stressed all those resources the way that it did. I put the VDOT, a link to the VDOT website. That's a great site for customer service for questions around, you know, is my road, you know, when's it going to get plowed why hasn't it been plowed what's the priority of road plowing and so it's just a

[00:37:20] really good resource to direct residents to and so really just ending it was it was a very intense storm the low temperatures really were the concerning part going into it we anticipated more accumulation and certainly had a higher concern around power outages which didn't pan out. And so we feel fortunate for that. We plan for the worst. We manage through it. And we still have cleaning up efforts occurring. Some of the parks remain closed. Back to kind of what Emily

[00:37:53] had mentioned, we had a call Sunday night that involved, I think, six or eight apparatus out to Byron Park for a hiker that went up and couldn't get down. And so it took over three hours of technical rescue uh for a hiker and so we just would implore the community things are you know are are trending with temperatures we have some slow melting we're not really concerned about flooding you know because of the the pace at which the the water is or the snow is melting but just continue to be careful out there and so with that um any questions the board might have

[00:38:32] great supervisor missle thanks just one broad question any lessons learned or takeaways that you might say, next time we're going to remember to do this? We had a lot of, because of the unique nature of the ice on top of and how prolonged with the cold temps were, we had a lot of finer points that we've made note of.

[00:38:53] We'll produce an after-action report with an improvement plan from this. Anytime we open an emergency operations center, we try to capture those observations throughout the event so that they're fresh. And so we have a system for sort of dropping that information into a report.

[00:39:10] So we'll capture all of that. I would say we learned a lot about ice response. And it should be noted. I mean, I think one of the things we're going to start seeing is potentially, hopefully not, but potentially some ice rescues with bodies of water.

[00:39:26] There are a lot of people getting out on the bodies of water and ice skating. We've tried to message that as much as we can. please don't. As these temps are warming up, it's going to be, you know, that might have been okay a few days ago, but it's, we're going to start seeing some big ice melt. And we heard that there are people getting out on the James, like ice skating on the James, which is shocking to me that that's frozen enough to be able to do that. But certainly by next week, it's, we're at temperatures that aren't freezing overnight anymore. So yeah, there's a lot of lessons learned on the conditions, dealing with those conditions, among other things.

[00:40:03] We certainly had more meetings than we probably needed to, like some redundancy, some overlap in meetings that we can streamline, and we've talked about that. In addition to those meetings, we had meetings with the state, with the National Weather Service, and there were just a lot of meetings where there was some repetitive information, so we're working on sort of streamlining that.

[00:40:24] Great. Good question. Thank you. That's all. Thank you, sir. Supervisor Duncan? Not really, just thank you for all the hard work, and I mean, I also know, like, it was 24-hour work, like, our road got plowed at, like, 2 in the morning, and so just, you know, acknowledging that, like, you know, people are working hard, and I know, like, some VDOT employees, you know, their own houses weren't shoveled out, and they're out plowing for everybody else, and so just really appreciative of the work that you guys did.

[00:40:52] Supervisor Malik? Thank you very much. And I will echo that. Just so grateful for all the organization, first of all, and then all the staff effort that has been put in to try to help people survive. You

described my lived experience for the last eight days of everywhere, walking outside, feeding birds, going to the barn with two ski poles, because even when it's 40 degrees, you can go sliding away on your feet.

[00:41:17] treacherous. Yesterday, there was a group of kids playing hockey on the reservoir, long way from shore, right at the confluence of Ivy Creek and the river. And that reservoir has already killed people in the past. So I will echo, please do not do that. It's just too risky around here.

[00:41:38] It's just, I hope that the combination of sleet on top of powder doesn't come back again, because it was a bad time to be an amateur snowplow driver, I'll tell you. I'm only here because of another four hours today on top of the four hours every other day since it happened.

[00:41:55] So I just didn't do very well as a first-timer, but we shall see. Thank you all very much. Supervisor Pruitt? Not much to add or ask. Just I've said a few times, oh, we've been quite lucky this storm, and that's true, but it's always frustrating when people say, oh, that's lucky, or, oh, the bad thing didn't happen because that ignores the hard work that made sure that happened.

[00:42:19] So thank you to all the county staff who put in the hard work to make sure that we were lucky this time around. Supervisor Lepisto, currently. Thank you very much for what you've done. And may I ask, I know that a lot of people stayed off the road, and what do you attribute that to?

[00:42:37] Was it notices that we sent out, the TV stations, what? Because I do want to commend the people for staying off the roads for the most part. This is, you know, I guess the good thing when you have a storm tracking across the country and it's, you know, you're getting threats a week out of a big storm.

[00:42:57] There's a lot of public knowledge of it. It was our messaging, national messaging. You know, we had forecasts even on Saturday that we're still talking double-digit inches of snow. So I think just the aggregate of that is what kept people off the road.

[00:43:13] So what would we do should we not have that? Remember when we had the snow, the other snowstorm a couple years ago where just it was so cold and everything froze? We will continue the message the way we do. I'm just, I think the reason why folks adhered to the warnings was because there was such volume of information on this one.

[00:43:36] So, and I commend the fire department. I commend, well, what the county did and also VDOT because I thought they did a really good job. People would, I've gotten calls saying, well, we'll have a cul-de-sac, and they didn't clear out the cul-de-sac. And I said that's because they only do eight or ten feet.

[00:43:54] And it's actually for emergency vehicles. So they thought they were there to clean out their street, but it's actually for emergency vehicles initially, correct? I'm sorry, yeah. The initial, when VDOT goes down there and does eight to ten feet, that's for emergency vehicles so that you all can get in and rescue someone.

[00:44:15] That's correct. And I think the slide that had the image of passable, their priority initially is focused on getting primary arteries open, making them open, passable, so that one lane of 10 feet is passable for emergency vehicles.

[00:44:31] Once again, thank you for the wonderful job you all did. Yeah, I agree and appreciate county staff who were also fielding what I know all of us were fielding when we were getting street plowing things on the tertiary or some of the residential roads.

[00:44:48] I think one thing that I've flagged, I know I've already mentioned this to Mr. Richardson, but it does seem to be something that we can talk to Carrie and the VDOT team about doing a correction of. It seemed like there were three instances I know of, two in my district, that were basically the roads have been accepted into the VDOT system over the last nine to 12 months, but they just hadn't been updated to be on the plowing schedule.

[00:45:12] So from VDOT's plowing team, they didn't know they were supposed to pile those roads. But if you went to the website, it looks like they'd already been accepted and put in. And I think that now I haven't got the official word yet, but it sounds like VDOT doesn't necessarily update that on a very regular basis.

[00:45:34] But updating it in the spring versus November or just you would think these days it's a matter of point and click. And this isn't on you all, but this is something we communicate to VDOT when we have one of our regular transportation meetings to go, hey, you know, there were plenty of roads that were accepted into the system.

[00:45:52] When can those be updated so that if an event like this occurs in the future, we're not missing people just because they don't look like they're in the system yet? Yeah, it is an after action from the storm. Deputy County Executive Wall and Community Development Team are doing an inventory of public roads versus the VDOT system, and we're going to have a coordination to make sure that there's alignment.

[00:46:16] That is a lesson learned directly from the storm. And to VDOT's credit, when that was pointed out, They're like, we're going to go get the road closed and figure out the logistics or the bureaucratic fix later. So I appreciate that they were so responsive in trying to get to the roads where some frustration was building based on timing and all of that.

[00:46:34] But I appreciate the staffs. I saw staff reaching out to some folks, too, doing that same kind of thing that we do, too, when we hear from residents. It is very grateful for all of that. Thank you for the report tonight. And one thing, just for us to be people to be thinking about snow removal, because there's no place to put snow in.

[00:46:55] And so the dump trucks that Emily mentioned, removing things from the county buildings. But when approvals are given for private streets and they're very narrow, often way too narrow for a plow at a parked car, things like that.

[00:47:11] It's just we're making it harder for the residents who live there to be allowing the people who build it to get away with having private roads. That's all. Thank you. All right. The next item, that was all, Mr. Richardson, tonight, just the report?

[00:47:27] Yes, sir. Thank you. The next item, number 14, public comment on matters previously considered or currently pending before the board other than scheduled public hearings. We have some folks signed up. Mr. Vice Chair Missal will read the rules. Sure thing.

[00:47:43] Thank you, Chair. During the time set aside for public comment on matters previously considered or currently pending before the board, other than scheduled public hearings, 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.

[00:48:01] Individuals are allowed one opportunity of up to three minutes to speak at each board meeting. A sign-up sheet is managed by the clerk's office. Up to ten persons may speak during each matters in the public session. 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.

[00:48:17] 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. In order 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 Albemarle County or Magisterial District, address comments directly to the board as a whole.

[00:48:36] 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. Do not speak from your seat or out of turn.

[00:48:53] All comments are live streamed, recorded, and published on the Albemarle County website. And just as a double reminder, please be sure to introduce yourself and speak directly into the microphone. With that, we have two speakers signed up. We'll start with Alicia Lanahan.

[00:49:17] Good evening. My name is Alicia Linehan. I live in the Scottsville District. You work in the shadow cast by the Unite the Right rally in August of 2017. Then the primary goal was to protect the First Amendment rights of white supremacists while hoping to keep the community safe.

[00:49:36] The epic failure on both counts must inform how you do your jobs today. What have you learned from that world-changing event? The irony is inescapable. Those who dispensed the trauma of August 11th and 12th knew what they were doing. They generated clear definitions of the detestable other and the utilization of state power to eliminate the imagined enemy.

[00:49:59] Unite the Right can look on with satisfaction at the role they played in moving the national conversation and the federal government. They were actual 21st century Nazis who took action in the public sphere, shaped the public conversation, and are getting the policy outcomes that they desired.

[00:50:17] The administration assumes that we are insincere in our values and that principles of inclusion and unity are superficial. Will you abandon the tenets of any resolution at the first hint of retaliation? Since the last board meeting, Alex Preddy was killed.

[00:50:35] Robert Reich describes it as an execution because he was murdered intentionally. Bishop William Barber calls it a lynching because, as in the Jim Crow era, masked men brutally murdered him in public, celebrated their extrajudicial execution as a moral victory and then lied about what the victim had actually done. The federal agents sent to LA, Chicago, Charlotte, Maine, and Minneapolis wear body armor and masks, bear long guns and sidearms, but their skittishness and brutality are qualities associated with fear, not resolve. It takes far more courage to stare down the barrel of a gun

[00:51:11] when you're armed with only a whistle and a phone than it does to point a gun at an unarmed community member. What history will Albemarle write when ICE arrives? When we are confronted with street terror, concentration camps, and mass deportation, what will you do? We know that this paramilitary force has gutted the Fourth Amendment in a secret memo. Question, when ICE breaks into a

home without a valid judicial warrant, should residents call the police? If they respond, what will officers do when they are on the scene? Who will they serve and protect? Our freedom of speech,

[00:51:48] right to assemble and seek redress from the government is being threatened at every turn. ICE agents have killed, seriously injured, and brutalized countless protesters and observers. Question. When ICE attacks community members who are defending democracy and protecting their neighbors, should we call the police? If they respond, what will officers do when they are on the scene? Who will they serve and protect? We are calling upon you to stand resolutely against violence instigated by federal law enforcement. Thank you. Thank you. Thank you. Up next is Susan

[00:52:25] McCulley. My name is Susan McCulley and I'm a resident of the Samuel Miller District. As you probably know, Target is a Minnesota company and a major national retailer. As you may not know, they are cooperating with ICE agents by allowing them to stage actions in Target parking lots and to make arrests of employees and customers in their stores. Last Saturday, in support of

[00:53:02] Minnesotans who are bearing the brunt of violent and lawless ICE agents, a group of non-violent activists entered the Charlottesville Target. They gathered in the aisle to sing songs of solidarity with Minneapolis and other cities suffering under ICE occupation. They sang for a few minutes, moved to the exit when they were asked to leave the store, and sang briefly in the bitter late January cold before dispersing to their cars. As the peaceful protesters picked their way across the icy parking lot, five Albemarle County police cars with lights flashing, filled with officers

[00:53:39] and tactical gear, swung to the entrance of the store. I was surprised at how many officers there were. I don't know who they were there to protect. And that is a problem. On Monday, Charlottesville City Council unanimously approved a resolution regarding recent immigration enforcement actions and reaffirming the city's commitment to civil rights, due process, and community trust. We had hoped the city would offer more answers and actions, but we do see their resolution as a good

[00:54:13] first step. In the nine months we've been speaking to city council and this board, we have been asking for planning, policies, and actions that meet the challenges posed by the daily historic injustice we faced. In the same nine months, an unprecedented number of people have died at the hands of ICE.

[00:54:33] Countless people have been brutalized and injured, attacked and abducted by heavily armed, federal agents. Virginia is now a democratic, now has a democratic governor in legislature. Charlottesville is home of the targeted University of Virginia and is the place where Heather Heyer was murdered at the hands of the very people who are now in ICE. We are asking this board to tell us where you stand regarding this fully funded federal force that is circling our community.

[00:55:05] What is your resolution? What will you do to protect us? How will you direct county employees to interact with ICE agents? What will the county police do if residents' rights are violated or crimes are committed by federal agents? Blue lights flashed in my face as I drove out of Target on Saturday. I had done nothing wrong. I had broken no laws, but I did stand up for my community. Were the police there to serve and protect me or not? I don't know, and that's a That is the end of our list, Chair.

[00:55:44] All right. Thank you very much. Thank you to our speakers this evening. We will close public comment and move to the next item on the agenda, number 15. This is our first public hearing this evening, ZMA 2025-11, 5546 Three Notch Road.

[00:56:04] And Mr. Langeal has joined us. Good evening. Good evening, everyone. My name is Cameron Langeal. I'm a principal planner with the Community Development Department. and tonight i will give you the staff presentation and recommendation on zma 2025-11 which is known as 5546 three notched road so this parcel is located out in crozet it's on the north side of route 240 which is three notched road it's about a thousand feet west of the star hill brewery so star hill would be to the right side of this image a thousand feet down the street this property

[00:56:40] measures 0.603 acres, and it's currently zoned R2 residential. This proposal tonight is to upzone it to R4 so that Habitat for Humanity can build a duplex on the property. There's two reasons why they need that R4 district. First of all is the R2 district doesn't allow duplexes as an allowable by right use, and the other part is that based on the acreage of the parcel and the minimum lot size that we have in our zoning ordinance, they need to go to a higher density zoning district to make to be able to subdivide and create two lots.

[00:57:13] So the property is part of the Crozet development area, and the Crozet master plan recommends neighborhood density residential, which is three to six units per acre. And then on this image, you can see the purple color that represents the location of a water protection ordnance stream buffer.

[00:57:29] The master plan designates that as green systems. So this is page two of attachment A3, which is a conceptual development plan that the applicant prepared to demonstrate that it is possible to actually build the duplex on the property, subdivide it, and meet the minimum lot size requirements of the zoning ordinance, and stay outside of the stream buffer.

[00:57:52] So the positive aspects for this request is consistent with the land use and density recommendations of the Crozet Master Plan, and 100% of the total units that they're proposing would be affordable and consistent with the county's affordable housing policy.

[00:58:08] They have a proffer statement, which is Attachment A3, that goes over that. One thing I want to note is that in the staff report, there was a concern that was initially noted by staff about the affordability period for these dwelling units. And since the time of the Planning Commission, the applicant has revised that proffer statement and made the affordability period be consistent with housing Albemarle.

[00:58:30] So that is no longer a concern that we have. Staff recommended approval, ZMA 2025-11, for the reasons listed in the staff report. And at the November 25th, 2025 Planning Commission meeting, the Commission voted 4-0 to recommend approval. At this time, I would be glad to take any questions from the Board of Supervisors.

[00:58:49] Thank you, Mr. Langeel. Supervisor Missal. No questions. Thank you. Supervisor Duncan. No questions. Just more of a comment that I think we should allow duplexes everywhere and that this shouldn't need to be rezoned. Supervisor Malik.

[00:59:06] No questions. That's a good spot. Thank you. Supervisor Pruitt. This is just a technical thing. I don't think I've seen or even contemplated a situation where the property line is a firewall of a single structure.

[00:59:24] That's a statement, not a question, but could you engage with it like it's a question? So if you think of like a traditional townhouse development like we have, I used to live in a townhouse in Pantops.

And basically, the fire wall between a row of attached units, there might be six or seven townhouses in that one block of buildings, but the property line does run down that wall, usually on all of them.

[00:59:50] I realize as you're saying this that I'm an idiot because this is true of my own house. Okay, sorry. I'm done. Supervisor Lepisto-Kirtland? No questions. Thank you. And you answered mine about the 30-year and the proffer statement update, so thank you for addressing that up front.

[01:00:08] All right. We will open the public hearing. Do we have sign-ups from the public on this one? I think we do, actually. I'm pretty sure I saw at least one sign-up. So go ahead and read the rules for the...

[01:00:26] Great. Thank you. All right. Thank you, Chair. During public hearings, the board will acknowledge speakers addressing the item listed for public hearing. Speakers are limited to one appearance of three minutes per public hearing item. 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.

[01:00:47] 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. In order to give all speakers equal treatment and courtesy, the board requests that speakers adhere to the following guidelines.

[01:01:05] When addressing the board, state your name, and if you live in Albemarle County or Magisterial District, address comments directly to the board as a whole. 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.

[01:01:22] Back and forth debate is not permitted. Do not speak from your seat or out of turn. All comments are live streamed, recorded, and published on the Albemarle County website. Great. And we have first up the applicant, Amy George. Come forward. You have 10 minutes to present.

[01:01:40] I'd like to reiterate. Great. My name is Amy George. I'm with Rada Bush and Gale. I am a representative of the applicant, which is Habitat for Humanity. Dan Rosenwig is here to answer any questions about Habitat and can probably answer anything that you have about the site or planning, zoning.

[01:01:59] I do want to reiterate what Cameron said about the property. This land was donated to Habitat for Humanity to actually provide more affordable housing in the county. As we all know, it's a very hot topic.

[01:02:15] It's very needed for this area. So the R4 district allows them to have the side-by-side two family houses. The duplex is what we usually call it. And we also had the smaller lot size. It was 10,000 square feet for each lot, and we have met that with the concept that we have.

[01:02:35] All right. Thank you. I'm going to ask if there are any questions of the applicant, Supervisor Missal. I guess it's just a confirmation that the structures are outside of the 100-foot WPO buffer. Yeah, completely. Great. Supervisor Duncan? No questions.

[01:02:51] Supervisor Malik? That was my question as well, and it's a challenging lot, so you've done that. Yes, thank you. Supervisor Pruitt? I have no questions. All right. Supervisor Lepisto-Curtney? No

questions. Thank you. All right. I do not have any questions, so we will ask our speakers from the public, you can have a seat now.

[01:03:10] you'll be asked if you would like to do a five-minute rebuttal. Great, thank you. I believe it's Reverend Liz Adam. Good evening. Good evening. My name is Liz Adam. I'm the pastor of Tabor Presbyterian Church in Crozet for eight years. I've lived in Crozet for 19 years, and we are a congregation that has supported Habitat for Humanity for many years, and I go on site and

[01:03:48] also volunteer with few skills, but a lot of enthusiasm. But they're really good at teaching you. So we as a community are very excited for the opportunity to have homeowners in Crozet who will help build their home with your approval. I just went on Monday night at Aldersgate Methodist Church where Habitat staff and homeowners that live in Habitat homes were sharing their experiences, and some of those folks will soon get a home, and to hear their stories

[01:04:24] about how much this has meant to them, the generational benefit to home ownership. And of course, to state the obvious, when you own your home, you're invested in the community. So I'm in support of this, and I hope you are too. Thank you. Thank you. Thank you. Michael Monaco. Good evening, Supervisors. My name is Michael Monaco. I live in the Whitehall District in Crozet. I live about a half a mile from the application site. I'm here tonight on behalf of myself and behalf

[01:05:03] of others involved with Livable Seaville, now in our album all efforts, to ask you to vote yes on this rezoning. I don't feel like I need to extol the virtues of this application anymore. You and I both know that this is a good thing, unquestionably. It's a clear win for housing in Crozet. Two homes, two affordable homes. I can see how that might, from a bird's eye view, not seem like a major change, a sea change in the grand scheme of affordable housing. You know, two down, 9,998 to go. But I am here to tell you that even one home, one affordable home does make

[01:05:39] all the difference in the world. Personally, I wouldn't be able to live in Crozet if it hadn't been for the two proffered affordable homes that were built in my neighborhood. We were fortunate enough to make it into one of those homes about seven years ago, and that has completely transformed and changed our life. Because of that home, my wife and I have been able to build joyous community in one place. We can ride our bikes down 240, down to the store, the library, to dinner, to visit friends. We count ourselves very lucky to live in Crozet, and we want other people to have the same opportunities that we were offered. I hope that you'll consider ways to make applications like this

[01:06:19] one less of a rarity in the county. I suspect we can find ways to improve our zoning code and review processes to put fewer barriers between a home and people who need it. For example, as Supervisor Duncan mentioned, duplex is not a permitted use in R2 zoning. That seems like an easy win or at least something worth exploring in depth. I know that I have neighbors in Crozet who are experiencing homelessness or who are unstable in their current housing situation, So every home helps.

[01:06:49] So again, obviously, I hope you vote yes on this clearly good thing. And I'm looking forward to meeting my new neighbors. Thank you. Thank you. That concludes our list. Great. Does the applicant feel the need for any rebuttal comments? Awesome.

[01:07:05] Thank you. All right. We will then, if there are no questions further for the applicant, I guess I'm just curious about one thing. Maybe I'm, hopefully I didn't miss it, but will this mean that they will be pursuing county incentives for affordability?

[01:07:21] I don't know if that model fits, tax incentives, Indians. I'm not sure if it applies, Dan. Are you eligible if there's fewer than 10 units? I think you're talking about tax incentives, in which case we're planning to sell these to low-income folks.

[01:07:41] So, no, we're not going to be interested in that. We won't hold the units. That makes sense. Got it. Thank you. Any others? All right. Then we will close the public hearing. I'll do a quick round to see if there's any questions or comments on the application.

[01:07:57] Supervisor Missal? No, sir. Supervisor Duncan? Nope. Supervisor Malik? No questions. Thank you. Supervisor Pruitt? Just a brief comment. You know, we received an updated discussion on our land use build-out recently. This was very easy math to do, quick napkin math.

[01:08:16] This is 56% of comp plan density, and it was challenging to build. It was infill. involves demolition and reconstruction of an existing structure. The applicant had to go through multiple processes and had some negative feedback at certain processes that they had to change. It was hard to get to 56 percent build out. This needs to be something that is more permissible and also I think it points to the continued challenge we're going to face if we continue to look at infill and redevelopment as our key strategy for actually executing a land

[01:08:51] use build out because this is 56 percent of comp plan density and it was hard thank you supervisor lapisto kirtley yeah no questions thank you um i'll just make the comment that uh to the speaker's point about two doesn't seem like much well for the home ownership piece of affordable housing one is a whole hell of a lot so um point taken but yeah anytime we can get one new homeowner going into an affordable unit then that that's a win is it is just very difficult all in albemarle to do that all right um if there are no further questions or comments

[01:09:29] uh this is in the white hall district so supervisor malik or thank you and i will introduce my motion to approve by just saying how i've seen firsthand the benefit in wickham pond the six houses there the four units in old trail and looking forward to these units being built here because of the way The community has gathered around these new families and worked with them, helped them build, and also welcomed them into their neighborhood, which is wonderful.

[01:10:00] This is an ideal site because of the sidewalks and the grocery stores and everything right nearby, all the things that Michael Monaco mentioned. So I'm very much looking forward to moving up approval of Ordinance 26-18, ZMA 2025-11 to Methodist City Map, Parcel 56A-1-5000.

[01:10:24] And so that would be a motion to adopt the ordinance attached to the staff report as Attachment D? Thank you. Second. You can tell I'm tired. Thank you very much. All right, as attachment D as in David, first has been made, second has been made. Without objection, if the clerk will please call the roll.

[01:10:40] Mr. Galloway? Yes. Ms. Pisto-Kirtley? Aye. Ms. Mallett? Yes. Mr. Missel? Yes. Mr. Pruitt? Aye. Ms. Duncan? Yes. Very good. Motion carries. Thank you. Look forward to the dedication ceremony.

[01:10:56] Yes, indeed. Yeah, thank you. All right, board, we will move to our next public hearing, number 16 on the agenda, SP 2024-17 Funk Brothers Furniture, and Mr. Tate is joining us. Good evening.

[01:11:13] Good evening. Sorry about that noise. My name is Jared Tate. I'm a senior planner with the planning division of Albemarle County Community Development, and I'm going to give staff's

presentation for SP 2024-17 for Funk Brothers Furniture. This is a special use permit application

[01:11:45] for craft shop use. The subject parcel is located at 3756 Richmond Road. It's approximately four and a half miles east of Pantops and across Route 250 from the Rivanna Village development. It is roughly three acres in size and designated rural areas within the comp plan. The parcel and structure are both currently vacant and underutilized. The existing building was formerly a Moose Lodge and is non-conforming in regard to setbacks. Zoning of the parcel is rural areas, The majority of the surrounding parcels are also zoned RA.

[01:12:24] That's shown in white on the screen. There's also a small area of C1 commercial zoning illustrated in pink to the east along Route 250. And there is, of course, the neighborhood model district of the Rivanna Village Development, which is shown in green. Funk Brothers Furniture has operated in Charlottesville for over 15 years and have requested this SP to move their operations to a larger space within the county.

[01:12:48] They have requested a special use permit for a gift craft and antique shop with their focus on the craft shop use. Under their proposal, the existing structures on the parcel will remain and be reused. They propose to remediate existing infrastructure on the site and to add landscape screening along Route 250.

[01:13:08] No additional structures are proposed, and they also intend to use the portion of the building that is farthest from the adjacent properties for their active operation. As noted earlier, the existing building is non-conforming as to setbacks in the rural area zoning district.

[01:13:29] The closest point there, which is called out kind of in the vicinity of the adjacent parcel to the east along 250, is roughly 17 feet from the property line. However, the applicant has proposed to repair and maintain an existing screening fence and to provide additional landscape buffer within that area of the site.

[01:13:50] Special use permits are evaluated against the following factors for consideration, as outlined in the zoning ordinance. Staff believe the proposed special use will not be detrimental to adjacent parcels, will not change the character of the nearby area, will be in harmony with the rural area's zoning district, and is consistent with the comprehensive plan.

[01:14:13] There are five recommended conditions for this application. The first four are related to the applicant's proposal, and the last sets an expiration date for the permit itself. In summary, staff have identified two positive aspects. One, that the proposal is consistent with the review criteria for special use permits contained in the zoning ordinance.

[01:14:34] And two, that there are no detrimental impacts to adjoining properties are as anticipated. Additionally, we have identified one concern, that is, the existing building is non-conforming in regards to setbacks. However, as mentioned, a use buffer and screening will be provided in attempts to mitigate this concern.

[01:14:50] Staff recommends that the Board adopt the attached resolution, Attachment D, to approve SP 2024-17 with the conditions stated in the staff report. I'm happy to take any questions from the Board. Great. Thank you.

[01:15:06] Supervisor Missal? No, sir. No questions. Thank you. Supervisor Duncan? No questions. Supervisor Malik? I have no questions either. Supervisor Pruitt? can you remind me how this approval differs from the previous uh matter that we've had on the same business i'm not certain of that previous matter if someone could jog my memory i'm just sitting here i'm like i could have sworn could have sworn i voted on this already there was a we attended a public meeting two years ago maybe on it i think it's the same it hasn't come to the board i think

[01:15:45] it's the same issue okay i apologize yeah to my knowledge this is the first special use permit for this property that that begs a whole set of other frustrations and questions i have but um not for my apologies to the applicant uh supervisor lapisto currently no questions thank you um just two minor ones the so the can you go back to the conditions i can i just didn't catch it was not stated there so the use must oh the use must commence on it before all right it was just blank

[01:16:20] in the packet so february 431 um so if they don't get going then it's just not existent or it expires correct permit expires can we clarify what get going means that means vested with work being done not having the store open yes that is correct okay thank you and then um if you could go to the the the part that shows that you were doing the setback piece the 17 so and this may be better asked to the applicant is that area to that corner going to be used to drive around

[01:16:55] the building is that i do not believe that isn't their intention but this may be better addressed to the applicant as you said there are other ways to access the rear portion of the parcel yeah it looks like in the back and obviously with the picture there all right we'll chat with them all right thank you um do we have any members of the public signed up this evening all right so we can read the rules for the applicant, or you can stop there. Sure, I'll do my best to stop there.

[01:17:23] So why don't we say applicants are limited to a 10-minute presentation of the proposal and are allowed a five-minute rebuttal at the close of the public hearing? Works for me. And we have Dan and Mike Funk, aka the Funk Brothers. So I don't know if both will be speaking, but please come forward. Good evening. I'm Mike Funk. My brother Dan and I own Funk Brothers Furniture. Dan and I have been fixing, repairing, and restoring things for over 40 years together since he was 10 and I

[01:17:58] was 17, and I made him help me start on a roofing project in our parents' house. It's all been downhill or uphill, however you want to put it, since then. We get along great. We love to fix things. We can't stand the idea that we live in a throwaway society. We like to preserve. In fact, we're preserving the building that we're moving into. I don't have much more to add. Mr. Tate

[01:18:31] really presented our situation pretty well. I will say that we seem to have a lot of community support. We provide a niche service for people that in some cases don't have anywhere else to turn. We repair things and restore things that might otherwise be thrown out, and that's joyful to us. Thank you. Very good. We'll see if we have any questions for the applicant. Supervisor Missal? No questions. I have a few comments, but I'll hold off until the end of it. All right.

[01:19:09] Supervisor Duncan? I do actually have one. When you presented to Planning Commission, you talked a little bit about a gap in current regulations regarding kind of artisan manufacturing and allowing it in the rural areas and stuff, and I was wondering if you could kind of elaborate what you meant by that and kind of why this has been a different...

[01:19:30] Sorry, I'm having trouble hearing you. In Planning Commission, when you presented, you talked about a gap in the current regulations regarding artisan manufacturing in the rural areas um i was wondering if you could kind of elaborate on that and you they you said something about how this wasn't an easy process to kind of do this i think that may be something our um so we have a an associate he was our office manager connor um he i think that's a comment that he may have made and our feeling is that it ought to be easier to have a craft shop where things are

[01:20:09] made in a traditional manner that's a dying art um our i think our model is based on chuck pinnell's shop in crozet um but there aren't many other than the 29 raya road corridor i don't think there are many places in the county that allow for what we do and um we'd like to see more of that that's all great supervisor malik no questions i'll have comments later thank you supervisor Pruitt? Ditto. The others, I don't have any questions. I've had plenty of opportunity for

[01:20:47] them, but I will have comments. Supervisor Lupisto Kirtland? Yeah, I do have a question. Where are you currently located? We had a shop within the city, which we just shut down. We're kind of working on-site at people's houses. We do a lot of on-site work, so we're kind of drifting okay and i ask that because we this has come up we've discussed this at the board level before years ago i mean i know the name fung brothers so i'm very uh frankly excited about

[01:21:24] this me too thank you thank you all right and this just that corner of the building near the setback i mean it doesn't look like there's any structures or anything on the property no and there's a it's a little bit deceiving on the on the plan that you saw there's actually there is enough room to drive through there so which you know in case of fire trucks or whatever they can get all the way around the building we don't really use that end of the property we access the back of the building from the other end that's closer to moose lane road yeah and the only reason it popped out is that because it's already allowing for less of a setback that if you start

[01:22:03] introducing activity there, there could be the potential for... Our intention is not to. We're actually sharing that space with someone else who, that's his end of the building. We don't really... Well, I guess they could be driving around there, but there's plenty of room to maneuver around the building.

[01:22:19] Oh, yeah. All right. Thank you so much. Chair, I actually had a question that occurred to me. Please. Correct me if I'm wrong, but you're, even with the special permit, you're going to be under a kind of undesirable position where county code is somewhat dictating your business model because there's the in-unit sales requirement, like 50% sales out of the venue. Am I remembering this correctly? I'm not sure. I feel like back when Connor was on the payroll, this was something that he was quite spooled up about. But the point being, if I'm remembering correctly, there's still

[01:22:59] an element of this that's suboptimal. I think the special use permit, because it's listed as a gift shop it requires i don't know that we have an enforcement mechanism for this but it were it states that 50 of gross sales are supposed to be from the venue which makes it tricky when they're doing there is a retail component required this is the yeah i apologize i don't know the precise numbers off the top of my head i believe it's floor area ratio that we reckon that we regulate though within the zoning ordinance not percentage of sales yeah i'm not trying to put you on the spot here. We're trying to illustrate that there is still a frustration with the code, even with

[01:23:39] the approval. Yes and no. I mean, a lot of the work that we do is service-based, so often there is no retail aspect of a transaction between us and a customer. The things that we would sell would all be

sold from that gift shop. In other words, I don't know if I understand your question, we don't make anything for other people to sell.

[01:24:07] I think I'm following. Again, I'm not trying to draw attention to any issue I have with the plan. It's more if I was trying to jog my memory, I think there's a still extant problem with the code that potentially bears on this in the future.

[01:24:25] All right. Any need for five minutes additional rebuttal time? All right, and thank you. If there's no other questions for the applicant or staff, then I will close the public hearing and the matter is back for the board for comments. Supervisor Bissell. Sure. Um, so I'll keep my comments brief. Just a couple of things. One is, you know, I think this is obviously a situation where we're reusing a building.

[01:24:52] So the most sustainable building is the one that already exists. So that's great. Um, also was a part of a, um, community meeting, which was held on July 11th of 2024. So almost, well, almost two years ago.

[01:25:11] And I think maybe to echo one of my fellow supervisors, it's a little surprising that it's taken this long to get to this point. I don't know why, but I think this is a great use of the building and a really important way for us to support local business. So I highly support this.

[01:25:27] And I also commend the applicants for working with the community, which I know you did on buffers and also just making sure that you listened and responded to their concerns and comments. So thank you for that. Very good. Supervisor Duncan? Just that I think we should make it easier for businesses to exist in the rural area.

[01:25:49] I mean, I think this kind of speaks to some of the zoning difficulties. Supervisor Malik? Thank you for that lead-in, because in the Whitehall District, there are at least five residential furniture makers who have been on the Artisan Trail.

[01:26:05] We need to hopefully revive the Artisan Trail because the state let it drop. Monticello was the first in the state back in 2010. But I've been very concerned about the pigeonholing of someone who makes things themselves or restores beautiful old wood furnitures.

[01:26:24] I mean, the materials that I saw in their shop just were eye-popping, beautiful pieces of wood that will be turned into real special things for people. So it is art. It is not making tables for IKEA.

[01:26:42] And there's got to be a different category for things like this as opposed to a manufacturing factory. And I hope that we will get there now that the comp plan is done and the zoning rebate is on the way, then that is really important. But as Mike mentioned, Chuck Pinnell out on Whitehall Road, I don't remember what the original use was for the building, but he lives in part of it and has a world-renowned leather shop in that building.

[01:27:08] So I'm really very grateful that they finally made it this far. Thank you very much. Supervisor Pruitt? Sure. I think it's not lost on a lot of members of the board that this is an issue I've been following and invested in since almost my first day on the board.

[01:27:26] And my initial efforts to try and help this project along were so ill-conceived that they're actually now used as a training example for new board members. I know Ms. Duncan was briefed on it as an example of things not to do because sometimes they blow up in your face.

[01:27:46] I, at the time, took some comfort in thinking, oh, well, this other alternative through the special use permit might ultimately still get them what they need faster than a zoning text amendment, even if we did try and accelerate it in the plan could.

[01:28:03] And then it took two years, which I don't even think I had realized that this hadn't yet been approved. I mean, no, I didn't realize it hadn't yet been approved. I thought it had already been approved, which I think highlights the necessity of revisiting this section of code while we're doing our comprehensive zoning refresh, which we're beginning.

[01:28:22] It should be, this is, every person in the community meeting highlighted that this is the kind of business activity that we want in the rural area. It's conducive with the rural character of the area. It's something that people engage in. It's something that people think of when they think of rural business.

[01:28:38] They think, ah, there's furniture manufacturing. Like, it's top three things you might think of going on in a rural area. This and home businesses, right? These aren't things we want to discourage. These are things we want to encourage, and I don't think a two-year process encourages much.

[01:28:54] So that's my rant to the applicant. I'll say I'm embarrassed and sorry that it took this long um and i by way of apologies i will just say uh my husband really loves antiques but i really love big dogs um we have a um a hundred year old buffet and table that are badly scratched right now so as soon as she dies the dog um i will be coming to you for some business well i'm not going to refurbish it only for her to jump on him again Supervisor Lupisto-Kerman.

[01:29:35] Okay, Christy Noem. Anyway, yes, this came up almost a couple of years ago. And I think, in my opinion, that craft shops really add to the character of the rural areas.

[01:29:56] And I think this is something I'm hoping in our revision of the ordinances and everything, that we can make this a lot easier. Maybe you guys were the guinea pig. I don't know, but I should.

[01:30:12] Thank you. Thank you for your patience, and I'm really looking forward to this, and I think the community as a whole is looking into this, and this is something that we should be supporting and making it easier for craft shops in the rural areas to thrive.

[01:30:32] So that's my comment. So you can tell I'm supportive. All right. Very good. Then we are ready. Let's see. We're looking for a motion. Oh, goodness. I don't have the text in front of me. It would be approving the resolution attachment D to approve SB 2024-17.

[01:30:53] Did I get that right? Yes. I would like to move to adopt the resolution attached to the staff report as attachment D. Second. All right. The motion has been made and seconded without objection. If the clerk will please call the roll. Mr. Galloway? Yes. Ms. Lapisto-Kirtley? Aye.

[01:31:08] Ms. Malik? Yes. Mr. Missel? Aye. Mr. Pruitt? Aye. Ms. Duncan? Yes. Very good. Motion is approved. Good luck, gentlemen. I've got lots of moving bands to cart all that wood over there.

[01:31:24] All right, board, we're going to move to number 17 from the board. Committee reports and matters not listed on the agenda. Supervisor Missel? Sure thing. I'll just report out briefly on two meetings which I found very interesting.

[01:31:40] One was my first meeting of the Jefferson Area Board for Aging. And every time I meet with that group and meet with Christina, their executive director, and their board chair, I am blown away by the breadth of work that they do in this community.

[01:31:58] And as we think about our population aging, you know, it's so critically important that we focus on those services. So I would just encourage anyone who would like more information to look more into Java. And I'm honored to be part of that organization moving forward.

[01:32:15] Second thing is the Albemarle Broadband Authority. And that was also kicked off on the 28th of January. I have learned quite a bit about the Virginia Telecommunications Initiative, or VADI, I guess, and thinking through the work that's been done there.

[01:32:37] There was a brief update on the completion of the final financial review for VADI 2021, which was with Brightspeed, and ongoing construction with VADI 2022, which is a project with Firefly, of which I am a beneficiary.

[01:32:55] And have found Firefly, by the way, to be excellent to work with. And they went on to talk a little bit more about the fact that Firefly's work will bring the county to within 500 plus or minus locations of its universal access goals.

[01:33:11] And that there was a recently announced Broadband Equity Access and Development, or BEAD, award to Comcast. And the thought is that that award will get us across the finish line to knock off those additional 500 locations.

[01:33:28] One addition is Firefly's work is expected to be completed before the summer. And I think it's public information. I would want to know this if I were living in, for example, Batesville, of when the work is scheduled. And a lot of the work is scheduled for this spring and early summer to be completed.

[01:33:46] So good progress there. That's my report. Thank you. Supervisor Duncan? I attended the meeting, our first meeting of CARTA a couple of weeks ago. It was sort of just, well, I guess Supervisor was there, too. Kind of just an update from UVA and from Jaunt.

[01:34:04] I think we talked about kind of like their storm prep, so nothing that I can remember offhand, you know, terribly important. Supervisor Malik? RWSA was snowed out last Tuesday, I'm sorry to say, so I don't have anything to report on there.

[01:34:23] But there is, for anybody who is looking for information about all the \$200 billion of capital projects underway for the water and sewer thing, there are files and graphics and all sorts of things on the website. And if you have more questions, I'd be glad to get answers for you.

[01:34:41] The Three Notch Trail survey is still live, I think, for a few more days. There are very detailed maps. These are, the maps are detailed, the routes are not. So there are lines that are sort of fat magic markers, and I think that planners need, would benefit from input from a wide array of stakeholders, users and neighbors and birders and other people about all the characteristics of the land, where they are considering one or two or three routes.

[01:35:16] My route sort of goes from A to B to C, up and down all around, because there are different highlights in each one. And it's very challenging to do, but I really hope that more people will do that because it will get us a better result in the end. And I already mentioned about the artisan builder.

[01:35:35] I think when we come back to who's going to keep our tickle list, I guess all of us should keep a tickle list for things for the zoning remount to make sure that they get done. Because the artisan builders is definitely one. the duplexes in a situation similar to a main street in a growth area where there's water and sewer would be the things where a separate cubby should be made for those kinds of projects it would be

simpler but out in the country where you have a very small lot and not enough room for a second septic field it wouldn't work so we have to be a little more granular I think about the way

[01:36:13] we think about those things but and also while I'm at it the special permit requirements for a preschool to add some children to a place where they've been forever so these are kinds of things that we keep seeing and it's huge expense for the people who are applicants and so we want to just try to get those details worked out in a better way so staff has the questions they really need to get answered on a list and can perhaps deal with some of those ministerially thank you Supervisor Pruitt.

[01:36:50] Just to the previous point, I like to imagine that the tickler, right, like Bart's in the audience. He's typing away. I like to imagine that the tickler lives through staff who is actively listening to what we talk about. But you're right. We need to be self-policing on this as well. So I appreciate that point.

[01:37:08] The two commissions that I've already, that I've been on since the previous meeting have both already been discussed. But I will just briefly share on CARTA that Councillor Osherin was elected the new chair of CARTA.

[01:37:25] I was elected vice chair. I did reflect and share some of the renewed concerns about the shape of CARTA's work while we're waiting on, it feels like basically our ability to do work on CARTA is held up by the fact that we're waiting on the results of a study.

[01:37:45] And the one that we've discussed previously. And the communication from staff and from other commissioners was that there is going to be a very conscious decision to make sure that the material that we are reviewing at Carta in the interim will be all geared toward assisting us in making the decisions that we will have to make at the end of that study.

[01:38:08] And we'll also be receiving every meeting progress updates on the implementation study. That's all I have, but is um sort of the the ownership of the assets part of the to-do list as far as because if the authority is going to be doing stuff independently it has to own the assets and run the operation as opposed to having it be a department of one jurisdiction or another which was our question in 2002 and i just hope it's still being talked about i'm looking over your shoulder i want to say the answer is no but that is a discussion that can be had once we actually know the scope

[01:38:47] and scale of it's going to say you need x many dollars to deliver x many routes to x many people and then you can have the conversation over okay how the hell do we organize those do we organize it by contracting for services through the city do we organize it by folding it into a single umbrella do we organize it with x non-profit partner and y non-profit partner and uh cat that is then a conversation you can have once you actually know what the concrete dollars and cents and routes you're talking about, and I keep looking over my shoulder to make sure I'm not telling tales out of school in how I'm characterizing this. I think that is a follow-on

[01:39:24] conversation. That's when I say we're making sure we have all the equipment to make a decision once we have the implementation study complete. That is one of the decisions I am imagining, but I'm sorry. I said your name too many times, and I summoned you.

[01:39:42] Good evening, Board and Deputy County Executive. The intent of the prioritization study is really to prioritize transit improvements right now, right? I shouldn't say right now, in a short time period. And that might be expanded routes, improved frequency of routes, expanding hours of operation, or specific kinds of transit opportunities like bus rapid transit,

[01:40:15] like but the intent of the prioritization study is not to look at how we're organized um who owns the assets and how funding is allocated it's simply to talk about what are the transit priorities to supervisor pruit's point the further the next step may be to understand once we get the results of this study are, is Carta, is the authority comfortable with those recommendations, and then

[01:40:46] what would be the opportunity to execute that plan, which may involve funding, potentially state funding, or additional partners. I will also say, as far as studies speaking to this question, the previous study actually speaks directly, right? The previous study implemented was a governance study. It didn't have a normative prescription. It didn't say you should use this governance model or this governance model. But when we talk about governance, what we're talking about is who owns the assets, how is it structured? And most authorities do. And the purpose of Carter

[01:41:24] early on in these initial phases was really to be an opportunity to assist with additional revenue to improve transit in the community. Many of the studies that were, the governance study that was done talked about executing CARTA.

[01:41:45] What the studies have not necessarily spoken to is the ownership of those assets. It really speaks to revenue generation and expanded transit opportunities in the community. Thank you. Yeah, all right.

[01:42:03] Thank you. Supervisor Lupisto, currently? Yes, I attended along with Supervisor Pruitt, the Pantop CAC. It was virtual, very interesting.

[01:42:18] We just barely had a quorum. But the two things that they wanted further discussion on were parks and rec to find out what's going on there. The other one was data centers, even though that's been put on hold for the larger ones.

[01:42:34] That's been put on hold indefinitely by the county, but update there. I will be, I have spoken with the president of SWAC, and I will be bringing forward the charter when we meet next week, and that is to decide if we have, so that they can weigh in regarding input, whether or not we should have two board members be liaisons for that committee, or if they have a preference that it's the RCA, RWSA person, or just a regular board member so they'll weigh in on that and then i'll bring those results back at our next board

[01:43:14] meeting very good um i had a robust turnout of citizens for my ca for our cac uh related to a rezoning that would occur right on either side of cars book drive on the right in right out just north of uh bw3 um so we'll see how that goes and then uh the executive committee of the regional Housing Partnership met, talking about a strategic plan update, but doing that more internally versus using a consultant like we have in the past.

[01:43:48] So the executive committee has been working through that. And we started to hear some details about the development, one of UVA's targets for their affordable housing initiative at North Fork.

[01:44:05] And in their phase one, some good news starting to come out of that. In particular, the one item was 120 units set aside for seniors at 60% AMI or below. And then another 200 units in that 60% to 80% in that phase one.

[01:44:20] Early on, so don't hold them to those numbers. And, of course, we could probably get more details because we know somebody and check in on that. But in Phase 1, I'm remembering the total units

were around 1,400 in that range.

[01:44:38] So what the total percentage could come in at down the road, I don't know that that's necessarily unknown yet. But the fact that we can get anything isolated for seniors and at that AMI would be a good thing. So more to come on that, I'm sure, as we have it.

[01:44:56] Just one thing I think that I understand. that that way you said phase one is not a total of 1400 units phase one the total project is 1400 units yeah um very correct from long ago looking at maps the first ones to be built are up nearer the fire station i think so on the i'm not remembering phasing so much there fred might know that off the time um but they're breaking it out in the way but they do have the good i mean the over the big takeaway is that they have they're making progress on that site relative to having gone out to rfp they've now got somebody under contract to work on it and that that's

[01:45:34] moving along because some of the other projects my understanding and other areas in the city have hit hit some roadblocks so i'm thrilled that that project is moving moving forward i was actually reading something about the piedmont project and was surprised that it was in the county because it's on the east side of that falcon i guess right on the line yeah okay so anyway that's be another hundred and some to our list as well what's happening at north fork are those the 60 to 80 percent you talked about are those rentals or for i don't know yet you know okay i'm assuming

[01:46:12] rentals just because of the way they were talking about ami but i don't know yet yeah i mean we're just and i don't know that you know they probably know for sure for those but there's more to come yeah we want to keep seeing those percentages and those unit numbers climb out there um awesome all right if nothing further then uh mr richardson any additional items now we're at the end not at this time sir all right well without objection then we will stand adjourned to february 18th 2026 3 p.m here in lane auditorium thank you everyone



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