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Albemarle County Board of Supervisors Regular First Meeting, Wednesday, August 5, 2026

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[00:00:04] Good afternoon, everyone. I would like to call to order the Albemarle County Board of Supervisors for our August 5th, 2026, 1 p.m. meeting here in Lane Auditorium. With us today, we have Supervisor Mike Pruitt of the Scottsville District, Supervisor Ann Malick of the Whitehall District, Supervisor Fred Missel of the Samuel Miller District, Supervisor B. Lephisto Kirtley of the Ravana District, Supervisor Sally Duncan of the Jack Jewett District, myself, Ned Galloway of the Rio District.

[00:00:34] Also with us, our county executive, Mr. Jeff Richardson, our county attorney, Mr. Andy Herrick, our board clerk, Ms. Claudette Borgeson, and our senior deputy clerk, Mr. Travis Morris. We are appreciative and grateful that we have our Elmore County Police Department officers present with us, Officer Caden Painter, and Master Police Officer Raymond Lilly.

[00:00:55] Thank you, gentlemen, for being with us this afternoon. And now, if everyone would please rise as you are able for the Pledge of Allegiance. very good and if everyone would please now take a moment join together in a moment of silence

[00:01:27] all right thank you very much board number four adoption of the final agenda are there any changes or modifications to the agenda that we need to do we'll handle any consent agenda items at the consent agenda point. Are there any other changes or modifications? All right. Hearing none, is there

[00:02:03] a motion to adopt the final agenda? So moved. Second. All right. Without objection, if the clerk will please call the roll. Mr. Galloway? Yes. Ms. Lapista-Kirtley? Aye. Ms. Malik? Yes. Mr. Missel? Aye. Mr. Pruitt? Aye. Ms. Duncan? Yes. Thank you. And we'll move to item number five, brief announcements by board members. And Mr. Missel, you are up first. Thank you. I do not have any announcements at this time. All right. Supervisor Lephisto, currently? Yes, I just wanted

[00:02:36] to let everyone know that we've had an uptick in people stealing cars, vandalizing cars. And I have a report from the police department and there are 49, there were 49 stolen vehicles from January through June and 17 in June alone. This is attributable to, you know, kids being out of school, going on a joyride, things like that. But remember, stealing cars and going into cars, that's a crime of opportunity. Most of these were, the keys were in the car, the car was unlocked,

[00:03:13] the windows were down. But remember, leave no valuables in the car, including guns. Do not leave the key in the car. Do not leave the cars running unattended. And make sure you park in well-lit areas. But this is something that is advised, that the police department is advising for people to do. That's all. Thank you. Supervisor Malik? No announcements today. Thank you.

[00:03:39] Supervisor Duncan? No announcements. Supervisor Pruitt? I would like to remind folks, as I always try to, when it's summer, that Scottsville has the Fridays on the canal on the fourth Friday every summer uh the next coming is august 28th that's going to be the drew pace band which you can listen to for free while you enjoy some local food and some local music i think we also recently had a bit of a viral moment from one of our most recent uh fridays on the canal so you know show up maybe you'll find yourself on the internet that's all i have very good i do not have any announcements

[00:04:17] today so thank you board we will move to item number six proclamations and recognitions we do not have any of these scheduled for today either. So now we'll move to item number seven, public comment on matters previously considered or currently pending before the board other than scheduled for public hearings. Board, it's come to my attention that we had an additional speaker or two, a few speakers, not many. Our rules state that we can only accept 10 speakers per public comment session in order to allow, what do we have, three?

[00:04:56] Thirteen, yeah. We have an additional three folks signed up to speak. If there's no objection, the board would need to suspend our rules and take a motion to that effect to allow those three speakers to speak. So moved. All right. Second. Any further discussion?

[00:05:13] All right. If the clerk will please call the roll. Mr. Galloway? Yes. Ms. Leakey-So-Curtley? Aye. Ms. Malek? Yes. Mr. Missel? Aye. Mr. Pruitt? Aye. Ms. Duncan. Yes. All right. Very good. Thank you, board. And now I'll hand things to the vice chair to go through our rules of procedure for the public comment. Great. Thank you. Can I just clarify, is there anyone online, clerk? There is not. No? Okay. Let's see. During this portion of the meeting, individuals may address the board regarding matters previously considered by the board or currently pending before the board, other than items scheduled for public hearing. Speakers are limited to one opportunity of up to three minutes to ensure equal treatment and courtesy for all speakers.

[00:05:53] The board requests that the following guidelines be observed. Please state your name and if you live in Albemarle County or Magisterial District, comments should be directed to the board as a whole. Written statements or supporting materials may be provided to the clerk. If representing a group or organization, you may ask others present to raise their hands in recognition.

[00:06:11] Speakers may not share unused time with another speaker. Back and forth debate is not permitted and speakers should not speak from their seats or out of turn. The podium timer will guide your time. Green indicates your time has begun. yellow means one minute remains and red indicates your time is expired. All comments are recorded, live streamed, and published on the county website. And just as a highlight, a couple notes, the sign-up period is closed once public comment begins. The podium is adjustable. Speakers may raise or lower it so they're able to speak directly into the microphone, please. So with that,

[00:06:43] we'll begin our list. Sarah Eck. My name is Sarah Eck. I own a Warren Hill Farm in the Scottsville District. I'm here today in support of the resolution of intent regarding intensive livestock, dairy, and poultry facilities. This resolution does not ask you to adopt new regulations. It does not ask you to prohibit any agricultural use. It simply asks whether revisions to the zoning ordinance are necessary. I believe that is a reasonable question and an appropriate responsibility

[00:07:20] of this board. As an example, in 2025, this board proactively adopted a resolution to study data centers because you recognize they may have unique impacts and wanted to determine whether additional regulations were appropriate. I respectfully ask you to follow the same planning principles here. Good planning means having appropriate zoning standards in place before a land use is proposed, not after the county's options become more limited. This is precisely the purpose of this resolution of intent. It is my understanding that the rural area's RA zoning

[00:07:58] district was created as part of a comprehensive rezoning in 1980. Over the past 45 years, the board has amended the ordinance to address new land uses and changing circumstances. Today's resolution asks you to determine whether today's modern, intensive animal operations should be evaluated through that same thoughtful planning process. As I reviewed the current ordinance, I found that the minimum side yard setback for a principal building in the RA district is only 25 feet, and the minimum rear setback is 35 feet. As the ordinance stands, if I understand

[00:08:35] it correctly, a structure associated with an intensive animal operation could potentially be as close as 25 feet from an adjoining property line, assuming the structure is 25 feet or at less in height. I have not found zoning provisions for greater setbacks from neighboring occupied dwellings, homes, or adjoining private wells. Our code has not kept up with current agricultural practices. If those provisions exist, I would appreciate being attracted to them. I believe many Albemarle residents would be surprised to learn that these are the current zoning standards.

[00:09:14] Whether those standards remain appropriate for this type of land use is exactly the kind of planning question this resolution of intent is intended to examine. This resolution does not predetermine the answer. It predetermines the process. If staff concludes that amendments should be considered, those recommendations will turn to this board through public hearings where farmers, neighbors, technical experts, and citizens can all participate in the discussion.

[00:09:42] How great would that be? As I read it, this resolution is not a vote for or against agriculture of any type. It is a vote for thoughtful planning. Thank you. Thank you. Thank you. Next up is Molly Angevine. Sorry if I'm mispronouncing that name.

[00:10:05] People say bean, so I appreciate that. Hi, I too am remarking on the resolution of intent regarding intensive animal agriculture in southern Albemarle County.

[00:10:25] Well, all of Albemarle County. May I need to state your name? I will. I'm so sorry. My name is Molly Angevine. I am a resident of Albemarle County. I also serve as town counselor for Scottsville, Virginia. I will be commenting on the resolution and I will first tell you I do not come before you to represent our town council, but rather to express my support for this resolution. I ask that you vote yes for this

[00:10:57] resolution of intent in order to create stronger protections against the type of intensive animal farming that has been proposed. Please know that I support farming. I'm not against farming.

[00:11:15] What concerns me are the consequences that develop as a result of these operations. First, I must attest that I'm not an expert on very many of these issues, but it is my job to speak up and help to protect my constituents in Scottsville. People may feel that this issue does not have anything to do with Scottsville, but I believe that it does. Proximity to the town water

[00:11:46] source, Toyer Creek, brings concerns about water quality, groundwater contamination, and I can't read my own writing, and the overall welfare of the people in and around Scottsville.

[00:12:05] Thank you for your consideration. Vote yes for this resolution of intent. Thank you so much. Thank you. And good going on the concert. It was a viral, fun concert, so come join us.

[00:12:21] Peggy Gilgis and Tim McKendrick is on deck. Good afternoon. I'm Peggy Gilgis, and I'm a resident of the Jack Jewett District. I'm here today in support of this resolution of intent for intensive livestock, dairy, and poultry operations.

[00:12:44] I care about sustainability, so I'd like to start with some context. According to the county's website, as of 2020, water quality monitoring by the Virginia Department of Environmental Quality tells us that 59% of the stream and river miles that the agency has tested in Albemarle are currently impaired.

[00:13:05] That means they fall below statewide measures of water quality. They may have high levels of bacteria, have benthic impairment, which means they don't support healthy aquatic life, or they may be warming due to climate change.

[00:13:23] We should be concerned about how AFOs or CAFOs may impact our waterways because the animal waste generated by these facilities, if spread on site on a regular basis, can further degrade the water quality of our streams, rivers, and groundwater. As you know, we also need to have an ordinance to regulate PFAS contamination in water and soil due to the spreading of biosolids.

[00:13:50] Right now, the concern is with development of AFOS or CAFOs in southern Albemarle, but any rural area of Albemarle could have animal feeding operations. A feeding operation designed to produce hundreds or thousands of animals for market can impose many new externalities and risks. For example, an example of scale according to the Sierra Club is a large broiler chicken CAFO typically houses at least 125,000 birds at one time, which translates to roughly

[00:14:25] 500,000 to over 750,000 chickens produced per year due to multiple short growing cycles. Considering the scale and practices of any animal feeding operation, what is needed to protect the rural community in the area? How can our watersheds be shielded? How close should AFOs or CAFOs be to their neighbors or to wells, how close should one AFO be to another? An ordinance needs to respond

[00:14:59] to these questions. Please take a precautionary approach and move promptly to safeguard our water quality and the health of our residents and environment. Thank you. Thank you. Thank you. Tim

Kendrick and Jane Schutt is on deck. Good afternoon. My name is Tim Kendrick and I'm here today, and I live in the Whitehall District. I am here today speaking on behalf of Albemarle County Farm Bureau and to ask you to vote no on any resolution of intent regarding CAFOs or

[00:15:36] intense livestock, dairy, or poultry facilities and operations. I want to restate, per EPA and DEQ regulations, both of which have been provided to the members of the board, we do not have any CAFOs in Albemarle County. For a medium poultry AFO to be classified a CAFO, it must also discharge waste into the waters of the state, which is in direct violation of state codes. There have been over 50 years of research dealing with animal feeding operations starting in 1972 as part of the EPA's implementation of the Federal Clean Water Act. In the early 1990s, Virginia General

[00:16:16] Assembly set forth state permitting requirements for AFOs and CAFOs that were broader in scope than the federal government, resulting in Virginia having a head start in identifying and correcting issues on livestock and poultry facilities, such that pollution problems on farms didn't go unchecked. Today, the Virginia DEQ CAFO regulations are considered to be some of the most stringent in the country. Albemarle AC44, which was approved in October of 2025, specifically states its objectives under rural areas. Develop and implement policies for protecting

[00:16:55] rural land use patterns in the rural area, especially for land conservation, agricultural, and forestry, while prioritizing large parcels and unfragmented habitats. Support local and forestry production and value-adding processing. According to the 2022 Census of Agriculture, in Albemarle County, there were 866 farms, down from 913 in 2017, and the decline continues, having recently lost their last dairy operation a few months ago. We should be welcoming new farmers

[00:17:33] and their families to the county. Farmers are the original stewards of the land, As their long-term survival depends on fertile soil and clean water, farmers actively protect and enhance these natural resources through voluntary implementing best management practices.

[00:17:51] Farmers feed the world. By over-regulating something that is already highly regulated, both at the federal and state level, you are directly impacting the survivability of family farms. Bottom line, no farmers, no food.

[00:18:08] Support your local farmer. Vote no. Thank you. Jane Schutt and Dan Beaker is on deck. Good afternoon. My name is Jane Schutt, Whitehall District, and I'm a member of the Claudius Crozet Park Board. For more than 67 years, Claudius Crozet Park has been the heart of community recreation for Western Albemarle County, and yet many of our residents do not realize that we are not a county park.

[00:18:35] Established in 1958 as a community-owned 501c3 nonprofit organization, the park is guided by an 18-person volunteer board committed to promoting health, well-being, and the social and cultural vitality of our residents. Our vision, high quality, affordable recreation for all, remains the promise we uphold today. Crozet Park serves far more than just Crozet alone.

[00:19:02] As the second most visited park in Albemarle County, we welcomed nearly 500,000 visitors last year. Families from 28 zip codes used are green spaces, baseball fields, basketball and pickleball courts, walking trail, dog parks, playgrounds, fitness studio, pool, festival grounds, and pavilions. 97% of those are actual residents of Albemarle County. And with no other recreational facilities planned for Western Albemarle, Crozet Park will continue to be the primary destination

[00:19:36] for local families. For 46 years, we have hosted the Crozet Arts and Crafts Festivals each spring and fall, featuring more than 125 jury-selected artists, live music, children's activities, food trucks, and Virginia brews. This spring alone, more than 8,000 people visited the park over the festival weekend. Crozet Park is a trusted gathering place for everyday community life.

[00:20:00] We host birthday parties, corporate and non-profit events, scout meetings, walking groups for young parents, and countless informal gatherings that strengthen community connection. Crozet is home to 25 percent more youth than the national average, and serving young people is central to our mission.

[00:20:18] Families increasingly face barriers to organize sports, safe after-school care, and affordable recreation. Our pool is home to the Western Albemarle High School swim teams, where their boys and girls teams have earned a combined 21 state championships. The Crozet Gators swim team recently won the Jefferson Swim League Championship and enrolled 325 children. Accessibility is one of our core values. All of our programs offer sliding scale scholarships to ensure that cost is never a barrier. We warmly invite you to visit Claudius Crozet Park. It is a tremendous asset to

[00:20:58] Albemarle County and a true community treasure. Thank you for your time. Thank you. Thank you. Dan Beaker and Susan Slednick-Lazano is on deck. Hi, I'm Dan Beaker.

[00:21:18] I'm a farm owner from the Samuel Miller District. It seems that there are loopholes and insufficient safeguards in the current zoning regulations concerning intensive animal operations. I'm just here to add my voice to those who urge you to address this, to stay ahead of it.

[00:21:38] we certainly don't want the current ordinances to be exploited to the detriment of our soil water and overall environmental health thank you thank you susan slednik lozano and adelaide o'brien is on deck good afternoon my name is susan skull nick lozano i am a resident of scottsville and i have a small farm just outside scottsville so i could take maybe a half a mile and i would be in

[00:22:17] Scottsville. I love the area, and I came here in 2000 with my family and my horses. I formed a 501c3, and I was able to work with riders of all different walks of life, box hunters, disabled people, little kids, the general public, and we offered all of this from the farm. Again, I came here from Boston, a pretty busy place, because I loved the quality of life that was here, and I thank you for your protection in our health, safety, and general welfare by voting yes,

[00:22:54] because we need to maintain the quality of life that's in this community, this wonderful community of Scottsville. Voting yes will discourage the CAFOs from overwhelming our area of the county, and the CAFO is Concentrated Animal Feeding Operation, where, as you know, you've been told by lots of speakers. It confines animals, poultry, beef to a small area, which is a little bit

[00:23:26] unnatural because animals forage, hens, cattle, they forage. And this leads to things that are problematic and what we're all worried about. That is the pollution of nitrite, nitrogen, phosphorus, pathogens, hormones, and antibiotics, all of these things, which eventually leach into our groundwater, and we are subject to that. We don't know, but we could be in trouble health-wise years down the road. And for this, I'm asking for your vote of yes, and I thank you for protecting

[00:24:06] our community. Good afternoon. Thank you. Adelaide O'Brien and Rob McGinnis is on deck. Good afternoon. I'm Adelaide O'Brien. I live on Hatton Perry Road in Scottsville.

[00:24:26] Thank you for bringing the resolution of intent forward to the board today. I appreciate your diligence in which you are enacting your responsibilities of protecting the public health, safety, and general welfare of county residents.

[00:24:43] Please vote yes on this resolution and consider amendments to the zoning ordinance to regulate intensive livestock, dairy, and poultry facilities. Voting against this resolution is a vote to encourage CAFOs to come to our county and and take advantage of the lack of local regulations of harmful environmental practices.

[00:25:06] Voting against this resolution places Albemarle residents at a disadvantage to 52 other localities in Virginia that have passed ordinances regulating intensive livestock, dairy, and poultry facilities. Voting against this resolution may allow unfair competition with true agricultural farming due to economies of scale without the expense of local regulation to protect against. Environmental harm are cleaning up the damage to water, soil, air, and public health. Voting against this

[00:25:41] resolution may result in extremely costly expenditures of taxpayer funds to repair the environmental consequences of unregulated intensive operations. Please vote yes on this resolution of intent. Please be proactive and enact an ordinance expeditiously, as the majority of counties in Virginia have done, many since the late 90s. Please vote yes on this resolution, indicating that you have heard your constituents' concerns with the lack of oversight of industrialized

[00:26:15] animal confinement organizations. Please vote yes on this resolution of intent so that you can begin to craft an ordinance that protects our groundwater quality, establishes setbacks in minimum acreage, requires zoning permits and stream, pond, and waterway setbacks from land application of animal waste, and develops nutrient management plans that evaluate manure disposal as a function of soils, water, and number of animals. Thank you for the hard work you completed on the Riparian Buffer Ordinance.

[00:26:52] Please vote yes on this resolution so you continue to craft an ordinance that protects our community from dangerous bacteria and other pollutants from leaching into our wells, streams, ponds, and eventually the James River. Thank you for listening to the legitimate concerns of your constituents.

[00:27:13] Thank you. Thank you. Rob McGinnis and Ann Susan, I think it's Susan, is on deck. Good afternoon. My name is Rob McGinnis, and I'm here representing the Piedmont Environmental Council.

[00:27:32] My comments pertain to resolutions of intent for agricultural feeding operations and biosolids ordinances. First, for over 50 years, PEC has been a strong supporter of agriculture across all nine counties in our service area, including Albemarle County.

[00:27:49] Protecting working farms is a key part of PEC's mission. PEC is asking the board to pass these two ROIs. Over 50 counties in Virginia have some level of protection above the DEQ protections to protect public health, safety, and welfare through ordinances.

[00:28:09] Albemarle should invest the time to consider why so many counties have done this. Biosolid ordinances that require the testing of biosolids for PFAS, or forever chemicals, before they are land applied, will be a good step toward preventing PFAS contamination of soils, vegetation, water resources, animals, and humans.

[00:28:29] I realize that the county has a limited capacity to develop ordinances. Please consider prioritizing ordinances that protect public health, safety, and welfare. Thank you. Thank you. Ann Susan and Cole Dickerson is on deck.

[00:28:48] Good afternoon. I'm Ann Susan, and I live in Southern Albemarle County in Esmond. As a resident of Southern Albemarle County, ESMA, I am concerned that the county does not have a zoning ordinance protecting the water supply and thus the health of our residents from unregulated concentrated animal feeding operations, or CAFOS.

[00:29:10] As the attack on Virginia farmland increases with pressure from ValleyLink data centers and CAFOs, I asked the Board of Supervisors to be proactive by voting yes for the resolution of intent to consider amendments to the zoning ordinance regulating intensive livestock, dairy, and poultry facilities.

[00:29:31] One need only to drive up Interstate 81 through Rockingham County to view and smell the CAFOs and their vast amount of animal waste overwhelming that area. Now picture the same thing happening on this side of the beautiful Blue Ridge Mountains, except here the rivers and streams flow into the James River, which is a major part of the Chesapeake Bay watershed.

[00:29:53] Not only will CAFOs pollute Albemarle County wells, it will pollute and poison the mighty James all the way to the Chesapeake Bay. Right now, the Albemarle County Board of Supervisors can be environmental heroes by protecting not only our water and therefore the health of our citizens, but also the water flowing east all the way to the Chesapeake Bay.

[00:30:15] Please vote yes on the resolution of intent. I am also pro-farmer. Thank you. Thank you. Cole Dickerson and Deirdre Payson-Kering again is on deck. Hi. First, I want to thank the board for the opportunity to comment and staff who helped put the resolution of intent together for industrial-scale poultry and dairy in Almaro County. My name is Cole Dickerson. I'm a community member. I also work at an organization that specializes in supporting communities that face harmful impacts from

[00:30:52] industrial livestock facilities. And I'm concerned that Almaro County doesn't have specific zoning standards for industrial livestock facilities. As we've heard, over 50 counties in Virginia do. And I might add that many of these counties have vibrant farming communities. So it proves these regulations aren't too much for farmers. I strongly support the resolution of intent to explore industrial scale agriculture zoning standards for the county. And I really hope the board passes this ROI. In my work helping to protect communities, I work with so many

[00:31:26] communities who wish they were more proactive before many of these facilities came into their community. And I know the board has a lot of questions, opinions, and even some concerns about producing these standards in the zoning ordinance. I think that's to be expected. That can be a good thing. And passing this ROI gives the county and its constituents the opportunity to explore these questions and concerns. And I expect it won't take long to realize how important they can be to protect what we love about the county, clean water, and the ability to live a quality life with our friends and family. So quickly, there are two concerns about zoning standards for industrial

[00:32:05] livestock operations that i've heard from the board i want to address first is there's limited capacity in the county to updating update the zoning ordinance and i understand that there's limited staff time limited funding a lot of projects that you all are trying to figure out i would argue that developing these standards should be a priority and because so many other counties have similar standards there's a

lot to inform ones that are better than are best for Albemarle County. And there are a lot of organizations like mine that have worked on things like these that can help provide good resources to help the board and help the county

[00:32:43] staff. Now, I've seen many communities wait until wells are contaminated with E. coli to take action. Communities have waited until their property values have decreased to take action. Communities have waited until their children have developed asthma from poultry exhaust fans to take action. So this is really important to protect constituents, public health, and quality of life.

[00:33:07] The second concern is that there isn't confidence that a significant number of industrial agricultural facilities are moving into the county. First, I would argue that one is significant. There's already one in the county. And in my work, when there's been one, there's been a lot more. So it's important to take proactive action. And I appreciate the board hearing my comments. I strongly support passing this ROI, and thank you. Thank you. All right, Deirdre Casey-Kerrigan, and we then will

[00:33:40] go to our online attendee, Paula Beasley. Hello, everybody. My name is Deirdre Casey-Kerrigan, but I do go by Casey. Everybody knows me by Casey, but my official name is Deirdre Casey-Kerrigan.

[00:33:56] I'm a resident of Albemarle County, Scottsville District. I'm vice chair of the Scottsville Planning Commission. I'm also a physician and I'm a professor at the University of Virginia. First off, I just want to say thank you so much for bringing the resolution of intent forward to the board today. I appreciate your diligence in which you are enhancing your responsibilities of protecting the public health, safety, and general welfare of our county residents. Please vote yes on this resolution of intent and consider amendments to the zoning ordinance to regulate

[00:34:34] intensive livestock, dairy, and poultry facilities. I've previously described to you the ever-growing scientific evidence on the health impacts of CAFOs. They are real. These studies continue to emerge.

[00:34:51] These facilities emit a complex mixture of harmful pollutants into the air, including ammonia, hydrogen sulfide, particulate matter, VOCs, and even bioaerosols containing endotoxins as well antibiotic-resistant bacteria. They also threaten our water. So this is separate from the air.

[00:35:11] Large volumes of animal waste contaminate our groundwater with nitrates and antibiotic-resistant bacteria, such as MRSA. Nitrate-contaminated drinking water has been associated with increased risks of colorectal and gastric cancers. And this nutrient runoff also fuels harmful algal blooms that release potent neurotoxins. We think about, you know, everyone talks about these algal blooms what they do, it releases these neurotoxins that kill fish. If there's neurotoxins, there's an algae bloom, you can't swim, a little bit of a mouthful of water, and that's

[00:35:50] potentially fatal. This isn't a chronic disease or slow-growing cancer, this is fatal. And it kills fish. And actually, if the neurotoxins get into a fish, and you catch that fish, you eat that fish, you could die from that. This is serious. And we want to act on this before this happens. So we know that prevention is always, always better than treatment. And once someone develops these issues, it's very, very hard to treat. So protecting our clean air, clean water,

[00:36:25] and the health of Albemarle County residents is one of the board's, I believe, most important responsibilities, and I hope you vote yes. Thank you. Thank you. Thank you. And finally, Paula Beasley, who is online. Hello? Ms. Beasley, are you there? You may begin speaking, Ms. Beasley.

[00:37:05] Ms. Beasley, if you're speaking, we can't hear you. Okay. Can you hear me now? Yes. I'm very sorry. My name is Paula Beasley of Coleswood Farm in Samuel Miller District. On behalf of myself, my husband, Jerome, and Sable Albemarle, thank all of you Board of Supervisor members, for unanimously directing at your last meeting for staff to draft the resolution of intent to consider an ordinance for regulating intensive concentrated animal operations. Thank you also

[00:37:44] staff for your time in drafting the intent resolution. We urge you to pass it today to consider adding performance standards for industrial scale animal agriculture in the county zoning ordinance. Federal and state regulations contemplated localities would enact appropriate regulations to deal with animal size, setbacks, minimum acreage, or other requirements in light of the impacts of the differing geographic features, soils, water supply, et cetera, in their particular area. 52 counties have passed ordinance to protect the

[00:38:20] public health, safety, and welfare of their residents and the environmental quality of their county, including counties surrounding Albemarle, Pluvanna, Madison, Nelson, Louisa, to name a few. These counties also have few AFOs and CAFOs, as does Albemarle so far, but appreciate the unique public health and environmental harm from industrialized concentrated agriculture.

[00:38:44] We are not asking for regulation addressed to any particular person, entity, or land acquisition, but merely to the business of industrialized concentrated agriculture. We also are not asking to prohibit this type of industry.

[00:39:00] However, there are hundreds of studies, and you have heard from folks today regarding, and in prior meetings, regarding the public health and environmental risks of this business and the harms and enormous costs to taxpayers of cleaning up the damage done if left unregulated.

[00:39:21] Hence the reason so many counties who have faced the prospect have enacted ordinances. Albemarle County, which provides itself in being ahead of the curve, needs also to act before the damage is incurred. It's important to understand that these operations are not normal farming, such as we have been blessed to experience in Albemarle County.

[00:39:42] Our farmers have followed best management practices and contribute to the healthy environment and food supply in this county. Industrial animal operations are a totally different animal, pun intended, from our farming community, including Farm Bureau members.

[00:40:01] Industrialized operations, colloquially referred to as factory farms, that is what they are. As a result of the intense confinement of their animals, the massive numbers and massive waste they create, studies have proved they present health and environmental harms that our farmers do not.

[00:40:21] In addition, because of their economies in scale, in counties where they exist, the number of normal farms have declined. Thank you for your attention and cooperation. All right, concludes our list. All right, thank you for all those who came to speak.

[00:40:38] If you hang on tight, the next item will make clear when this discussion will occur today by the board. So we will move to item number eight, the consent agenda. There was a request from Supervisor Lephisto-Kirtley to pull item 8.6, the resolution of intent to study concentrated animal feeding operations for discussion.

[00:41:01] And we're going to add that to the agenda item after item number 11, which is the fiscal year 27 community development work program. Basically, that work program was brought up in the conversation at our last meeting to be relevant to the discussion of the ROI.

[00:41:18] So we will have all that discussion at one time on the agenda. um so with that are there any other items that need to be pulled from consent is there a motion to adopt the consent agenda as amended minus item number 8.6 so moved for second all right motion has been made and seconded without objection if the clerk will please call the roll Mr. Galloway yes Ms. LaPiesto-Kirtley aye Ms. Mallick yes Mr. Missel aye Mr. Pruitt aye Ms. Duncan yes

[00:41:48] Very good. Thank you, board, for the consent agenda passage. We will move to item number nine, which is the Shenandoah National Park update. And we have Kristen Gibbs, the deputy superintendent of the Shenandoah National Park with us this afternoon.

[00:42:05] Cool. Hello. Thank you. So my name is Kristen Gibbs. I like was introduced. I'm the deputy superintendent of Shenandoah National Park. I'm new to the position. I've only been in it about two months, but I will just share Shenandoah was my very first National Park Service position 20 years ago. So it feels really nice to be back.

[00:42:25] I will also say, I have another member of our park leadership team here with us today, Mary Catherine Grady, who is right over here. Mary Catherine is our administrative officer. And we just wanted to take some time with you today to, one, share and represent how important the relationship with the neighboring counties to the park are to us and the managers of Shenandoah, as well as the National Park Service as a whole.

[00:42:52] we talk a lot in conservation about how you know we know the water and the air and the wildlife they don't pay attention to the park boundary they don't care about park boundaries and uh just like that our visitors are coming to experience the park but you all are part of that experience by giving them uh good places that support them things that they could do with their families places to eat places to stay and so i just want to say that i recognize the park boundary but i think in the work that we do it extends into the counties and so thank you for your time today I have a couple of just kind of pretty basic updates about what's been going on in the park

[00:43:28] things that might be relevant to you all and then I'm happy to answer any questions that I can as well so the first thing we always like to touch on is about visitation and I will tell you our visitation numbers have remained pretty average as they have for the past five years or so So particularly the entrance closest to the county, Rockfish, that's been pretty stable.

[00:43:51] Now, granted, it's very weather dependent, right? So we can have like a rainy 4th of July weekend. And so 4th of July isn't what we thought it was. But then we had an outstanding Father's Day weekend with like record numbers. And so I just want to let you know, visitation is kind of on par where it has been.

[00:44:08] We're hoping for a really beautiful October to bring lots of more visitors to the park as well. Some other things you might have heard kind of in the news is that a couple months ago, the Department of Interior had decided to consolidate wildland firefighting services into a new agency called the United States Wildland Fire Service.

[00:44:32] And so I know wildland fire can be a big concern for all of us. what I want to tell you from the Shenandoah National Park perspective, our direction is that things remain business as usual. So even though some of our staff and employees are getting direction and guidance and supervision from this new agency, what they're being tasked to do is the same stuff that the park would have them manage and do. So they're still doing fuel reduction work. They're still available for initial attack. You know, our vehicles and our fleet and our equipment is up to the standards it needs to be and so it's it's a little change we're trying to

[00:45:09] figure out kind of how it looks in the long run but for this year things are business as usual the other thing I'll point out is that the park is exploring doing some what we call kind of automated entry gates and so this doesn't take away the ranger that people would meet at the entrance station when they come in it's more of a way to manage um the the access into the park and skyline drive during times of bad weather um we have a lot of issues particularly in the southern part of the park one that's our main area where we get icy roads ice storms bad weather

[00:45:47] trees falling that sort of thing and so we are exploring an option uh we're currently to kind to close the drive. We need somebody actually to drive from wherever down to Rockfish, close the gates, clear the drive, make sure nobody's stuck in the park before you lock the gate. And we're trying to get some automated gates. And so that'll allow us one to close the road in a more timely fashion when weather or hazards are coming in, but it's also going to allow us to open the road once that passes a lot quicker too. And so we're just kind of exploring that option. We're talking about what does this look like you know how to communicate with visitors um but it's a big safety

[00:46:26] issue for us you know if if somebody drives up on the drive because the weather's shining but you know we've got trees down all over the road or an ice storm coming in and so um that is one thing that would eventually make its way down to rockfish that we would try to implement um and then kind of the other big news at the park is that we do have a new concessionaire coming in to run our concession operations. And so that includes things like the Big Meadows Lodge, the Skyland Lodge, the wayside operations, the campgrounds, kind of those types of real heavy

[00:47:00] visitor services that the park offers. The current concession contract with Delaware North expires at the end of December. And so the new contract has been awarded to a different company. Their name is explore us um and so we basically have weekly meetings with them to talk about the transition um the piece i wanted to share with you all is that um i don't know how many you know county residents uh are employees of delaware north or you know have been in the past or looking for employment there within the park but explore us is actually um making arrangements where if any

[00:47:36] of the current employees would like to transition to this new company and continue working in those locations, they will have the opportunity to do so. So, you know, they're not looking to kind of replace everyone or, you know, anything like that. They also do, this company will be taking on some additional operations that the former contractor did not. And so there's actually even a need for more employees than are currently on the roster up there. And the company is also willing to do some pretty significant investment into some of our historic structures. So updating the lodge,

[00:48:11] um updating some of the campgrounds and so that's going to provide a lot of opportunity for construction contracts and things of that nature um so with that I am open to any questions that people have uh I'll just preface it I can only answer as a representative of Shenandoah National Park I can't

answer on behalf of the entire National Park Service or another park um but I'm happy to take any questions that there may be well you just killed the question I was going to Sorry. Yeah. I mean, you can ask. I can tell you the Shenandoah answer.

[00:48:41] Yeah. Supervisor, Mr. Yeah. Thank you. And thank you, Ms. Gibbs, for the update. I've got so many questions. I love Shenandoah National Park. I'm going to make it quick, though, in the interest of time. How many counties have joined Shenandoah National Park? Do you know? Oh, my gosh. This is an excellent question. I should know, and I apologize for it.

[00:48:57] I want to say seven, and I feel like I could razzle them off in my head. I'm like thinking of a map. Yeah, yeah. i'm a visual thinker too though are there short is there a short list of ways that we as a county could be either more engaged or appropriately engaged oh sure activities with Shenandoah National Park that you've either learned from are already being engaged or yeah counties so i can tell you um so two things i can think about one specific to here in Albemarle County um i don't know if you know or not the home of our partner group the Shenandoah National Park Trust they're headquarters out of Charlottesville and they do amazing work for us both in providing you know

[00:49:37] fundraising opportunities that says the park service can't partake in but they're doing really amazing things with youth programs bringing youth from the Charlottesville area up to the park helping us buy things like bear proof dumpsters to support our conservation efforts which I know dumpsters are not that glamorous but they're needed and so so that's actually a really important thing, things that you can do to support the trust really directly comes back to benefit the park. The other thing I'll say is we've recently hired a, basically like his position is kind of like a park fire marshal. It's one of the few permanent positions we've been able to

[00:50:16] hire recently, but a big part of what this individual's job is, is to work with the local counties to help kind of coordinate and I think plan for response situations. And so again, too, you're probably aware we utilize our county resources a lot, whether it's local EMS, fire department, you know, helicopter support from UVA. And so that particular individual, his name is Andrew Addy. He is starting a process of working with all the counties to provide basically communications, outlining some plans, but we also want to do site visits with those entities. So

[00:50:54] like local fire departments that maybe we're calling up to provide support, we want to give them a site visit of here's the access road to take, here's how to unlock the gate, here's the quickest way for you to get from where you're located to where the incident might be. And so that's a really big thing too, just kind of that mutual aid support is something we really are relying on the counties for. Great answer. Okay, thanks. Yeah, you took off a few of my other questions okay i'll just pass i'm good thank you supervisor lapisto currently thank you i'm really pardon me i'm really excited to hear about the fact that you have a fire marshal yes because with

[00:51:30] you know climate change and everything yeah and our fires going everywhere i think that's a really really important position that's going to help us a lot yeah i did want to know whether or not you are because i think shenandoah parks have a lot to do with our tourism and are you working with our charlottesville al memorial uh tourist bureau in any way yeah you know i will tell you off the top of my head i don't believe we are um i think that would be a great conversation of what that looks like um you know there's you know it's kind of funny like the park like we don't advertise but we were letting you all to advertise for us um so i think too yeah if we could have conversations

[00:52:10] around events that are coming up um you know things that could drive the park maybe even stuff that happens in the off season that people aren't as familiar with. And then I'll, I'll flip with that. Um, you know, October's coming and it's our biggest time. And so working with counties on like the best way they can communicate with people about visitation in October, maybe like try not to come between the hours of 10 and two enter the park before or after, or which entrance stations to use because so the lines don't get outrageous. I think that's a great, um, kind of way that we

[00:52:45] could partner and so um at some point if i could i just need to know who who on your end to contact just so happens i'm on that committee all right perfect yeah just contact me and i will give you all the information okay you up with the executive director that would be perfect yeah yeah i think there's some like the way we can kind of get information out to visitors um so they can trip brand appropriately and have a really good experience i could see that's where we can come together a lot yeah they could do some advertising on your behalf also absolutely yeah yeah and a lot of our bigger events like in september we do the kind of artists in the park

[00:53:22] events um you know those are coordinated with the shendo national park trust so that's another person we can bring into that conversation yeah thank you you're welcome thanks supervisor malik thank you very much and thank you for all of this news and a couple of follow-up questions so i understood there was earlier discussion about the federal decision to waive entrance fees I think is that actually did that actually happen and if so is it impacting your I'm sorry could you repeat that I think I just missed the word the entrance removing the entrance fees to drive in or are they still oh I have not heard anything like that so that's not not a discussion on the table right

[00:54:01] now our entrance station money is very important to help even that park operating yeah yeah absolutely thank you and i was very interested as well in the fire cooperation and that kind of thing because there have been many times when due to the terrain things get away fast yes everybody does your equipment also go to bulldozers and things or do you rely on the department of forestry for that kind of thing so we tend to use a lot of uh you know it kind of depends because right like a fire breaks out and it ends up being pretty much an interagency response in a sense um i will say our Shenandoah team, we have a couple engines. We've got staff to actually go out and do the

[00:54:38] work, but we don't have that heavy equipment. And so if it escalates to that level where you would need that type of equipment, that's a bigger incident that probably would involve a bigger agency like the Forest Service. Yeah. And I'm interested also in your digital gates.

[00:54:54] Oh, yeah. So currently, does someone do a final sweep like they do on the ski mountains to make sure everybody's out. Kind of. Yeah. Yeah. They're really old gates that like are the swing gates and, you know, um, you like kind of chain them up and stuff. So yeah, like what would happen is like, it's like, okay, an ice storm's coming. We got to close the drive. So, so we tried to sweep to like get people off the drive, but again, it takes a physical person to close the entrance side.

[00:55:23] So it just is not the most efficient. And I know, um, again, I haven't, I haven't spent a winter season here in my new position, but from what I hear too, um, just kind of the way it is rockfish is way down there from park headquarters. So even when it's like, um, oh, like the drive could open. All right. Like an hour, somebody can get down to the, open the gate. And we kind of want to limit that time that the drive is closed. So these particular gates, um, would be wired into our communication center where they

can kind of do the controlling. Yeah. Yeah. So we're going to see how they go it's a new thing for us um but we want to be able to get people out of the park

[00:56:01] safely don't have them come in when it's unsafe but then when it is safe get it open as soon as possible so you can close the entrance side but leave the exit side open exactly yeah we can close the exit somebody can sweep get them out yeah yeah and i know a couple of years ago with the more ample funding that was required you were able to complete the retaining wall repairs and I kind of think yeah a really big project visually as well as safety to keep people from tumbling down yeah yeah and we are working like we just completed this year the focus has been in the north district we kind of have a cycle so we just finished north this year so next year will be central so the year after that we'll focus on the south and then there'll be repairs again for the

[00:56:40] north but yeah it goes round and round it goes round and round as you all know and your fire commercial's name his last is it andrew abby abby a d-d-i-e yeah okay well that's good because yeah that's a good connection to make to yeah if anybody wants to like especially the communities that are close to the border of the park um that would be really helpful to connect with yeah well that's the in the white hall district so many of the rural residents there are using the trails up yeah and totally north fork of the mormons river to get up in the park weekly and people in this room will go almost every day. So it's really important and ways to keep eyes on the property

[00:57:20] as well. That's awesome. Do you have any dark skies programming up there now? Because if not, that would be fabulous. So we do. We currently have it at Dickey Ridge, which is the most northern visitor center and Big Meadows. For the summer season, those occur Thursday, Friday, Saturday, and Sunday nights. So we have, I mean, like, as you can imagine, they're like the number one program. I think we do. And those will go pretty much until kind of the fall when it starts getting a little too cold and, you know, people don't want to be outside as much as the sun goes down. The one thing I will say is that we recognize, though, based on where the visitor centers are

[00:58:00] out in the park, kind of that South District from Route 33 Swift 1 to Rockfish. We don't have a lot of visitor services there. We have a wayside, we have a campground. So one of the things that we've been able to purchase I think last year we actually have a mobile visitor center and so we try to on the especially the busy weekends we'll take that down kind of into the south district so that doesn't answer your question necessarily about dark skies but we're providing ranger contacts information junior ranger books kind of that sort of thing and trying to provide an option where there isn't an actual visitor center yeah that's wonderful yeah well even when it's cold lying down on the ground and looking I know that's true pretty amazing yeah

[00:58:39] Yeah. Thank you for being here. You're welcome. Thanks. Supervisor Duncan. I just have a question sort of about staffing. You've read that there's been a lot of cuts kind of nationwide to the parks. And so, you know, what does the staffing look like? Have you guys lost people? Are you well-staffed? Excellent question. So I'm going to break it into two parts. So when we talk about our seasonal employees, so those are temporary employees that are pretty much only on board from let's say may till beginning of november our seasonal staffing is is kind of where it needs to be um we have seasonals being able to hire them those processes have run smoothly like they have

[00:59:18] been um the area where the park is deficient would be in our permanent staff um there is some new processes in place that make uh require several levels of approval i'll say to fill a permanent position.

And so the one thing I always like to bring up to you is our, you know, our seasonal staff is so important. They're the ones that are running the visitor center, working the entrance gate, completing search and rescue, you know, out there chasing bears and being biotechs.

[00:59:50] But what we lose without the permanent positions is a lot of that expertise and subject matter expertise that is really needed to run the park as a whole. And we do have several of those positions that are vacant for various reasons. Some of them retirement, some people chose to move on based on like the deferred resignation program. We do currently looking up with hiring though, we are in the market for a new law enforcement chief ranger and we were able to get that request passed through and that is currently open and taking applications. But

[01:00:27] overall, our permanent staffing is down. Yeah. And I would say too, it's down in all areas. So it's maintenance, it's administration, it's resource management. It's kind of everywhere. Yeah, that's all. Thank you. Thanks. Supervisor Pruitt, in the interest of time, I think I'm going to say thank you for coming here. And that's all I have. Thanks. Yes. Thank you very much for the information today. We appreciate that. But yeah, we'll, we're all set. Great. Thank you so much for your time. We do have your contact info. If we do have follow-up questions, we'll be able to absolutely absolutely come visit we'll see you guys in the fall cool thanks um all right board

[01:01:06] we're going to move to item number 10 housing album or a policy review we have three pretty heavy lifts that are going to usually like to elicit a lot of conversation from supervisors so i'm just going to ask you all to be mindful of that as we move through the next three items for the public there will be a recess between this item and the roi uh piece so i'm just saying that if you all get up walk around you're not going to miss something that there will be a short break before we take that item up. Good afternoon, Ms. Demick. Good afternoon. I'm pleased to finally be before you this afternoon for a review of Housing Admiral after a number of

[01:01:45] conversations leading up to this one. I'm joined today by my very competent colleagues, Christy Shifflett, Jacob Sumner, Stacey Pethia, and Bart Svoboda, who are all right there available to you and also will each cover a couple of slides. As you are aware, Housing Admiral constitutes a number of policy and program levers that the county employs to increase the number and availability of affordable housing. In the last five years, Housing Albemarle and all of these subsequent levers has resulted in the production, proffer, or preservation of over 5,000 units of

[01:02:24] affordable housing. We'll start today with a review of Housing Albemarle's objectives and accomplishments and then move on to identify the status of remaining items, including a discussion of a Housing Advisory Committee and additional developer incentives. I'll note that the Housing Advisory Committee charter attached to the executive summary was meant to serve as an example only. It was not meant to get ahead of the board's discussion and guidance, which we'll look forward to today, and we'll use to return to the board for formal adoption at a later meeting on consent or regular agenda, as you wish. Before we move on, this is a good time to revisit Dr.

[01:03:03] Pethia's Affordable Housing Continuum, which has served as a guide over the last several years for our programming. This reflects the variety of tools and strategies required to address affordable housing needs. The continuum moves from the most vulnerable to the least vulnerable, tracking a long percentage of area median income with the housing interventions identified in the middle. What's critical

about this continuum is that many interventions, many levers in many areas are required to adequately address affordable housing. Not surprisingly, strategies addressing the needs

[01:03:38] of the most vulnerable members of our community require subsidies for their development and ongoing operational subsidies, such as project-based vouchers, in order to sustain. Housing Admiral was adopted by the Board of Supervisors in July of 2021 after some discussion that began in 2019, interrupted by the pandemic, as you will note the timing.

[01:04:04] But it was prompted by the release of a regional housing needs study that identified the need for 10,070 additional units of affordable housing to meet the projected need by 2040. Housing Admiral included 12 primary objectives focused on increasing the production of affordable housing with a focus on reducing barriers to production and ensuring the needs of the most vulnerable members of our community. The policy document identifies many ways of accomplishing this, including financial, housing, regulatory, and human services tools and interventions.

[01:04:41] Housing Admiral identified six priority actions in addition to the 12 objectives. They include exploring use of county-owned land, providing incentives to increase production, developing an affordable dwelling unit program which would codify policy and establish a cash-in-lieu amount, the creation of a housing trust fund, establishing a housing advisory committee, and expanding permanent supportive housing.

[01:05:09] I'll now share data on the various objectives and priority actions resulting from Housing Albemarle. The first, of course, is Objective 1, which is the production of affordable housing. Albemarle County increased affordable housing stock by 5,439 units, which is approximately 54% of the target of 10,070 units established by the policy.

[01:05:33] This leaves the need for an additional 4,631 units by 2040, which amounts to approximately 331 units per year. As you are aware, a comprehensive regional housing needs assessment is right now in the final stages and will be released late winter, early spring 2027, and that very well may change our target numbers.

[01:05:58] In addition, it's important to note that not all proffered units will be built. Some may not be built at all, and others may be built many years after the proffer agreement is made. The Board of Supervisors has committed \$46 million for affordable housing in the last six years in five distinct categories, including the Affordable Housing Investment Fund, ASERP, Human Services Funding Process Grants specifically for housing-related activities, tax relief programming,

[01:06:31] and the cost of housing staffing that is not covered by HUD. If you add CARES and ARPA money to this that amount is well over 50 million dollars included in that funding deck is funding for the affordable housing investment fund which has resulted in a number of practical uh funding i mean uh unit increases which i'd like to discuss now a formal structure for a competitive awards process for the ahif was initially approved with the board in may 21st 25 and then modified again

[01:07:06] earlier this year in march the amount approved by the board of supervisors for the affordable Housing Investment Fund has steadily increased with over \$7 million budgeted for fiscal year 27. AHIP funding has directly resulted in the creation of 506 affordable units with 574 currently in progress. Many of these units reflect a focus on deep subsidies to maintain affordability.

[01:07:32] So more on that left-hand side of the housing continuum. Mr. Sumner will now talk about finance-related affordable housing levers. Good afternoon. Jacob Sumner, Chief Financial Officer for the county. I will be taking just a moment to talk about the Expanded Tax Relief Program for the Elderly and Disabled. This addresses Housing Albemarle Objectives 1, 4, and 12. This program provides tax relief for the elderly and disabled that qualify on the real estate tax bills. The

[01:08:09] program is tiered based on income and offers reductions at 50%, 75%, and 100% relief. In 2007, the income limit was increased from \$50,000 to \$69,452, and the net worth was increased from \$125,000 to \$200,000. And these limits remained in effect for 16 years until they were changed in 2023. In 24, the county began using 80% AMI for a family of four for the county for the maximum

[01:08:44] income limit. Then in 2025, we began using the inflation adjusted value of that initial \$200,000 cap or limit from January 2007. And then we came back to the board again in 2025. The county ordinance was updated to begin using both of those economic markers to determine the minimum income and net financial worth limits going forward for each year. So a steady increase in those limits beginning in 2022. Since 2022, the program has continued to expand every year

[01:09:18] and we expect to provide about \$2.8 million of relief in fiscal year 2027. The second program that I wanted to address this afternoon is the affordable rental housing incentive program.

[01:09:34] This program addresses Housing Albemarle Objective 1, and it addresses one of the priority actions that Kaki listed earlier today. RHIP was approved by the board in February 2024. With the eligibility criteria listed on the screen, this program offers an incentive grant for program participants equal to 15% of the real estate taxes on the property.

[01:09:58] Through RHIP's incentive, the participating properties are required to provide 20% of the rental units as affordable and remain so for 30 years. Thus far, we've had one applicant representing 60 rental units complete the process back in May of this year.

[01:10:14] And we do have another application making its way to the board later this month. While not necessarily related to the RHIP program, the county has entered into a couple performance agreements in the past, both with Habitat for Humanity and Brookdale Partners to provide affordable units in the Southwood and Brookdale communities. Housing Admiral specifically called out as a priority action the development in support of permanent supportive housing. This has been a significant investment from the AHIF since 2019, with AHIF funding directly supporting the development of

[01:10:51] 80 additional units in this community. As a reminder, permanent supportive housing is a best practice solution for people who've experienced extended periods of time and homelessness and who also have a documented disability or significant medical vulnerability. There are three permanent supportive housing projects operating in our community. Albemarle County has provided support for construction, purchase, and operations for these programs. So the crossings, which would be just around the corner from where we are right now, we have supported with ongoing operational support with project-based vouchers. Region 10 has been the recipient of HUD funding

[01:11:30] for 25 or 26 years in this community to support permanent supportive housing in the last year and a half, has required some operational bridge support from both the city and the county based on HUD reductions in funding. In addition, of course, you all will be most familiar with Vista 29, previously called Premier Circle, which is going to start leasing this fall with folks moving in hopefully in January.

Albemarle County has contributed substantially to this project in both purchase, construction, and with ongoing operational support through project-based vouchers. And of

[01:12:06] course, you all adopted an employer-assisted housing program ordinance in July in recognition of staff affordability concerns and in an effort to improve staff recruitment and retention. This is important modeling for other employers in our community will hopefully follow suit.

[01:12:25] Christy Shiflett will share the next one. Good afternoon. I'm Christy Shiflett, Chief Operating Officer. So I'm here to talk to you about the county-owned land point of view within Housing Albemarle. So, let me make sure you can hear me.

[01:12:42] So, you know, one of the priority actions was to increase the supply of housing to meet the diverse-focusing housing needs of current and future Albemarle County residents. So in order to do that, we first have to make sure that we understand what do we own and what do we have at our disposal.

[01:13:01] So the staff have worked together across several departments to pull together those different lists because, as you can imagine, Parks and Rec would look at county-owned land. They'll have their list, and community development has a lot of tremendous information, but so does our facilities and environmental services team.

[01:13:21] So we've worked together as a group. We now have a full list of county-owned land. We have 214 parcels identified, but within that, those parcels are both, some are in the city, some are in the county. These parcels are also owned and partially owned by the county, so that 214 is not just county owned. We share and have some different relationships. And then as well as it includes schools property so that while we are not the direct owner, it's also important that we look

[01:13:58] at that indication as we partner and work with our schools. And so this team of subject matter experts has almost completely annotated the information of all of these parcels. We understand how we acquired them, what is intended with the parcels, and that is information that we'll continue to use with our housing office. Thank you. There's a subcommittee of this group working to identify what it would mean to select some of these parcels specifically to prompt or incentivize the use of the, or incentivize affordable housing development on those properties,

[01:14:36] what it would require of the attorney's office, of staff, of the community development office to try to prepare for that so that we, once this work project is done and we know what all those properties, where they are, how much site control we have over each of them and identify spots that might be good for affordable housing, we could move to potentially incentivize their use in that way. Bart Svoboda will share the next thing. Bart Svoboda, director of community development

[01:15:09] This is pretty brief because in the zoning ordinance, we have this one area, bonus densities for affordable housing, which is about all that exists within the zoning ordinance for bonus densities. Section 2.41 contains that provision.

[01:15:27] Those bonuses include specific increases in allowable densities over the requirements of that particular district. So you don't need to rezone to get these densities, but you can do it as a buy-write thing as long as you meet the calculations.

[01:15:42] So as an example, if I had a development that was for 100 units, my bonus density of 30% would give me 130 units. 15 of those would have to be affordable. So it only applies to the overage.

[01:15:58] We don't see this often, so I'm not sure how much of an incentive it is. It's probably more of an option. a lot of times we don't see developments built out enough to try and get to that point right so we might approve a development for 600 units but when it comes down to the engineering they might only get 400 so it it just depends so those are one of the things that kind of we'll be looking at as we're moving forward and we'll talk more in a little bit about what's going on with zoning

[01:16:28] modernization and maybe some incentives thank you in addition uh reflecting uh housing admiral objective one and was listed as a priority action. Immediately following the adoption of Housing Albemarle in July of 21, the board adopted policy guidelines for developers regarding affordable housing, setting goals of 20 percent of affordable units for any new development or rezoning process, lengthening the period of affordability beyond the previous 10 years, and defining affordability as below 60 percent area median income. This exists as a policy

[01:17:07] guideline only and is used to inform and guide developers in the proper process stacy pethia good afternoon stacy pethia director of housing this is moving on to the housing policy advisory committee which was identified as a priority activity in the housing policy itself and a housing policy advisory committee can be used to inform decision making in a number of different ways including providing feedback on housing policies and initiatives that staff have developed

[01:17:44] and need some feedback on identifying emerging housing challenges and opportunities specifically because those members will be actively living within the community potentially needing affordable housing as they're moving forward with their lives reviewing sorry i cannot see my sheet reviewing housing data trends and best practice approaches and providing that feedback to staff and soliciting feedback from tenants and developers to provide to staff and the board.

[01:18:15] Thank you. One of the things we heard in the last six months of conversation with the board was an interest in hearing more from tenants about their experience in affordable housing and an interest in hearing more from developers. That is a complicated and staff-intensive kind of work to get done around community engagement, and so we have seen that there are models in which housing advisory committees do that kind of work and deliver that feedback directly to leadership in either elected leadership

[01:18:46] or staff leadership. Mr. Svoboda again. So I'm back. Talk about incentives. Affordable housing is a key priority as part of phase three of zoning modernization. These efforts will align with the comprehensive plan and those objectives that we have there. It's important to note that development of the incentives and fee reductions are typically policy tools, so we want to be careful that we use put land use type incentives and things within the zoning ordinance community

[01:19:22] development will still participate in the policy part of that when we talk about maybe a fee reduction uh rebates expedited process those sorts of things so the land use based standards such as parking setbacks any kind of physical similar requirements is what will end up in the zoning ordinance while the finishes internal fixes rebates or other policies will be separate we

[01:19:56] talked a little bit in this last slide about how we qualify or what we would qualify for expedited review reduce fees refunds rebates affordable housing you know those incentives in phase three we'll we will focus on those staff will evaluate many of the options that are feasible for us we want to remember that um what we implement is both practical resource appropriate and aligned with the board's objectives so those are things that we'll see coming back um through staff to

[01:20:32] the board in in concert with all the folks that you see here in all the departments to make sure that we present that our best opportunities available thank you finally the board expressed an interest in uh discussing the possibility of using tap fees which are the sort of generic term for water and sewer connection fees as part of this conversation around incentives.

[01:20:59] There are many communities who use waivers or subsidies to offset the cost of water and sewer connection fees for affordable housing projects, sometimes for the project, the developer, and sometimes for the individual homeowner themselves. Localities that directly control their water and sewer utilities are the most likely to use this particular incentive strategy, perhaps for obvious reasons some communities use locality general funds to subsidize the cost of these connection fees for qualifying individual homeowners or for affordable housing developers and you can see a couple of counties and you can see that the city of charlottesville offers specific

[01:21:37] support to individual homeowners there are lots and lots of ways in which people address tap fees but generally through general funds unless they're in direct control over their utility, which may be really obvious.

[01:21:55] Before we move to discussion, I'd like to return to the 2021 Priority Actions identified by the board to consider sort of what has been addressed or accomplished and what remains, and then in sort of forecasting that we'll ask you what should be changed about this going forward.

[01:22:16] So we identified, or you all identified in 2021, exploring options with county-owned land, providing incentives to increase production, developing an affordable dwelling unit program structure and guidelines, creating a housing trust fund, establishing a housing advisory committee, and expanding permanent supportive housing.

[01:22:38] We've presented what we think are both works in progress and accomplishments to you all today, resulting from Housing Albemarle, and it speaks to the scope and complexity that housing, affordable housing, if it responded to sort of robustly, requires participation way outside of the Office of Housing, requires participation from many departments and the executive staff. So we anticipate that being the case moving forward, and we're glad to have

[01:23:12] this kind of coordination internally moving to discussion there are sort of three broad areas that we're interested in hearing from you and anything else you'd like to share to start that conversation are there matters staff ought to prepare and return to the board of supervisors for approval so thinking about the structure or content for a housing advisory committee if that's what you'd like or direction for the community development office around what specific developer incentives you'd like them to develop and bring back are there different or additional priority

[01:23:48] actions for staff in general and then do you need additional information from us on any of these issues thank you all right thank you very much board i think we'll do our best to get our main questions comments out in the first round if somebody says something after your turn to speak i think in the interest of time we should track that and we'll plan to send those to khaki afterwards so that we'll we'll you know just try to be efficient supervisor missile thanks so let me just make sure i heard you correctly chair so we're going to be pretty comprehensive with the first go around yes and um miss dimmick do you want us to respond also to comments on specific

[01:24:26] comments on the charter for the affordable housing committee or do you want us to not like i don't want to get into wordsmithing and stuff like that maybe keep them broad there will be ample opportunity for wordsmithing at another occasion. I'd be mostly interested in what the structure or substance or intent of a housing advisory committee would be. I will reflect that there were lots of ideas in the discussions with board members and not necessarily a unified theme. And so it would be useful to hear what you all would like. Would you like to establish one? I think the answer is yes, based on previous discussions. But what would you like them to do for you? Okay, great. Okay,

[01:25:03] that's really helpful so i have a few quick questions and then some comments if i could so one of the first questions is um and we've talked about this a lot how many units so the number of units that have been built and this thank you staff and you miss dimmick and your dream team thanks everybody for together um so when we look at the amount of staff of units that need to be built 4,631 units by 2040. How are we really doing? I know we're adding units, but we're also taking units away. So have we looked at sort of a net increase versus our aspirational goal and

[01:25:42] what that looks like? Looked at for sure, have a good number of about or around sort of what's going away, what's coming, not quite as much. It's not so easy. So we can get close. We know we've lost 100 units, 110 units in the last 18 months, we've gained X number. I think what's also critical is the number of units. For example, you all invested heavily in the AHIF for fiscal year 26 in the preservation of units. And so that's funding to maintain the affordability

[01:26:17] of units that are coming to the end of either their period of affordability, as we've seen in some other developments, but also coming to the end of their usability. And so in order to afford to renovate them, a developer primarily would need to put them on the fair market in order to recoup those costs unless they got additional support. So I think we're doing well. I also think we could be doing better. And I think that there are a number of efforts in the last 12 to 18 months that have yet to sort of take stride to see what they'll do.

[01:26:52] It is also a complicated construction context in the last 18 months, particularly around tariffs and fuel costs, supply costs. And so I think not sure how it is that our tools will address those things other than just sort of take note of them.

[01:27:12] And I do think that the new needs assessment is going to give us a new target. And perhaps that target will not just be a robust big number to sort of in the sky, but also specific targets by AMI or by housing intervention, which would be particularly useful for the board's decision making.

[01:27:30] That's helpful. Thanks. I think I'm trying to focus, too, on these three bullets that falls into one of them, I'm sure. But I'd love to learn more about that. 7.6 million per year, if you take the last X number of years, was it six years and \$46 million or roughly whatever the number was. So it's around 7.6. So I just point out, we're under that this year in our AHIF funding. So as we think about aspirationally getting to 10 million and growing that, I know I may be talking apples and oranges here a little bit, but big picture, we still got

[01:28:05] to push. So I would continue to be supportive of that. Also, I don't hear a lot about home ownership when we talk about this so when you think about additional information or maybe other priority actions just I think raising to a different level homeownership opportunities and objectives and what metrics exist to measure success in that area how well are we supporting that as well as rental keeping people in their homes I saw was it 410 rehab preservation projects

[01:28:41] question how are those implemented is that just through albemarle housing and improvement program ahip or is it could you just talk a little bit about that uh well the board um approved two significant preservation projects in the last ahip that are good examples one was leap um and the other was piedmont housing alliance doing their renovation of three of their low-income projects Got it. So I think it's accomplished in a number of different ways. AHIP is more likely to be used for an individual fix in an individual home, although has done some neighborhood work. So

[01:29:19] that's not meant to disparage them at all. Good to know. So that's all included in that number. Understood. When we talk about expanded tax relief for elderly and disabled, and we continue to face increasing tax assessments and cost, how are we measuring, maybe this is a question for our CFO, So how are we measuring against cost of living increases and tax assessments, that \$2.8 million, which I think is the target for next year, is that in line with that?

[01:29:50] Do we feel like we're under there? Are we having to adjust based on where we're growing, you know, how our assessments are projected? That's a great question. So with the tax relief program for the elderly and disabled, it's designed to have two limiting factors.

[01:30:07] that looks at who can qualify for that program. And so with the ordinance that the board passed in 2025, there's an automatic escalator. So as AMI changes or increases, that threshold also increases so that we can capture more folks that may be eligible.

[01:30:28] And then we also are increasing the net financial worth limit tied to inflation as well. So as inflation rises, that level will also rise as well and will capture more folks that will be eligible. To your question about the dollar amount of the funding, we do some modeling off of current participants, a projection of those increases of those limits, and a rough estimate of how many folks we would see that would be eligible for that expanded relief. And so we've adjusted that request and that budget request throughout the year to be in line.

[01:31:01] Thank you. So it's not a fixed increase. It's based on actual reality and what our constituents are seeing. Yes, sir. Thank you. The density bonus is a good thing. I think that we just need to realize that it also creates infrastructure challenges for developers.

[01:31:19] And if we're allowing increased density, I think we need to identify ways to support density bonus requests and maybe go that might go hand in glove with some form of funding support. 60% is just some comments. 60% and below is obviously critical. Even 30% and below is critical.

[01:31:40] I think we also need to focus on workforce incentives and economic, you know, obviously to support the economic development initiatives that we've got in front of us. And then I guess the last comment, general comment, and then I'll make a comment on the housing committee.

[01:31:57] As we think about, and I'm sure staff is already doing this, as we think about state discussions and partnerships at the state level, I'm wondering if, I think we need to be thinking, maybe this is one of these again, how can we best integrate with the state?

[01:32:15] Where can we leverage funding and support possibly each other or find ways to maximize and leverage what we're providing as a county in line with what the state incentives are?

[01:32:31] Maybe we're aligned there. Maybe there are ways to think about possibly doing that. On the Housing Advisory Committee, I mean, I did review it in a lot of detail. I just have a couple quick comments

on that. the way the responsibilities are written in there, just a general comment, feels to me to be more aligned with actually approving, reviewing, and approving specific projects. And I'm sure I'm preaching to the choir, including staff, we've got to be careful that whatever we do with this

[01:33:07] does not add a layer of bureaucracy or create another planning commission or a level of review, especially with an understanding that we potentially could align it with one representative from each of the districts that could potentially become political. There's just there's the there's the potential if we don't do it right to to slow things down, which is completely counter to Objective Eight.

[01:33:30] Right. Which is to speed things up. So I just generally would say that as a comment. I do think there's value to having a group of experts that are able to feed in and supplement staff that are actually boots on the ground in the development community.

[01:33:46] And so I think it's some in some form or fashion that committee is helpful. I question the number of nine as being a bit high to me. But, you know, I don't know. Somebody told me sometimes eight is the perfect size for a group that you actually can get things done.

[01:34:03] I would go probably down to six personally. But anyway, those are my general comments, and I look forward to talking more about that committee in the future. All right. Thank you. Supervisor Lepisto-Curtley? Yes, thank you very much. Some of the matters I think that ought to be returned to the BOS for approval is some of the things that Supervisor Missal has discussed, because I have questions also about the housing committee.

[01:34:32] I want to make sure that it is advisory, that they don't take the political heat. That's our job, to take the political heat. But it's something that is advisory in nature. And once again, eight or nine, I'd go with whatever you all think is, I don't know, seven the best number.

[01:34:53] I'm not sure. Six out of, oh, six works pretty good for us. But, you know, I'm not sure about that. I would like to see them. I like the fact that there are people that are knowledgeable, because on the slide, it talked about they need to be aware of all the rules, the regulations, the procedures, and things like that.

[01:35:18] So I like to see people that are knowledgeable or become knowledgeable in this area that are capable. I have a question. The affordability, does that also refer to refurbished homes? So for example, if someone has a home that's affordable, but then it's falling apart and it gets refurbished, does that count in our count of affordable homes or not? Does that make sense?

[01:35:50] Yes, I think that's one of the efforts of trying to preserve affordability is making sure that whatever we invest in the sort of improving a home doesn't mean that it suddenly gets marketed outside of the affordability.

[01:36:06] And so sometimes there's a sort of natural thing that happens around that, but most of the time there's an artificial cap. That means we do some requirements that when that house, if the county is invested in that refurbishing, that we have some limits and expectations about its ultimate sales price, which is what we tie to the state doing that.

[01:36:29] We use a lot of the state's sort of guidance in that kind of way so that that person ultimately has less opportunity to generate wealth by the sale of that house, but that the county hedges a little bit to say we want to make sure that that house remains affordable for the next homeowner.

[01:36:49] so there's a little bit of us interfering with the natural market in that kind of way to ensure that that house remains affordable and we assume some responsibility or obligation to do that because of our investment and its refurbishment or renovation i think we started the 20 for developers for affordable housing for rental and for house purchase correct we started that was that january or a year ago whatever is being developed so whatever some portion whether that's rentals or uh home ownership but we our expectation is 20 okay my question is how are we doing since

[01:37:28] that 20 was instituted um are we getting a lot of affordable rentals are we getting a more affordable home purchase how's that going in general because i heard you say something about we've only had two yes we've only had two that have applied for the rhip um which is the albemarle rental housing incentive program but there's been other units other affordable rental units that have come online as part of proffers or in the sort of natural development process i don't know

[01:38:04] enough about the answer to that and i'm so refer to mr svoda if there are sort of if there's data on that or not to be able to sort of track the modeling over 10 years to say once this new policy has started has that influenced the development of those two things or not i also would say that i think almost everybody would say that we haven't been in a normal construction environment in some time because of the pandemic and then in our current economic engine so uh both we i think we're missing data to answer the question and also complicated by context okay we're also curious and

[01:38:42] and the point was are we doing more with being able to have rentals and rent them out or more with homeownership and being able to have people purchase that those are maybe uh returning for um not necessarily our approval but additional information um could you go to slide 18 because i seem to have some questions on that one thank you allow residential uses by right in select

[01:39:12] commercial zoning districts i know we've had um oh we've had commercial areas and then we've turned them into residential is that what this is referring to okay here comes um team it's just about it uh bart savoda director of community development we did an roi probably a number of years ago now talking about how to figure out how to convert existing commercial space and allow

[01:39:47] residential either by right or by special permit we're going to look at that through phase three zoning mod we're actually been pushing on that a little bit separately to try and figure out how or when we can accomplish that so it's not a it's not a it's it's not something that's on the back burner but we're having difficulty trying to make those adjustments and with the opportunities that are out there really what what does that do how does that impact say economic development the

[01:40:21] balance between changing some commercial to residential versus the opportunity to provide some affordable housing. So it's a tricky little balance, but we'll work upon that. I hope that helps. So we'll get more information later. Yes, ma'am. Okay. And then when you say small-scale residential structures, we're talking about tiny homes or what? So a tiny home is still a house under the building code. So we do not have limits on square footages within the zoning ordinance or within county regulation. There's some regulations within the building code that talks about a

[01:40:59] minimum bathroom size or bedroom size, things like that. But we're also looking at that to say like our accessory apartments that we currently only allow within a dwelling. I'm an old school guy, so the Fonzie apartment that's detached, could we do that same size accessory apartment but detached somewhere it would that be more attractive as of affordable unit as opposed to having someone living in

the in the basement of the home or above a garage have it maybe be separated so those are that's part of those accessory units instead of having them be internal to a home being external

[01:41:37] okay and i think uh uh okay would that also uh allow external accessory units and residential zoning areas with that also include like churches in churches i want to be careful with that right where we allow churches there's also some our loop of stuff that we want to be careful of so we would i'll give you the safe answer which is we'll look at all our options whether that's uh in the

[01:42:13] commercial areas the residential districts or and or how that relates to um places of worship that that sponsor that type of housing okay thank you and my my last question is um regarding the housing advisory committee i i agree i i don't think we should do anything that would add additional time because that's what i hear from developers time is money so if it's going to add a lot of time and then developers can't do it they're not going to play ball anyway so i'd want to make sure that However we do that, it's an expedited process

[01:42:50] or they know what they're doing type thing and quickly sign off with whatever recommendations they have. Thank you. That's all. Supervisor Malek. Thank you very much for all this presentation. And I just have a couple of questions.

[01:43:08] Let me go back up to the top. So in conversation with a developer recently, I learned that they actually have had very successful arrangements is turning over their affordable units in something that's being developed to the community land trust, who then manages and removes the management of the affordable units from the developer, which is, I think, a totally different skill set and a really good idea.

[01:43:33] Is that something that you're already familiar with? And is this more than just one developer who's doing this? Is this something that's beginning to be implemented and it's something we should be asking for or putting into our process, actually? We have an existing land trust in the community that has been in its sort of scaled down form in the last decade or so and is scaling back up.

[01:43:59] And so it's particularly good timing. I think there's lots of creative ways that a land trust can be used, particularly in the area of homeownership, which is some of the hardest for traditional developers to produce for the community and then maintain their affordability. the land trust can help ensure that they maintain their affordability for 90 years which is pretty impressive and sometimes forever the land trust has been asserting itself in a number of ways in our community lately and that's that's welcome the land trust concept was identified several times in housing albemarle and exists as one of the objectives and so i think those things are

[01:44:35] already aligned in terms of the board's guidance and now we have a resource that is sort of more engaged in our community to meet that need and the more support it gets and use it gets the better it will do so that's great um it was mentioned about density bonus for extra units i thought the extra 50 percent of market rate units was supposed to offset the cost of the rather than some extra subsidy for those affordable units historically the density bonus has not been attached to a financial incentive it's been independent the bonus itself was the incentive

[01:45:12] okay so i must have misunderstood what somebody presented then because i got the wrong message on that the and accessory units in all residential districts does that include rural area as well yes i think that recently by the state code changes he's coming expert on the way all right thank you so yes um

we currently if i go back to that same example of the accessory apartment all right so we currently allow that one accessory apartment within a within a dwelling

[01:45:46] and that that is also in the rural areas so we would look at that same detached rule to apply within the rural areas and is there a time frame for that is that require special legislative adoption or can it just happen because of state code that is a the legislative adoption would take place here in this room okay it's a local so we're not there yet okay yeah okay thank you very much yes i think that is all the questions i had right now the advisory nature of the advisory committee everybody's already talked about that so i'll stop there i do like the way

[01:46:22] it's laid out though with the the uh the players the group of nine i think that's a reasonable approach supervisor duncan um i think i'm down to just two questions now um for the new and preserved units did you say that the proffered units possibly could never get built i said that our experience with the proffer number, which is, I think we've historically thought 500 units, for example, have been proffered, they surely will be built. And that reality has challenged

[01:47:01] that, that in fact, people, developers are approved to build 200 units, but actually build 100 units. And so if 20% of those are affordable, we're getting half of what we thought we were going to get in that moment the process of the rezoning does not require a developer to build what they the number of units that they have come to us with and so i think we're reconciling with what's been approved what's actually being built and then we have a development right now that was

[01:47:32] approved over 10 years ago that is now coming online and so tracking the reality of the proffer i think is really important for our reality checking about the number of units that have been promised versus the number of units that actually will be available to community members within a reasonable time frame um yeah my yeah i think tracking it is important it's more just if it's not accurate to say that we've had you know almost 5 500 units we're really at you know 25, 76 units that have, like, been built out of the 10,000 that we need.

[01:48:13] And then on slide nine, there's, like, three different ways that it's listed of the AHIF outcomes. We have, you know, projects, units, homes, and beds.

[01:48:33] Is there a way to, like, for example, the rehabilitation and preservation, you know, the 344 projects like those are homes right or like dwelling units they're not developing units they're projects in units so is there a way I guess my question is like we're serving more than 1080 people in this chart is there a way to sort of get a more universal look at how many like total bedrooms or total beds or you know how many how many total people have we kind of helped through

[01:49:13] this in a way that's just a more accurate number than you know a thousand eighty we will certainly try we struggle with projects we struggle with projects buildings units apartments households individual beds um and because many of our players uh both either uh sort of are funding that's leveraged from other communities or other uh sources identify their measurement differently than we might and uh as do our projects it's tricky but i agree i think households or or or

[01:49:51] people would be one of the best um sort of to identify numbers of people or households served um we can we can write yeah i forgot the number would be a lot more impressive than 1,000 which is like i mean it's not nothing but like it for the money like we i know there's a lot more people that are being helped um but that's all i have supervisor pruit um thank you i'm gonna start with the um board because i

think that's a more concrete and kind of focused conversation because we have recognizing it's not presented as draft i'm gonna treat it like draft language in front

[01:50:27] of us. I do think the seats and number of seats that is offered in this example is roughly appropriate. I think less than 10 is a good number. I do think, especially, I might expect this to be a slightly more, let's call it politically interesting board, as in one that gets attention in its early years. And so I think that would be something that makes some amount of sense for us to have more direct and personalized control over the appointments, like we have normally with a district-based appointment, similar to the social services board or the

[01:51:03] planning commissioner, while still having a little bit more broad touch for the three additional seats. There is a distinction that I see here that I want to just call out and say like the importance of it, saying that there is a preference for expertise without creating reserved seats.

[01:51:25] Reserved seats is a really common model. I would personally be really opposed to other than regionally of course um reserved seats based on industry or expertise um that's really common in these kinds of things but what it can do is create inbuilt structures of the balance of that board such that temporary vacancies suddenly swing the balance of the board it is i mean it's formally inviting a fox into a hen house at time um which i i don't think we want to do which kind of brings in a third piece of feedback i would give and i don't know how this would necessarily be expressed but i think it's really important in a board like this for it to be effective

[01:52:05] and we can think of several different ways this could realize that people not be serving on the board in an organizational capacity i think we see that in our neighbors in charlottesville amongst non-profits right people i would like to work with but it doesn't it can be ineffective if everyone is sitting there arguing over their slice of the pie um and similarly i would be disquieted to know that there's someone there representing car or someone there representing

[01:52:39] vama um or someone who works for them and does not formally represent them but effectively represents them because their boss will scold them if they don't um and with that last point i can see how it's going to be hard to capture that important distinction in the language of of any formation agreement um but i think it's really important um i think the main role of this does need to be advisory as other people have said um i think we see why right now right like the topic in front of us right like bullet one is hey board what do you think about housing

[01:53:18] what what else should we do um and we do that about once every six months and that is a big enough picture thing that is and it's hard to have a productive conversation and a board that meets monthly and has a channelizing focus on that and helps us uh winnow down more specific recommendations has a value um i do wonder if there is some other formal role that we might invite a housing commission into which no one else has mentioned but um we currently have the

[01:53:52] rhip process there is no politically accountable input on that before it comes to us and i think at some point i would like to have a politically accountable process without having to come to the board for the slowdown right if is what i'm saying following that last sentence i got so currently you have to bonaventure wants our hip money um bonaventure even if they weren't requesting uh zoning modification or uh zoning exception up zoning um they would still have to wait to get

[01:54:27] on our schedule to get that our hip money um it could be nice to have some kind of politically accountable board that can move more agilely than this board could at some point in the future. That is a reason to consider inserting them in the chop chain for our HIP. I'm not saying we would, but that's a reason to consider it. It might be helpful to have some kind of politically accountable element other than us to dig into AHIF disbursements and requests at some point.

[01:54:57] I'm not saying we should, but I think it's helpful to consider. Other localities, so Charlottesville has a, in their charter, they have a human rights commission that formally reviews allegations of complaints. Um, they, there's a possibility they'll become a FAP later. Um, that is something that we maybe could do. I think there's maybe an open question of law, whether or not that's something they could do. Um, you could have them. It specifically says in this draft that they won't review tenant disputes. I might argue there could be a value for an organization that does receive

[01:55:34] tenant disputes and uh look at whether or not there's something colorable about overall maintenance practices and submit them to the board um i'm not saying this board should adopt any of these but i um i want to before we just breeze bass saying it should be advisory um and not think of formal roles i think we should think about what formal roles might make sense for this and i would also just raise this board that it's not lost on me i hope it's not lost on others that most of our other commissions and boards are disengaged. I don't think that's unfair or unkind.

[01:56:13] A lot of them do not present formal recommendations to this board. They do not engage with policy questions that they are kind of formed to contemplate. There are exceptions. Crows ACAC recently gave us some policy recommendations. We get routine recommendations from the Natural Heritage Committee, but plenty of them we don't. We don't hear from. And I would be dismayed if this one becomes that. And I might suggest that formal duties beyond advisory can help constantly

[01:56:48] refocus that conversation. So I'd just chuck that out there. As far as policies and initiatives, I think it's important understanding that we're in an imperfect data environment because the housing market is screwed right now. Understanding that, nonetheless, we have a policy that it does not feel works for the moment we're in, and it's not clear how long the moment we're in is going to last. I do think it is prudent and incumbent on us to revisit our inclusionary

[01:57:24] zoning standards. And I continue every passing month, I think I question more and more the wisdom of the way that in practice our HIP and our inclusionary zoning standards are wed so that they're both triggered at the same time. That seems to introduce unnecessary uncertainty into the process for landlords.

[01:57:46] Sorry, developers, not landlords. Landlords in waiting. I think it's important that we think about as we're talking about density bonuses and how those work, that also zoning modernization will change how that looks like as a tool for this county currently you're right it does not function as an incentive it actually is a it's table stakes and an economic necessity to proceed with a project it should focus or function like an incentive virginia code understands it to function like an incentive and i think we would be

[01:58:23] well served for it to once again function like an incentive but it sounds like it's got to take three years for that to happen based on the speed of zoning modernization um new initiatives i've said before i will say it again uh we currently have one or two big local housing tools i would say like our hip and inclusionary zoning and ahif and we're trying to do everything with these two tools and i think we're

disturbed by that um i would really want us to explore more targeted tools for more specialized problems i've i've broached before and i'll broach again the

[01:59:01] possibility of exploring a pilot voucher program deployed at the local level. We could target that a variety of different ways. It could be targeted to specific vulnerable populations. It could have specific length duration eligibility. But I think this would be a critical tool for hitting those sub-30, those sub-60% populations that we try to serve. And I think we really struggle to serve with much more market-based solutions that we currently deploy. I do think that's important.

[01:59:35] And also, as far as like, as we revisit and update housing out more, this is a more long-range thing, but I think it's really important. And I think we've built up the muscle to be able to do it well. Dr. Pethia knows what I'm about to say, I think, which is we need to think more proactively about how to resolve jurisdictional friction. There's a few different ways this happens.

[01:59:58] in the voucher program. There is a hard, bright jurisdictional line that creates additional man hours, additional staff problems when we try and port between jurisdictions. That sucks. It creates a lot of hardship for individuals. It can make some people lose their voucher based on timing of search vouchers. It can make some people not be able to port whatsoever because of differing amounts of money held by the two different PHAs. We have a different way that discrimination claims are processed in the city than in the county. We have to go, or our residents have to always go

[02:00:37] through the state. Their residents can go through the state or through the local housing commission. I think that creates confusion, especially when you look at people like Jack Jewett, who probably don't know which one they live in for the most part. And there is, I think, a much bigger picture when we're trying to do market-based solutions. We're trying to wave around a lot of money. And we have another organization that is also trying to wave around a lot of money in the exact same way right next door in CRHA. I think we would be well served by

[02:01:14] figuring out how we can coordinate those efforts with CRHA more intentionally in order to more effectively leverage money together and strategically. And I think that could also potentially resolve a lot of the tension we have on how we work our budget in relation to Charlottesville's. I think working together more intentionally could give us some additional arguments for potentially politically limiting or unwinding revenue sharing if we show that we

[02:01:47] are able to work together on a key shared goal with the city um and i have been talking a long time i think that's all i have for now thank you um before i make my comments i've been tracking some things your questions that you put on the slide versus what was in the executive memo they're different are you coming back with other questions after i finish speaking on this no sir these are the three questions that we need answered today the executive summary presented

[02:02:23] the idea that we might come back uh that we might uh resolve the issue of the housing advisory committee tonight uh or this afternoon and that was uh um a loose use of the language for my part it was not intended to do that in advance of our discussion about what the component should be and i should have been clear that that was attached as a sample something to jump off of not necessarily a hard and fast staff recommendation. These are the questions that will help guide what we bring back to you for formal action. Because one of the questions in the packet was specific to fees and

[02:02:59] then TAP fees, and I have not been tracking those commentary through the first five. Are you looking for feedback on those two specific items this evening? We are. I feel like I have heard some comments about the interest in having better incentives through developer fees whether that's expedited reviews or whether that's waived fees and that Mr. Svoboda's comment that they will be incorporated as part of Zmod and then back before the board sometime in the next three years was the de facto answer but there could be other comments that should be taken and we weren't going

[02:03:37] to do any sort of final voting on that stuff tonight but if you do have those thoughts we want to make sure we communicate that uh to to khaki whether that's right now is there any pressing comments on it i hate to do that but um but uh why don't we we can send that to you please do our comments on those two particular ones thank you first question i have is um housing albemarle when we passed ac 44 and i'm not going to go on my big thing like i've done in the past, but we did say it would receive an immediate review. I'm assuming this is part of

[02:04:15] doing that review, but I thought that review was similar to our economic strategic plan update where we change. We look at things and go, that's not the right benchmark. We're going to change the benchmark to this where the priorities might shift. What's the timeline that you could put a stamp on and saying housing Albemarle review is underway and will be finished by and will be coming to the board for check-ins because a lot of things that I could be I could take an hour to talk about right now would be better served if I'm new I'm in the midst of doing the housing

[02:04:49] Albemarle strategic plan update when is that happening uh we'll immediately begin forthwith that's a clarity that I did not have going into this review um I um having it be parallel or similar to the strategic plan for economic development is not a not a pathway or strategy I considered as part of preparing for today and we can certainly begin that. The data we compiled and collected for this presentation will certainly be useful in that review and also the potential of

[02:05:24] looking at our as we've described our complicated data context to try to understand whether we can measure the impact of the policy after 2021 or not so and that's my comment then as i'm interested in looking at the housing albemarle and the the context on which that policy that strategic plan was passed was 2021 a whole different reality and a whole different layer of understanding by the board at the time of what housing affordability what the problem is what the crisis is when we took two years to do developer incentives, and we put everything basically on hold until then.

[02:06:02] And even that vote at that point in time was a completely different context than what we're working in now and what we know now. I think that whole document, goals, action things, I think some are going to be easy. We like that. Let's continue. But others, the comment about inclusionary zoning, for example, did we set the bar too high? Did we set the bar in a way that given the current context worked against us. If the context of 2021 continued, that bar might have been perfectly fine and served us. But now these days, I think we're questioning whether or not that's the case. And I don't want to litigate all those different points that I could in the policy

[02:06:42] if I know a policy review is coming, because then I can wait and do it during at that point in time. The zoning mod phase three, there was a list there. I think there are things on that list that are faster than others I don't want all of them to wait till they're all done let's get the ones that can be moved moved and let's and I know it's phase three so I guess I'd be advocating that wrong phase if it's an easy one that could be done but it's easy for me as a supervisor to say

[02:07:18] well just do that that's easy because we're in it's similar to what we're going to be discussing about these ROIs because I say it in the vacuum of not knowing what it means to move it to a different phase. But there are things in there that are further along. And sometimes we list all this stuff together, regardless of the, like, all right, this one might take two months, this one might take four, but we're going to wait till the one that we do for four to implement all of them.

[02:07:43] I don't know if that's the best thing to do when we've said affordable housing is a crisis. We need to get the things that we can get moving and done quickly, done, and out on the street to be able to have the impact. There was a comment about qualifications for incentive in the fall.

[02:08:06] Okay, that's coming back in the fall. That was an answer I think you gave to someone else. All right, understood. TAP fees and permitting fees. Yes, we should be considering those. Anything that removes the ability to keep, removes the increase of the price for folks that need affordable housing should be on the table and if there's not been clear communication from the six members about that i would love to put that to rest right now is there anybody that objects to any tool or

[02:08:42] procedure that helps us bring down housing prices and affordability for those who need it i understand the devil's in the details but why this question is being asked of this is was frustrating to me So is and I'm not asking for commentary. I'm asking, is there any objection to that?

[02:09:03] Considering it. To considering what they look like. So let's do it. Now I'm now I'm going to make my political comment. If there's another governing governance agency that is charging fees for something, which is public dollars, they should be met with the same responsibility and urgency to help us solve affordable housing as this board is feeling and other entities do.

[02:09:26] And I will say this. I'm speaking directly to water tap fees, because for a long time, it's growth pays for growth. Well, guess what we have here? This is too easy, and I'm glad there's lots of members of the public here to listen to this, because growth that's coming into the county gets blamed for the need for housing units and affordable units. But here's the reality. The growth coming into the county are not the people needing the affordable units. The people needing the affordable units are the ones we've pushed out of the county. So growth, the people coming in who need those units and want those units, they can pay for themselves. The TAP fees, yes.

[02:10:03] Do I agree with the concept of that growth should pay for growth? Yes. But the reality is, is what are we doing to retain people that have already left the community to stay here and not have to commute from an hour and a half away? Those units that are coming online, that are subsidized units, whether it's rental or for home ownership, is what those fees would go to help do. And if we want to start having a debate about growth, paying for growth, I think we should start understanding what's paying for retention of folks that we would rather have be members of our community than see them lost to our community. Because I, for one, we've already

[02:10:39] lopped off a couple rungs on the income ladder in Elmore County. And I'm, frankly, I'm sad about that. So I think that we have to use every single tool at our disposal, including saying to an ACSA board, that if it's 100% affordable project, these tap fees need to be looked at. And it can't just be turning around and looking back at us and going, we'll go to your AHIF fund for it. They have a responsibility and a role to play in that. And that's a charge I think we directed Mr. Richardson to start in that conversation, because I think I remember, Jeff, and correct me if I'm wrong,

[02:11:17] but I think you asked us that direct question a month or so ago about perhaps bringing that conversation up specific to that point at the ACSA. And if I am misremembering that, then I apologize for throwing that at you. And you don't have to answer now. We can clean that up later because I got to be mindful of time. You better take the gavel, Fred, and be ready to knock me down when I get going too long. Page 21, I've already made that comment. I already made that comment. All right. The Housing Albemarle Advisory Committee. I have a lot of very strong feelings on

[02:11:53] this, and I hear all the concerns that board members have stated. I did not hear any objection to the move forward of the formation of one. I've heard they'd like it to remain advisory is a big concern, which I agree with, and that they don't want it to be a bureaucratic point along the way to getting a project done, which I also agree with. But I want you all to realize that some of the formalized pieces of the political, I forget the phrase that Supervisor Pruitt used, does exist and works for us. The EDA is the model. The EDA does this for us. And beyond just, it's not, they're advisory. They don't get final say, but for a few things that we gave them in terms of

[02:12:31] some money things in our MOU, but we have the final say. There are communities and counties in Virginia who have been doing housing advisory committees specific to trust funds and other elements of their housing program, who've been doing this for 20, 30 years. Some even did put their advisory committees in places of those bureaucratic moments, realized that was a dumb decision and took them back out. So we don't have to do, we don't have to reinvent some things here.

[02:13:01] There are some experts out there using advisory committees in ways that are really purposefully helping them achieve their housing strategy. And we can look to that. I'm thinking specifically of Fairfax County. They do a wonderful job. Loudon is the one that got burned by putting them in a process point and was like, yeah, we're going to whip that right back out, right? So I'm not going to wordsmith the housing charter, but I think the devil is in the details. The one that was presented, and I know there wasn't a lot of, you know, you got to throw something up there to get

[02:13:33] reaction, but it was very passive. I'm not looking for a housing affordability book club with this advisory committee. We have real goals. We have real needs. We have limited resources. Staff has limited capacity. And this committee should be stood up to help us track how we're doing. It's contingent on us to make the appointments that the people have the expertise to do what's in the charter. And then we have to own those decisions, trust their guidance and advice that they advise

[02:14:07] us on, and help us get things moving. So for example, in the one that was presented today, the purpose and then the advisory authority are basically the same statement. So you brought forward a charter probably by accident and not, but its purpose was that, well, we want to be redundant on the advisory point. Okay. I think the purpose should be the committee shall assist the board of supervisors in advancing the goals or implementing the objectives of housing Albemarle

[02:14:40] and full stop. The advisory authority could stay right as it is, as it alone. And then all those responsibilities, which I will not go through. I think there are some missing. I think some points were made by other supervisors that point to what's missing from it. And they're all very, very passive statements. So we got to get in there and turn them around in a way so that it can be a little bit more, not even a little bit, it should be, if this charter does what I would hope it would to do, I would think that folks that have listened to us do the things that we've done

[02:15:17] and watched us do our votes and put things in places would say, well, that, okay, that's not just some committee that's going to chat. It should land and have its impact. And if it comes back to us, which I know it would for approval as the charter, that I would say, go ahead and start bringing that MOU to us. Because MOUs are typically what changes some of the, or what better defines sometimes what the charter is. And we just, you know, enhanced the MOU with our economic development authority, what, was that a year ago now? So that's what I mean by that comment.

[02:15:54] I think that, you know, we have CACs that help us in the project approval pipeline to give us a community piece, but that was an advisory committee that helped us serve a role in the process we already have. We require a community meeting for projects, and the CACs already are scheduled in meeting. I think it's become an efficient way for developers to be able to do that project so they don't have to schedule yet their own meetings and their own things. So there are things that we can do with things like this that can be very helpful to us. So let's not lose that.

[02:16:30] Let's not lose that idea or at least close our minds down to it. Okay. I think the way to track and monitor progress, I want to make this point and then I'll conclude. Tracking and monitoring of progress. We also have a model that already exists in our organization that does this.

[02:16:51] And Kaki, it's the Department of Social Services, the Human Services Annual Report. It brings forward a scorecard, and it says, here's what your goals were, here was your priorities, because it's the one I always complain about, the staying within the 1% of their budget and not using all the funds.

[02:17:08] Why wouldn't this committee be able to do the same type of charge, but are we advancing our housing objectives? And we already have one that does that. And if you have a really strong committee, like we do on that committee, and they come forward along with you all and do that report to us. And we say, yeah, that's our spear report in a lot of ways for human services. This committee could do that for us. So I have a lot of high aspirations for what this could be. And if it is more than a discussion club, I think it could

[02:17:42] really, really help us take a policy document that we voted on five years ago and been trying desperately to get as much of it done and advanced but it's taken us a long time could help us hit a different gear in terms of speed to get these items implemented may i ask for clarity on the question of the review the comprehensive regional housing needs assessment is coming out tjpdc is working on producing that which is data review and recommendations for process and programs

[02:18:20] strategies by locality early spring sort of late winterish and I would imagine that that information would strongly influence a policy review of housing Albemarle and so and just in terms of reality checking or expectations management just thinking about what the timing of that is because shortly followed by the release of that report will be your very exciting and time intensive budget process so just checking in yeah i've and i've others i mean i'm i accept

[02:18:57] that that information would be helpful in the review of our policy okay so i'm not looking for this to be completed by october thank you i just want to make sure it wasn't lost what the agreement was when we approved ac 44 because we've embedded in there a five-year every five-year review and the next one to commence immediately and we had passed that back in november so we just got we want to I don't want to ever lose that commitment we made to get that underway but I do see the relevance of having that information for it thank you and in the meantime you're doing the thing you're doing some reviews by specific things anyway so I also recognize that and appreciate

[02:19:33] that we don't have to my earlier point we don't have to wait on the whole policy thing to review and revise certain things that are in it I think even if I'm not done I should be done are there any other remaining comments we'll take a quick break if if not very short yes um and this isn't my tap fee which i will email um very quick i wrote it down i neglected to mention it i think as we start to catch up on some of our supply side goals we also need to start thinking about whether or not we're doing everything our community expects us on tenant protections that is a broad statement a particular one that i know i've discussed with this board and i think

[02:20:13] I think we generally are one mind on is we don't currently have strong existing policies on tenant displacement or the requirement of tenant displacement plans for developments. I think that can be some, I think that should be something we should engage with and whether or not we would have standardized tenant displacement expectations or planning requirements for certain developments.

[02:20:36] That is certainly one of the strategies specifically called out in Housing Admiral as it exists now. oops i forgot is there any is there anything you needed that we have not addressed because you got a lot more than probably what you were asking i was thrilled by the conversation and there's lots to work on thank you um any additional items okay um all right we're gonna board we'll cut our five minutes or 10 minute recess down to five so if we could do a quick restroom break and then we'll

[02:21:04] reconvene thank you i don't think you could do that can you no we'll be i think we'll be all right here we're on all right we're coming back from our recess uh i could see the agenda i would tell you what is next um so now we are to item number 11 and this is the fiscal year 27 uh community development work program bart will lead us to that and then the 8.6 item the roi to study concentrated animal feeding operations uh will also be you know we're gonna have to i mean there's

[02:21:43] two conversations really so we'll go through the full work program then we'll use the context of that to help us with the decision that we have to make regarding item uh eight six so thank you bart mr chair thank you um i'm gonna go ahead and sorry no problem i'm gonna uh kick this off this evening and then i'll turn it over to bart uh we certainly appreciate the opportunity to be here this afternoon to introduce the community development department work program much has changed for the department over the last year from com from complete uh from completing an intensive effort for the new comprehensive plan to the appointment of a new director of the

[02:22:23] department, Mr. Savota. We're going to kick off the presentation with a few overall comments, and then I'll turn it over to Bart, and we'll dig into some details. Community development items include presentations on projects such as AC44, zoning modernization, homestay items, special exceptions zoning map and text amendments so you can see in front of you since FY25 we've we've noticed an uptick in work within the department with plans permitting and inspections and I should

[02:23:00] have said right out of the gate board this is the only department in county government where we look at the work plan in front of the board we don't do that with any other department and this has been the case certainly since I've been here and I'm in my ninth year. And I think it's an exceptional time for us to look at it with a new director on board to talk about what can we accomplish between July and December? What can we accomplish between January and June of next year?

[02:23:27] And it's logical to me that it's in front of the board, not just because we have a new director with Mr. Savota, but community development items are probably in front of the board. it probably makes up 80% of the board's work on any given Monday, first Wednesday and third Wednesdays of the month.

And so we are acutely aware of the stress and the intensity of the work that comes out of the community development department on a regular basis, the work that comes through the planning commission, and then the time that is spent with the board on items

[02:24:04] that come before the board, two times a month. So this data is helpful to just remind us that regardless of what we're adding to the community development work plan, there is a significant amount of core service work that occurs in the department on a day-to-day basis, okay?

[02:24:26] The work program is extensive, and it is in addition to the regular activities of the department. The purpose of today's presentation is to help manage expectations to get direction from the board, establish and manage expectations for the work to be accomplished over the next 12 months or so. The staff inside the department is competent inside with inside work or with outside contracting to do anything legally that the board is flagging to do. But as this board

[02:25:01] has heard me say a number of times since I've been the manager, we can't do everything, and we will not be able to do everything that the board comes up with or the community comes up with as the next new idea. And we have to manage our resources, and we have to establish a work plan, and we also have to try to maintain a little bit of capacity and not give every ounce of it away, because there's things that are going to happen between now and June that Bart and his team are not aware of, and this board may want to see the department pivot and be able to take something else on.

[02:25:39] It's important to point out that the work plan that Bart and his team have put together captures most of the capacity of the department. And, board, I'm going to be frank. When I looked at this presentation, I questioned whether or not the department, if nothing happens but we just take on what we're going to do and what BART presents. I question whether they'll be able to do everything that's on the work plan, because I just think it is an ambitious lift between now and the end of this fiscal year. So with that, I think that's the slide that I handed over to Mr. Savota. And I appreciate the board allowing us to come before you today. And again, I think

[02:26:16] this is great timing with BART just taking over the position as director. So BART, I'll hand it over to you. Thank you. This slide represents some of the work that we've completed, kind of the highlights that you're aware about. I'm going to talk a minute about the second slide that we looked at at the bottom of that, and I can go back to it if you wish. There were some numbers down there. 118 items is what community development brought before the board in 2025. I believe we're at 56 right now in calendar year 2026. So if you think about that in terms of two meetings

[02:26:52] a month, the amount of stuff, the amount of work that comes through community development to the board is quite a bit. Again, the comprehensive plan, EP&L licensing and permitting system, although that's been implemented, we are working on strategies and efficiencies to make sure that we cover all those items and that we're the most effective that we can be. The riparian buffer ordinance, which goes into effect in September, we're going to talk about that a little bit in some future work also because although the ordinance is adopted the procedures and policies

[02:27:29] that go with that are not yet so as we're as we move towards september 1st and receive inquiries or complaints and compliance that we need to do we have to develop that program ongoing projects zoning modernization phase two phase three is on its heels uh sounds like there may be some overlap as we analyze some of the work that we're doing uh housing album are which we just talked about multimodal transportation um i don't want to read down the full list but you get the idea

[02:28:03] of the the kind of amount of the regular stuff we have as follow-up to the things we've been talking about over the past year right we've been working on zoning uh modernization uh to the chair's point since about fy 23 and trying to to bring that to completion the housing almar works includes affordable dwelling unit recommendations bonus densities different policies and procedures in order to accommodate those strategies and those goals that the board desires.

[02:28:38] EP&L, we have a project coming in in another week called the Shell Records Project. That particular project is all of the files from 2019 backwards that we need to populate to keep our records intact. And when we're reviewing a 1994 proffer, we can link that to a current application in 2026.

[02:29:03] Organizational priorities that are ongoing, supporting Rivanna Futures, supporting other economic development initiatives. We have Eastern Avenue, Three Notch Trail, our VDOT transportation studies, the six-year road plan, smart scale.

[02:29:20] All those things are encompassed in some of that regular work that we do. This is where we kind of cut to the chase. This is the ambitious part, right? So July through December, you can see we have our state mandates.

[02:29:36] The first four ROIs in response to changes to general assembly statutes that were passed in the last year or two. So one of the things we look at when we analyze work is kind of legal first, legal local second, and then our desires.

[02:29:53] And so that's part of as we go through this work program, how do we split that out? What do we have to do? What could we or should we do? And how do we resource those things? The two ROIs that are nearing completion are Clean Earth Fill.

[02:30:10] That's anticipated PC review either sometime August, September, and then to the BOAS, to the board, excuse me, in the fall. Also, form-based code sometime between now and December. We'll be seeing that closer to late fall. Based on the robust discussion that we've had with the board during the July meeting, we have included an ROI for research and evaluation of livestock, dairy, and poultry facilities.

[02:30:38] That's on there as a placeholder that can come off as as you as we talk about what we're going to do in instead of as opposed to in addition to. Also, finally, staff will prepare some proposals and budget analysis on two items for biosolid ordinance.

[02:31:01] We've heard about that for a number of months now, and also as well as the rental inspection program, which is sort of part of Housing Albemarle, but also we have to figure out where that lands. So we're working together with the same group of departments to figure out what the scope of that looks like, what would the cost of that be, what's the benefit of that, how do we fill that in with our priorities.

[02:31:29] And so right now, those are scoping things, not adoption of ordinance things, right? So what would that program be? January through June, these are our house bills that are state mandated.

[02:31:47] I won't go through all of them, but manufactured housing is on there. Affordable housing with religious organizations, I believe, which Supervisor Lapisto Kirtley was alluding to earlier in the last presentation. Subdivision ordinance shortening some time frames.

[02:32:05] Those are all code changes that we have to look at. Along with manufactured housing, we may look at those accessory apartments we were talking about earlier. So we also want to make sure that we

don't have tunnel vision on any of these amendments that we'd be doing, but we want to make sure that so we're efficient and effective.

[02:32:25] If the subject matter is timely and appropriate, then we probably look at some of those things at the same time. Local options that we have, potential for residential and commercial. That's an ROI that's already adopted that we need to be working on.

[02:32:41] Text amendment for outdoor storage, that is something that staff is currently working on. Here's the slide that makes me nervous when I talk to you, the things that are not included in the work program, right?

[02:32:56] The mapping of private cemeteries, which was a discussion earlier, later last year, earlier, early winter, I think. Ordinance requirements for snow removal, those things as far as developing those programs.

[02:33:14] As we talked with the board over the last few months, the resources to put towards an ordinance or researching what it would take to do removal of snow from sidewalks versus rental inspections, that is part of the choice that was made to present to the board in the work program, that that is something that we felt the resources towards rental was more of a board priority than removal of snow from sidewalks.

[02:33:44] Those are things that we can talk about and discuss. And I kind of sped through this a little bit. I know we're a little bit behind, we'll call it. But I'm open for any questions, comments, concerns.

[02:34:01] I think, Board, what we'll do is first, we'll just stay focused on the work plan itself. And we'll separate the ROI on the CAFOs for a separate conversation. But it has been incorporated into a suggested work plan.

[02:34:18] So to the point you're just asking about the work plan itself, let's stay, we'll just try to stay efficient or at least focused on different aspects of this discussion. Supervisor Missal? Got it. Thank you. So kind of, this is sort of a new area for me to try to understand.

[02:34:34] And I guess I have a couple of questions. One is resources, right? So when you think about your staff and the use of potential, I mean, I remember hearing that we reduced the total number of ftes on the cdd staff is that accurate so i'm wondering about the resource allocation and whether you're asking the budget question from the budget we just passed yeah i'm just actually i'm actually asking like how how is your staffing right now in in other

[02:35:08] words here's our work plan is the staff that you have um what's the word i guess able capable do you have the bandwidth to handle i mean i assume what you're sharing you have the bandwidth to handle but it's a stretch yes but it's a stretch so the current and maybe if i back up a minute and uh mr richardson could correct me where i get this wrong is there were no there were no staff cuts in the current budget right that was just adopted that we came into in july uh that being said we do have some vacancies that we're trying to fill okay that's okay yeah got it but

[02:35:44] those are those are still intact um i don't know the exact numbers this is more of a jacob question And we're at 3.6, 3.8, it's 8% unemployment. So the amount of, we'll call it product, the amount of folks on the shelf to fill those positions are limited based on the specific skills that we need or experiences.

[02:36:05] So there's a lot of smart folks out there, but there's not a lot of local government folks who are unemployed at the moment. So you still have positions that need to be filled? Yeah, we have positions that we need to fill based on if we were at full capacity.

[02:36:25] Yeah. I think this is a little bit still ambitious, but it's not overly ambitious. This is right at our capacity now based on the time it will take us to fill these slots and move along.

[02:36:41] So what percentage of the work that you do that you're doing in your department is outsourced? We hire the occasional consultant for transportation studies. We don't outsource review. We don't outsource inspections.

[02:36:58] It's very limited. So some of the scope that you'll see when we're looking for research, and CAFO seems to be the hot topic tonight, so we'll look at that. We would use or would like to use a consultant for that.

[02:37:15] We are scoping what that means, what that cost is, to see based on the budget allocation that we have and the resources that we are already given, if there's available funds for at least the research to figure out what the 50 localities, who they are, what do they have, those sorts of things to be able to bring that back and kind of report out.

[02:37:36] So those types of things are what we outsource. Everything else is pretty much in-house. Okay, thanks. Do you have a set of key performance indicators that you're attempting to measure? In other words, here's your goal for June through December and January through June.

[02:37:58] At the end of the year, is it the SPEAR report? What do you use to actually measure how well we did, how effective staff was actually able to be in the process? Yeah, some of those items will be in the SPEAR report.

[02:38:15] Some of those you'll see a report out in some different committees from the Planning Commission, what we've processed from the Board of Zoning Appeals, the profit report that we give to the state. There's various things. We also completed a process analysis with a consulting company talking about our process efficiency.

[02:38:39] So that's going to be one of our primary focuses also. Got it. and kind of speed through the review process, where can we add steps that help us or take away steps that are hinders? Great. Just a couple more questions. Under the state mandated versus local option slides, and obviously, I mean, that first slide is everything you're doing in addition to those things, right? So it's easy to look at those slides and say, that seems doable, but then you got to remember the, what was it, 1,664 plans and 3,800 permits and 45,000 inspections plus those

[02:39:17] things, right? Right. So when you look at your time allotment, state mandated versus local option, in those slides, what roughly percentage of time ends up being allocated to things you have to do in the state or due to the state? When we look at the specific bills or ordinance changes, those are first. So there's kind of two sides to the shop, which is the development side and then sort of the regulation and future planning side. So some of the numbers that

[02:39:53] you see in that first slide have to do with permits and inspections, which those are, that's a different team of folks that would work on some of the ordinance revisions, right? There is some overlap when it comes to site plans and subdivisions and ZMA reviews that we get applications on some of those

folks also will work on uh code updates zoning ordinance updates and so there's a there's some overlap there it's hard for me to answer that percentage question yeah um varies right yeah well 90 or let's say 80 if i'm conservative a little bit

[02:40:29] 80 85 percent of our regular work that goes out the door if we go by the application numbers right inspection numbers and building permits that's 90 of those numbers that you see on that but those process more quickly than a site plan or zoning text amendment and so that it doesn't quite it's not quite apples to apples okay and then i the last thing which i guess is just a comment i'm having a hard time if i'm understanding correctly we're to look at this work plan and say

[02:41:03] wow that's a lot um we should consider prioritizing things i assume i don't know if that's feedback that we should provide tonight today um it's hard for me to say for example the clean earth fill and inert waste activity roi should go before i don't know because we haven't approved it yet but let's just say the amendment amend rio 29 the next one because i don't know how much time each one of those is going to take if one's a slam dunk if one requires third party you know additional

[02:41:40] staffing or outsourcing so i don't know exactly how to be helpful if that makes sense yeah and some of those we have um are already in process right so some of those first quarter ones are a third two-thirds through the process they we've done the public engagement that's why they were that's why they are in that first july through december because those are coming to a close With the exception of the intensive livestock one, which we haven't approved to move forward yet.

[02:42:13] Correct. So one way to look at it is, well, these other two ROIs, you're three quarters of the way through, so you've got plenty of time to do a third, right? And that's what I'm trying to get my head around is what does that look like? Or now we've got to do those other two. That's a lot of work, and it's going to take a lot more time to get them finished.

[02:42:31] We're not going to have time to do this. We're going to kick it to next year or whatever that is. So that's just, I guess, a comment. I'm struggling a little bit with, but I'll listen to my colleagues and learn from them. Thank you. Supervisor LaPista currently? Give it to me.

[02:42:47] So some of the same questions. I know the state mandated, those are things we have to do. And I am concerned about that you do not have a full staff because you have some vacancies. I don't know how many vacancies, but you have some vacancies, which is going to cut down on the ability to get things done.

[02:43:09] Maybe if you even had a full staff, I personally, you can correct me if I'm wrong, think that this would be challenging. Yes? Yes. Okay. So everything's challenging, and now we're adding something else.

[02:43:26] But I agree with Supervisor Missal in that we don't know how much each one takes, and you don't have a priority order necessarily, correct? we generally will sort based on um our objectives within the comp plan our goal right our strategic plan how does that align with uh economic development you know all those things so so we just uh we just don't kind of pick them and and those are the alignments that we kind of move

[02:44:03] up if we have something in transportation that's a priority but uh say submittal for smart scale is two years out we might put that one on the back burner a little bit depending on what kind of studies and things we need where if that's something that's priority and a smart scale some mills right around the corner then that one might move up so there's some deadline dependent and opportunity dependent things right so having more industrial land available and the opportunity

[02:44:34] that arose at uh rivana futures or at uh north fork or other places um those might leapfrog something depending on also the opportunity that's available so that's why we live that's why we kind of have them in quarters as opposed to by weeks or months you have them in quarters or no well in the first half second half excuse me right so that okay we'll have our own schedule kind of in quarters to make sure we stay on track okay right and work that back say the board date if if if the board date for phil is in november then we'll walk that back to the pc we'll walk

[02:45:14] that back through submittals and work that way to make sure that we're making our deadlines and we can look at our capacity of what's coming up so what you have programmed for july through december that would be for completion or to work on those are for completion to be completed by december okay and that's if maybe you got some additional um personnel in your office and that's if everything went smoothly and rybana something for rybana futures wasn't thrown into the mix

[02:45:51] or something else thrown into the mix yeah at this point where we are planning on some of that that say that that we'll see in some industrial development or that we know where um some rezoning are and what the capacity is and where those based on the pre-application meetings that we're having for future submittals we kind of have an idea what's coming down the pike okay so this could change this could very easily change there may be one or two things that adjust on there that we

[02:46:26] might bump out have to bump out to january let's say we're also conscious of the board's budget schedule so there's a there's a thought in there about how we work around that also okay and you had um a slide up there and it said 118 and then 56 i think the 118 was for the oh yeah um those were the community development items to the board 118 in 2005 but only year to date which is june

[02:47:02] that it's already been 56 yes yes ma'am the other one was for an entire year correct okay and will those be addressed will those 56 items those 56 items already been here are what they have already been here the other anticipated 52 if i can do the math in my head 62 they're on the way they're on the way okay um and this is with the plans the permits and the inspections we have

[02:47:35] a lot of inspections it seems like yes and and when we go into the rental housing inspections if we do that program complete that program also that would add to your inspections that would definitely add to that number that's a that's a scoping uh program meaning we're going to look and see it if if that was something that the board want to do this is the number of ftes this is the cost this is this is the amount of extra resource we would need to do that the inspections you see

[02:48:15] on here are the ones that are currently required by code so there's not a capacity to remove any of those inspections from the program that's all for right now thank you supervisor malik thank you very much um today is no different than the previous 18 this is the most painful day of the year for me because there are so many things that we all know we need to do and do better and here we are. I do understand the staffing changes. I remember the 19 staff people in 2009 who were redirected to where he was or retired and that shrinkage that happened in the staff. And I think

[02:48:53] we're barely back to that pre-recession number now after all these years. And the skill sets have totally changed because your demands have totally changed. So it is a scramble that you live with every day. And I understand that. So is there a deadline that comes with the legislative approvals for those state mandated ones were they already supposed to have been done by july 1st i can't imagine we would have but is there a deadline of october or something that we have so mr herrick can jump in where i get

this wrong but some of those are kind of self-enacting okay if our ordinance is incorrect then we follow the state code anyway it's just yeah it's just more helpful

[02:49:33] if the two align and a lot of times when we do those changes now we reference the code section as opposed to duplicate the language that saves us a text amendment in the future good okay very good and even in the group of staff whom you have now each has sort of different skills or cohorts with different skills so they're not all doing everything on that list and you have to balance all those demands as well yes ma'am to keep that going and retirements just are awful for everybody

[02:50:06] that's lots of people have retired so is this the use others have asked about the priority list or what you're presenting and in the past it's been we're starting at the top and going down like the budget above the line so is this pretty much where you would start or you or then later someone said about well we'll pick one out of here if we can do it quickly or something like that so help me understand how this yeah so this this is where we would start if we had a request um to add

[02:50:35] And after we do the research part of, if I pick on CAFOs again, after we do the research part of that, to develop an ordinance, we would have to talk about how we would resource that. Would we resource that to a consultant to write that in staff or review, or would we remove a project from a staff person, rental inspections, not saying we would do that, but rental inspections to take the place of that.

[02:51:04] or some other thing that we're working on to free up capacity to be able to do that. Not that we wouldn't do that in the future, but we'd be able to come back to that other thing. Generally, you work your way down, and as things come off the list, you move to the next one. Yeah. Within those many positive cohorts of staff.

[02:51:22] Yeah. Okay. And I was glad to get the local option updates that you have. So, let me just see here. Okay, I guess that's all the questions I have right now.

[02:51:37] Thank you. Supervisor Duncan. This is really helpful to see this all laid out. This is really exciting to see how much stuff you guys are doing. But yeah, this feels very ambitious. I guess my only kind of super in the weeds kind of thought question is, I appreciate swapping out the snow ordinance for rental inspection.

[02:52:04] Would there be a way sort of as an interim compromise for snow to say like, you know if there's still snow on the ground after five days we can just contract out and have somebody plow the sidewalks on main roads as a way of like saving time to like not have an ordinance but also kind of not end up with the issue that we had yeah so that's a different budget and different resource allocation for different department and so that would be something i

[02:52:41] would think you would you would want to talk about during the during the budget process because i I don't believe my knowledge of Fez, and I'm speaking a little bit out of turn, there's not the availability to do that at the moment. I agree with the concept and the idea, but the resourcing of that would be a challenge.

[02:53:01] But, yeah, I don't have any questions. This is really helpful to just sort of see this all laid out. Supervisor Pruitt? Yes. I want to begin by just noting, like, the form of the output for this request is not, I think, what I was expecting. That's not a good or bad thing.

[02:53:16] If anything, it's probably a good thing. This is, I would say, a slightly more exquisite product than I think what I was expecting to receive. I think two years ago, we got like a two-page memo that had a listed like 20-bullet long list of here's the things we're doing in order. So I'll just begin by noting that.

[02:53:35] And with that, I did at a distance a mind meld with Mr. Williamson. There's something I noticed that I remember from that list two years ago that hasn't been done That is also not on that list. I think you know what I'm going to say. But residential uses inside commercial areas, I think we still have not adopted policy on that. And I think it's still on our work plan. Can you help me understand where that is?

[02:54:02] We've had some some conversations with Mr. Williamson and vetted some ideas. And so some of those ideas that we vetted for, you know, I'll just cut to the chase, don't seem to be the ones that would that would benefit that.

[02:54:19] So we're still working on that. That is still on our on our radar. I think also that we mentioned it in the last presentation that we may get some ideas or some more traction combining it with those discussions.

[02:54:35] So it can take place in either location, either in with the CDD work program and or as part of, in there somewhere, ongoing projects, housing album. Kind of on the same, like, kind of rhymes with the idea of I was expecting a memo and I got a more exquisite product.

[02:55:01] When I'm looking at some of the items on this work list, I'm not sure what the process the staff is engaging with. Like the more exquisite product, I might imagine what we did with data centers of solar, where that was a very in-depth iterative process with extensive public engagement, community forums, expert outreach, and consultants galore also, if I'm remembering.

[02:55:25] correctly yes um and then there's also things that we draft in house uh in response to a fairly quickly emerging things if there are experts involved it might be our own staff and it comes to the board for one review and we say yes um i don't know where to put each of these things um and if there's like if there's a formal line or a formal kind of categorization that y'all use in house and you know just to give away the ball game where we're not talking about it but we're talking about it um where you would currently put um the the animal feeding operation in that in that

[02:56:05] ambit yeah so so with the kind of public interest or an application that has a lot of public interest a lot of feedback staff uh the board um our external partners are involved in it and and interested in that we would we would talk about the engagement process and we would be more engaged um in an application like that the cleaner fill is a good example right we did a lot of engagement with that um without scoping it out i would hazard a guess that the like the state

[02:56:43] mandates we're going to have very little engagement and those those are just things that we have to do right uh the accessory apartment becoming some kind of detached structure from what we've what we've heard from the public in find a way to do affordable housing what we've heard for the board make some more options that is probably something that would have limited engagement and not have focus groups with it um so we kind of we've heard where the public's already at there yes yeah yeah so that's how we gauge that there is no we put it in here and it falls in this category or that

[02:57:20] so we're very conscious to to um the community sensitivity um also to the boards but also at the same time we got to balance that with getting it done sure again the thing we're not talking about right

now but i think it's more of a work plan conversation than a yes no on the roi element I would just personally say, I think we very clearly can see that the animal feeding ordinance is in the high community salience, a lot of new education that needs to be done with the board, with staff, consultants involved, a lot of different equities that are implicated, businesses and public.

[02:57:59] I would see it as very much the longer engagement form. And I would also say, I know there was a discussion of the matter of exigency, and maybe my peers who are in favor of the ROI don't agree with me on this. i think i'm not sure if we're well served by trying to target the end of the year i am comfortable with pushing that out further as a process recognizing um one competing staff priorities and two it's going to be an involved process so i would just say that like this seems like in addition to this being a generally ambitious program knowing that this is being brought to us

[02:58:39] in the context of this new addition its location within it is itself very ambitious and i don't know that we need to be that ambitious with it personally particularly because and I'll get on this later I think one of the key facts that was alleged that triggered a sense of exigency may have been mislaid so I and my apologies for not being clear on on that statement the first part of the year would be the report back sure and not necessarily the writing of the regulation

[02:59:18] And so that will also depend on, we talked a little bit about factors, whether we have the availability to resource a consultant or whether or not we have to have a staff member look at 52 localities. Big difference in what that does to our in-house resources.

[02:59:36] That is helpful. Additional context, I'm not sure I previously got from what you had said that you're talking about. This is a deliverable. The deliverable at the end by December is a report on status. It is not a draft one. Correct. Great. i also don't know that that changes my previous point if we need to if that needs to be the hinge point for flex um i don't see a problem with that personally but i also try not to presume to get myself too involved on exactly how things are situated in your work plan uh chair that's all i

[03:00:08] have um i was hearing murmuring we got i didn't quite understand what that clarification was do you mind just repeating that so the deliverable within the july to december um the deliverable that bart is envisioning there is a step one in what would be an ordinance development process potentially it is not a delivered draft one of an ordinance for review it's a delivered here's what xyz have a plan to get there here are things we could entertain thank you good was that yes

[03:00:44] correct um i don't really have questions well i guess i will ask a couple specific questions but i'll ask or make some contextual comments and you correct me if i'm wrong some of this goes to even supervisor missile like well how do we judge these things and one of them was well you know you could take something that's programmed july to december something else gets put in and then something gets moved to january june that's one which i think is what we've discussed and then but two there were a couple items floating out there remember snow shoveling b1 is out there

[03:01:20] and it's not on the list uh meaning that it has to get bumped all together to accommodate the other things that are there. And then you could start moving things around, I guess, like, well, this one's more important to get going in the first six months versus the second six months. And so I got all that correct. Adding, if you go back to the slide for the first six months, adding the ROI that we're about to discuss more in depth to this list, did it bump something from July through

[03:01:54] December, or did you use hold back capacity to work it in? We kind of held back capacity to work it in based on when we started developing this work program and hearing that theme throughout the year that actually started with biosolids, right?

[03:02:14] And so that sludge. So originally, as we started thinking about the work program, because we have heard comments regarding biosolids for the last year or so, so understanding that may be coming and then And this kind of passed in the fourth turn coming into the work program and submitting this where animal feeding operations kind of overtook that.

[03:02:40] That's kind of what the plan was. So we had some capacity in there to say, OK, we're likely to get something. And we were kind of back when the race started to the work plan, we saw biosolids as the front runner.

[03:02:56] But then as we started to develop this animal feeding operations, we felt like the board may choose that one, especially on our last conversation when we talked about having an ROI for it on the agenda. Because I think these nuances, because they're not right or wrong or good or bad, but these are the ones we have to understand because, and you just did a good job.

[03:03:19] So biosolids has maybe taken a less prioritized point as now this animal feeding operation piece. Are there any, so if you go to the second slide, and all that other work is still being just classified as other work, it's not programmed work. So go back to the first six months, so the biosolids, the feed configuration, when you say other work.

[03:03:43] Yeah, so if I, since we were talking about biosolids and looking at, there are going to be some things within probably animal feeding operations research that we learn about setbacks and things that may inform us about biosolids.

[03:04:01] So there may be an opportunity there to piggyback some stuff in there. I just wanted to make sure that when you say other work as a category, that's still the intent is some work or some progress will be made in this time. Yes. Okay. Yes. And fee configuration during the budget process, the board adopted some new fees, which go in effect January 1st. So part of that is configuring our new system, testing that new system to make sure those things fire. So there's some kind of behind the scenes things that we don't normally mention in the work plan, but I felt was important to say, these are everyday

[03:04:39] things that we got to do to kind of maintain our capacity and maintain our level of operation. so then go to the next the second six and then go to the two there were only two it was shoveling and what was the other one of the private cemeteries yes so to be clear these two didn't get bumped because of the new roi you did say the roi is being moved in and using holdback capacity to do it right as i analyze these two also they're hard to align with our priorities within ac 40 before

[03:05:14] when we talk about the things that we're first interested in in doing uh activity centers and and things like that not that they're not that they go away but there's a delay in there based on the way we set our priorities when we talk about ac-44 no things we're going to work on first all right and if you go back then to the six because that was just all context thank you that confirmed it in my that i'm understanding it properly the the first six months that says i would start looking at and it's it's similar to what um supervisor missile started alluding to

[03:05:50] like i'll use the rio road the rio road uh update the form-based code zoning ordinance yeah we have got a lot of momentum i think that's nearing the finish line yes so it might not be the best example

but it's also one that isn't really inhibiting anything like it might be maybe for people that are blind and looking at it from the standpoint of since the new one's not in play that those might have been the things that triggered some applications but for the most part with all the work that's gone into that small area plan, I think if somebody knocked on the door and wanted

[03:06:27] something that that would deliver, we'd find a creative way to deliver it. It wouldn't hold us back from accomplishing some of the goals. To me, while it may delay it getting formally completed and off the list, helps me understand a prioritization. Because then the residential and the commercial, in some ways, is more important to me than that. And that's how I start to deal with where's it at on the list and how do i start moving things around because it's since it's not a budget quote unquote question the capacity is still being used then i have to start

[03:07:04] expressing my values and obviously we're going to get into one where we think this roi raises to that when we discuss the the animal piece but if you go back to that first six month slide okay so you know and that's just me giving my opinion now and it's it's my district i understand the foreign base code piece but i almost feel like that commercial residential is of a higher priority to me to me than that local option um the i'll reserve comments about you know when we get into the to the next conversation but for the most part knowing these aren't necessarily one two three the

[03:07:43] way they're bulleted yeah i don't really disagree with anything like i'm not feeling like uh you know an understanding some of how it works and how we've managed to get things through before looking at the next year the two items left off the list frankly don't rise to a high enough priority to bump something that's already here the snow and the the other item i'm not saying they're not important but they're they're of a lower priority versus what you have here um if we if we if we lived further up in the mountains and got more snow that might be a

[03:08:17] different animal but but uh i get it and i remember having a couple conversations about it But anyway, I think some of the things that are on here should be on there, and I don't want to bump them off for those reasons. And I think it is important to keep some holdback capacity.

[03:08:34] So that's another reason where it's like, that's not a listed item to prioritize against. But if we're using holdback capacity for this ROI, not the pick on the one we're doing, but any ROI, then if something else pops up that we start getting immediate feedback on, then we don't have that capacity to work on that next emergency thing, if it's an emergency.

[03:08:55] Um, so we gotta be, we gotta remind, we gotta remind, remind ourselves that there's an invisible real thing, not on this list. And it's that, that hold back piece. And we've, we're dipping into that bucket to accomplish July through December. All right.

[03:09:12] I don't have any other questions then if you can just go to the next slide again, one more time. Cause for me, I feel like if all of the items that are listed that have been previously designed, or I wouldn't, I'd feel good if this stuff got accomplished over the next 12 months.

[03:09:35] And then, like I said, there's there maybe could be some movement in how it's prioritized or when or maybe something gets further than than others. But I would feel pretty comfortable about that with what's here. And I'm OK with the items that are off remaining off for a future time.

[03:09:52] Before we launch into the ROI, why don't I just do a quick check in, see if there's any other questions on the work plan, and then we'll jump into that conversation. Is that OK to do it that way?

Supervisor Missal? No, no additional comments. Supervisor Lapista, currently? Yes, I wanted to know, you said you put in the ROI that we'll be discussing afterwards, but you put that in place and took away some bandwidth, so to speak.

[03:10:18] How much bandwidth does that leave you with, or does that take away all your bandwidth? It depends, which is my favorite answer to give. So once we talk about it coming up, then we'll have a better understanding of what that scope is and what we have to look for, and so that's one piece.

[03:10:41] Then the next piece would be when we report out, then what does that look like, right? And so it's kind of a moving target because I can't scope the whole thing, start to finish without knowing what we have going on, and depending on the amount of engagement and the capacity that we have for help for that.

[03:11:02] So that doesn't just involve community development, right? So there's capacity in CAPE when we do public engagement and some other departments. That this bleeds into so it's it's a it's a more complicated answer than 10% or 20% or full up There's some other things that we need help and assistance with And so if if this were to be included, then we would have a report in January or in December But not the actual work to do an ordinance or anything that would take another Correct what six months as part of that as as part of the feedback

[03:11:40] of what we're enabled to do. And maybe I'm getting ahead of the discussion. But I think coming up, we'll talk about the ROI and the things we want to see out of the report back. Like there's things that we as a locality may want to do.

[03:11:56] And there's some of those things may be enabled under the code for us to do. Other things may not. I don't know what those are, but that's part of the, that would be part of the discussion. Might be able to do everything we want. Hasn't been my experience in 33 years. it's the general assembly as enables us to do everything we want but that's the part of the discussion we need to have to see what the impact of that is and if i have to report back out that hey this is worth two instead of one based on our findings and we can have that discussion

[03:12:27] so when i asked earlier i was thinking of your entire work program i was thinking completion When I meant completion, not just report outs, but actually completing everything, that's going to take, did I read somewhere 18 months or was that for something else?

[03:12:49] That's probably from something else, but if we talk about realistically, ROI comes to the board, staff puts together the research, and then we decide on what the engagement is. If the engagement is to talk to these five groups a month apart, then we have a work session with the PC, if that all goes well, we collect that data, we go back to the PC for a public hearing, then we come back to the board for a public hearing.

[03:13:18] If there's a work session with the board in between, it just depends to supervisors, Pruitt's point. I don't know quite where that falls yet on the scale till we start going back, seeing how bumpy that road actually is, how fast we can go.

[03:13:35] Okay. Okay. It sounds like it would be a while, but okay. Thank you. No other questions. Supervisor Malik, follow-ups. Thank you. And I guess two issues of concern with private cemeteries. If that mapping is off the table, the very worst scenario of all is when you're partway into a development

project and something is found and then you have mobilized, you have heavy equipment, and then you have to stop.

[03:14:03] So the huge benefit from even in the growth area, having some effort in this at some point would be to prevent those kinds of things from happening. And I know with large projects, they do all sorts of surveys. We've certainly done it even to put a pipe in the road next to a historic church in Crozet with RWSA because we did not want to get partway in and shut everything down and then have to take up even more time.

[03:14:29] Secondly, the snow issue. There are plenty of able-funded landowners along these main roads, apartment complexes, things like that, who are perfectly capable, because they do when they have to, and the six-foot-tall ice chunk is there, hire somebody with a backhoe to spend tens of thousands of dollars when they could hire somebody to do it regularly. But one slip and fall and lawsuit will take care of any savings we might have on a delay from this. So I'll just throw those two things out there. And we'll talk about it later when we know more information about any of these engagements. But back in the old days,

[03:15:07] I'm old, so I remember things and lots of really, really big projects when Michael was young. We did with large meetings in this room and now we can do them in this room and online instead of six little community meetings where five people show up at each one and only talk to each other instead of hearing what others say.

[03:15:25] There's a huge benefit of having people speak and other people with different opinions hearing what they have to say. We bind things together that way. So that is an alternative that we haven't been talking about much, but I want to throw it out there. Thank you. Supervisor Duncan.

[03:15:41] No more comments. Supervisor Pruitt. very quick question is mostly a clarifying one um when you mentioned uh projects that you would potentially want to pull in experts uh from outside consultants my understanding is that that's not new cost that's baked in budget already part of your departmental reserves is that fair or accurate depends so when we when we um proposed the budget when we submitted our budget proposals

[03:16:13] there were things that we are talking about today that weren't listed as part of the proposal like the roi we're getting ready to talk about so there is consulting money that we were allocated it just it wasn't requested for that specific item so there's some give and take that we would have to do so yes and no because at the end of the day money is fungible but it wasn't allocated for this purpose and your budget allocates them for specific consultants for specific projects yes understood good all right so we'll move to the specific roi is there any staff presentation

[03:16:53] you're going to make first all right so i just want to remind us all including you know myself that we're about to have answer the question of whether or not we want to approve the roi i'm not going to be naive enough to think that that doesn't mean opinions facts and things that the actual issue won't be discussed as part of it but we aren't trying to settle that question we're trying to settle if we're going to do the roi so um i just want to remind us all to ask questions to understand that action um use your examples and things of concerns as you need to um and then

[03:17:28] we'll decide from there uh how things go uh supervisor missal you're you're up first all right here we go so i i have 10 pages of talking points so bear with me as i go through them there we go i actually do have 10 pages of notes but i've trimmed it way down so um and i'm going to not speak to specifics

because i think we all have a lot to learn i think we're hearing things from different people that are conflicting and different um i know that i over the last i don't know three four weeks have learned a ton about something i never thought i would learn anything

[03:18:04] about and i also want to say that i am incredibly appreciative to those people who have shared opinions about this on all sides. It really illustrates the care and concern that we have for our county, for the natural resources, for agriculture, for preservation of the rural areas, et cetera. So I do want to just thank everyone for that. I also acknowledge the fact, especially coming out of that last conversation, that this is a process that's not going to be fast, right?

[03:18:37] I think that we need to set expectations of the community. We want to not jump to expectations or to any specific language without thorough study. I think hearing all of these different factions and sides warrants that.

[03:18:54] I think it's going to take a reasonably intensive community engagement process to really get to the best possible ordinance that will protect our community. My overall position, I strongly support agriculture.

[03:19:13] It's a cornerstone of our community. It's a cornerstone of our rural area. It's how we preserve our rural areas. One of our speakers today, I don't remember exactly who it was, they commended the farming community for the level of focus and diligence that they have on preserving their landscape and their land.

[03:19:30] It is their livelihood, and I completely understand that. I also support, and I'm not saying this is a separate issue, protecting our streams, groundwater, neighboring property, owners, and rural character. So I don't see this as an agriculture versus environment issue.

[03:19:47] It's about finding the right balance, and it's about understanding the fact that agriculture is both an important industry and a way to preserve our rural lands. Obviously, a resolution of intent does not create an ordinance or predetermine any outcomes.

[03:20:06] Focusing on that, I think we all have a great deal to learn, both from our constituents, from other communities. And I think that will lead us to understanding and implementing the appropriate balance. One of the things we've learned is that I don't think there are any proposed CAFOs currently before the county.

[03:20:25] We use that term as it's correctly used. We should not be making policy based on assumptions about any individual group. And I mean that. Like, I just honestly, I mean, I probably shouldn't. I'm getting tired of hearing things that are associated with a particular group. We need to be thinking about this holistically as a county. We don't know where these are going to come, if they're going to come anytime soon, but it's something that we should think about countywide. And that said, we should remain proactive and reasonable and reasonably anticipate and or be prepared for what may be coming countywide.

[03:21:02] There are lots of existing regulations. We've heard that. We've heard that today. I've learned that over the last several weeks, months. And before creating any local regulations, we need to understand what is already regulated and whether actual gaps exist.

[03:21:15] So if you were to ask me what questions, key questions that staff should be asking, what environmental or public health gaps exist, what issues are already regulated by the DEQ and state law,

what authority does the county legally have for these types of things, what would any proposed ordinance affect traditional, or would any proposed, and how, any proposed ordinance affect traditional family farms, and are there objective ways to address concerns without unduly impacting or burdening non-industrial scale agriculture?

[03:21:47] Our ordinance, if we move forward with one, and again, I'm supportive of moving forward with an ROI, it must be clear, objective definitions, not vague terms like intensive. In my opinion, they need to be very objective. Must be, they must protect legitimate agriculture, avoid unintended or unnecessary regulation to be fair to existing and future farmers.

[03:22:14] So I'll just skip to kind of a closing idea. You know, our comprehensive plan does not ask us to choose between agriculture and environmental protection. It establishes the rural area for agriculture and forestry while also directing us to protect water, natural resources, historic landscapes and communities.

[03:22:33] I support agriculture as an essential rural area land use while studying narrowly tailored protections for genuinely intensive operations where objective evidence shows that state legislation leaves a material, local health, safety, water quality or land use gap.

[03:22:49] Great. Thank you. Supervisor Lepisto-Kirtley? This has been something that I've been going or learning about, frankly, for the last month. I do not see a reason to have an ROI at this point, because I know what the people who've been asking us to do that, they want an immediate, an emergency ROI. So obviously that's not going to happen so i don't know if that kind of calms the waters because we're not going to have i don't

[03:23:29] know if we're we want to have or anyone is in favor of having an emergency roi it's almost like the sky is falling the sky is falling we have to hurry up and do this and i know we said we shouldn't have it against any group but you know what it is against a group it's against a group that is frankly very, I don't think they invented the term organic farming, but certainly they do practice organic farming. What does this county want? We want organic farming. We want organic

[03:24:02] chickens, poultry, vegetables. That's a big, big business. That's part of our agro-tourism in the county. We bring in \$1.3 billion a year on tourism. They go there because they come here because we do have agotourism. And you've heard me say this before, that we advertise in our AC44 local farm to table. Well, if we don't have some of these operations, it won't be local farm to

[03:24:37] table. I've said that before. It'll be foreign farm to table, either from out of state, from another country. I think we need to do what we can to support our agricultural environment, but also make sure that the waters, the ground and everything is protected. There have been a lot of miscommunication and misperceptions on what is being protected. The farms are EPA and DEQ

[03:25:14] regulated. Are those enough? I'm not the expert. I think that would be because that's federal and state implementing certain things, certain restrictions. And that's what we follow. And that's what the farmers follow to the very limit. I will say it's different for them. It's not like a, this is their livelihood. If they don't take care of the land, then that land's not going to be there for them or anyone else. They won't be able to make a living because they have to protect the land. So I think, I believe that they do a great job in doing that. I also think the people

[03:25:53] that have brought up these issues, I think they're well-meaning too. Maybe don't understand everything, but I do think they're well-meaning. But some of this has frankly gone off the rails and in the

intensity that this is something horrible happening, which I don't believe that that is. And that makes me sad because I think everybody wants to get along. Everyone wants to get along with their neighbors and such. I will say, from what I understand, I guess one of the biggest issues, and I think the big issue, is odor. You cannot regulate odor. That's my understanding.

[03:26:35] And, you know, it's a farm. There's animals there. There's produce there. And I know people talked about the 52 counties have regulations, and that also, it's not all toward this specific purpose.

[03:26:51] You have towards Virginia Beach, the counties have regulations regarding swine, okay? Other areas have different regulations for different things. Some of them don't include water. So I think it's better to have all the facts first.

[03:27:06] I think if we want to, at a later point, look into this and decide, hey, do we need something more? I would be in favor of that. I don't see the necessity at this point of needing to do that.

[03:27:25] Those are my comments. Supervisor Malik. Thank you very much. And I also wanted to appreciate the time and dedication of all the various people who have reached out to us, met with us. I really also wanted to start with the sentences in the packet where staff suggested what could be included.

[03:27:50] A formal review of potential regulatory approaches may include evaluating applicable state authority, environmental and land use considerations, potential impacts on public welfare, and consistency with the comp plan and zoning ordinance. Return to the board with findings. That is the information.

[03:28:08] That is the facts that we need. But this is how we would get them. If you don't start, you'll never get them. And so I propose and support the ROI to get the information. And I know we have wonderful Amelia McCauley waiting in the wings in her retirement, ha-ha, who has helped us wonderful times in the past, and perhaps that might be a resource allocation.

[03:28:31] I agree this is not an emergency, and Attorney Herrick put paid to that two weeks ago. So there is no emergency here. Someone misinterpreted, and it's easy to do. I misinterpret things legally all the time, but it's not appropriate for us. But we do need all the facts.

[03:28:49] the obstacles to progress, I think the number one is confusion. C means concentrated, but has been described as confined or consolidated as people try to advocate. Whether intentional or not, distribution of incorrect information has caused incredible anger in the community and myself included. That does not help when we're trying to work hard to bring something together as a community. So that should be off the table, period, going forward, or we will never get anywhere.

[03:29:24] Even after study and presentations, I admit I still need clarity because I can read one set of documents and say it says riparian buffers are included, and over here it says it's not, and the county's supposed to do that. So sorting all that out with someone dispassionately to do it is important.

[03:29:41] Among the confusing layers of state and federal EPA regulation, where are the gaps? Supervisor Missel explained that beautifully. I'll stop there. But where is the county vulnerable for industrial-scale projects, not the ones that have been rumored to be coming. Where are extra layers of regulation really needed? We've seen data about different setbacks from various counties, mostly oriented toward hog operations, I learned.

[03:30:12] So that whole study effort went down the drain because it wasn't even talking about the things we're talking about. Yes, the county has no setback or citing regulations, as I understand, except we do when it talks about litter sheds and lagoons and water protection things. But helping people, myself included, understand the complexity of all of that is what we should get to with this ROI. A larger review of ag, which would result in clearer rules, would provide protection for these agricultural producers, as having a DEQ permit or a Minervi Corps of Engineer permit does

[03:30:49] today if you do any work on your farm for other elements of operations which the county can certify. So yes, rules are maybe seen as restrictive, but rules provide freedom within the rule set to operate without criticism. And you're always going to be criticized no matter what you do.

[03:31:08] Drive too slow, drive too fast, you know, have a pink barn, whatever. People are going to complain. But the clearer the rules, the clearer the objectives, the more protection for everybody. And I think they are beneficial for everyone. To the farmers who already follow the rules of EPA and DEQ, there would be no impact from reasonable rules. These reasonable rules would provide protection for operators and owners alike. I said that already. Leaders of the poultry co-op in the Valley have their own design set of rules, do site assessments, water evaluations before an applicant is even allowed to join their co-op. Those rules protect their community in which they

[03:31:44] participate and live at their own design and also protect the growers operating within the frameworks. So I do support the ROI. I understand that it is not the vertically integrated corporate chicken operation that was proposed at the beginning. The fact that it's an intentional family community, seeking land in which each part of the family can own and have a legacy for their own children is incredibly important. The number of animal units are lower density due to being organic, and thus without the chemical fertilizers, et cetera, will have a lower impact in many ways.

[03:32:23] And so part of that whole discussion, think about 2,500 acres divided into 20 acre lots and the 100 cars per residence, if you're talking about traffic, you know, there's your comparison. So I think we need to be getting the full picture dispassionately from staff and I hope that we will move forward to this next level to get that for those protections to be provided for everybody.

[03:32:48] Thank you. Thank you, Supervisor Duncan. So I want to start by saying that I understand the real concern that, you know, people have about water quality, the concerns about quality of life and how unsettling it can be when land changes around us.

[03:33:04] Some people didn't live by an active farm, and now they're going to through no choice of their own. And I do understand the real frustration that can bring. Government moves slow, and as someone who does not have a lot of patience, it can be very irritating.

[03:33:21] But it also serves a really good purpose that what we do should be carefully and thoughtfully done. We shouldn't govern from a sense of panic or fear, and we should not rush policy decisions. So kind of on that principle alone, I'm opposed to the resolution at this time.

[03:33:38] But I do have a few more things. The first thing is I want to address concerns about the scale and concentration of the acquisitions. And so, you know, the land was sold by right and anyone could have purchased it. The listing mentioned that there were division rights with it.

[03:33:57] The land is zoned rural and it's in an ag forest district. And Virginia has a right to farm act. And so taken all together, I think farming is an appropriate use for this land. 18 families have the right to build

homes and use the land in a variety of agricultural ways.

[03:34:15] Would this have been an issue if the property had been slowly divided up and sold over time, as is what usually happens when generational farmers cannot afford to keep farming? Is the land only good enough for one person who has \$18 million to pay for it?

[03:34:31] What is the land in Albemarle County for? Is it just to be put in conservation and admired from a distance, or is it to be used to provide for people? There's nothing wrong with the fact that 18 families are buying the land all at once. The second thing I want to say is about the agricultural activity itself.

[03:34:51] I come from a long line of farmers, and I grew up an hour away from a very large Amish and Mennonite community, and I am so excited that we are getting one here. They are good neighbors, they're good farmers, and we're going to be able to buy their goods at farmers markets.

[03:35:08] They're going to have organic chickens and eggs and vegetables. You know, these are multi-use, diverse farms that take advantage of our good soil to grow healthy food, and we are really lucky that they want to live here. Goal number three of our economic development strategic plan is to grow a modern agribusiness economy.

[03:35:29] How are we going to do that without agricultural activity? The initial inquiries from these families about farming possibilities were asking about cattle, poultry, farm stands, cottage industries, the exact things that contribute to a modern agricultural economy.

[03:35:49] There has been a lot of things said about the historic agrarian landscape in Albemarle County. The downside of history is that it is unable to preserve the sounds and smells of the past. You know, there have been a lot of things that have happened in Albemarle County over the past 300 years, but a big part of it has always been the hard, dirty work of farming and the economy that grew up to support it.

[03:36:14] It has always included complaints about roads and shipping. You know, they cleared the river. There's markets, you know, they built mills, they processed the food, we had liverys, we had blacksmiths, we had all of the industries that support agribusiness. This has always been central to what Albemarle County is.

[03:36:31] The plans for 18 modern farms is just one more iteration of this long history of farming. The fear that some people have that this is an attempt to go around DEQ regulations to have hundreds of thousands of birds, you know, if the farms are adjoining parcels and are part of the same collective, then the DEQ requirements for CAFOs apply.

[03:36:54] You cannot get around that rule. And in addition, DEQ can designate any animal feeding operation as a CAFO if it is a significant contributor of pollution. So I think the needed regulations already exist. I do not think we need to be more stringent than this state. We have not been getting new farmers in this county because farming is hard, the land is expensive, and we already have regulations that make it very difficult.

[03:37:20] It can also be very hard to afford to farm. And here we have 18 families that think it's worth investing a significant amount of money here because they believe they can be successful farmers in Albemarle. We shouldn't be making it harder for people to farm here. You know, people talk all the time about we have all these fake farms. We're actually getting real farms. You know, this is an incredibly good thing that is happening. I do think it would be worthwhile at some point when we have, you know, so

much more free time and capacity as a board and staff to look at number three, the goal number three, and talk about how we actually will grow a modern agribusiness

[03:37:59] economy. What regulations need to be loosened? What regulations need to be created? I think that would be the appropriate time to consider a resolution like this in the context of a larger conversation about what we all want farming to look like in the county. And then my last point is that there's room for people in Albemarle County. It is so frustrating that it seems at every turn people are saying, no, you can't come here. You're not welcome here. You can't do that here. I went out in Albemarle County where everyone is welcome. We have enough space and

[03:38:33] resources for people. 1,800 acres is certainly enough space for 18 families. I think the real issue is that we have a huge property that was just used mostly for horses, and now it's going to be farmed. And I understand that perspective, but people have a right to the buy right uses on their property. People have a right to farm in the rural areas. We all eat food, and it has to come from somewhere. There are a lot of benefits to having locally grown food, participating in an agricultural economy that is growing in the state, and it's something that the state is investing in.

[03:39:07] We should be celebrating that we are getting new farming neighbors, not making it harder for people to farm, and not making them feel unwanted. And I want to say all of this applies even if these were not Mennonite farmers. You know, if these were 18 random farmers who wanted to come here and participate in our community, that's also great. We're just extra fortunate that they are from a community that has a really great reputation for what they grow and sell. My only complaint with this whole thing is that the land parcels weren't divided smaller so that we could have even more of them. Thank you. Thank you. Supervisor Pruitt. Thank you. So I want to begin with, we've talked

[03:39:45] about it in bits and pieces, but I'm just going to begin by as cleanly as possible, kind of laying out what I see as the background and history of how this came before us. And I see it as being two separate threads that coincidentally converged in a way that elevated the issue.

[03:40:03] So first thread for now about four years, there's been, I'll also just begin by saying, I'm going to use the word CAFO. I am aware of what the federal regulation defines as a CAFO, and I'm aware it takes 55,000 turkeys to reach 200, the requisite number of animal units in order to trigger it, and that the current turkey house that is in Albemarle County that is implicated in this conversation is 54,000 turkeys for very intentional reasons. I'm going to use CAFO because it's a helpful colloquial term. And also, I think it points to possibly some of the

[03:40:38] value of considering an ordinance when we remember that current turkey houses operate at 54,000 in order to avoid some of the regulations implicated by 55,000 birds. There is one existing CAFO of that stuff. It is on the border of Fred and Mai's district. It's been operating for a little less than four years. From what I can tell, they're conforming with all necessary regulations.

[03:41:03] They also, unsurprisingly, have a residential land use next door, and there is bad blood there. There's been a bit of, I might call it, administrative lawfare back and forth, and there's been efforts by the residents there to reach out to their legislators on the south side for a while. This was true for, it was mentioned in an email this board received earlier. This was true before I was even elected. It was something I heard about before I served on the board because they reached out to me as a likely newly elected member of the board. That is happening on one end.

[03:41:37] You have a family that does not like their neighbor and is concerned about the nature of the use being under-regulated. Separately, there is a series of large connected parcels that runs between Fred and my district it's mostly in Fred's district but it also mostly has a Scottsville postcode so we both hear about it and often I have to send people to Fred about 1800 acres most of which has not been farmed in a very long time as was correctly said that has been eyed for acquisition by a group of Mennonites out of Rockingham County just

[03:42:16] Outside Harrisonburg who want to use it for farming 18 families multiple parcels exciting the person from the first thread expected that person from the second thread was wanting to develop turkey houses not entirely unfounded Rockingham has the most turkey houses in the state and also there is a thing about maybe an inquiry that was made to add about poultry houses at some point possibly by an affiliated party I don't care to get into the intricacies of that there

[03:42:51] was a semi-well-founded anticipation that these two threads connected it looks now like they don't It looks like this group of families is not trying to develop turkey houses. It looks like they are engaging in a variety of different agricultural practices, some of them organic, some of them not, but ones that I think most people would not find as objectionable.

[03:43:13] I say as objectionable. A neighbor is always going to find a reason to complain. I say playfully. And I think it's really unfortunate that we are now talking about both of these threads, where I think we really should be talking about the regulatory stance that we should consider for certain agricultural uses and it's really unfortunate because I think previous statements have been right this is a group of people whose whose only crime was believing in Albemarle County wanting to join in this community wanting to economically contribute to this

[03:43:46] community and it's a bracing welcome boy howdy and I would also maybe a more challenging suggestion is I think that's really unfortunate even if they were trying to operate a bunch of poultry houses because they're allowed currently. The current poultry house is operating, as far as we can tell, in accordance with all regulations. I had a professor in my MPA program who said this all the time, and I think it's such a helpful adage. When the lion at the circus devours

[03:44:22] someone at the circus, you don't blame the lion. You blame the lion tamer. It is business's job, and that includes farming, to optimize their output and their results, right? They are going to try and operate in the most effective way possible.

[03:44:40] And effective means economically effective. And it is our job to determine if there are other externalities that harm people other than the farmer and to identify where those are and manage those. Which now kind of with that as the kind of background, just kind of I would say the argument piece here,

[03:45:00] I want to begin by just saying I love everything that Supervisor Duncan already said. It's the kind of thing I say a lot. We sometimes fall in the trap of treating our rural areas like they're crystallized in amber, which is wrong.

[03:45:21] They are places that people live. They're places that people have businesses. They're places that we have economic output from. And we do ourselves a tremendous disservice by not acknowledging that and trying to recognize that and empower that. We need to encourage that activity in the same way that we encourage economic activity and residential activity and all kinds of activity in the urban area. And also,

there's economic activity and residential activity and all sorts of activity in the urban area that we need to regulate. And we do. I think it would be paternalistic to pretend

[03:45:59] that that's not also true in the rural area. We need to approach the rural area like it is an equal counterpart to the urban area with different needs. And sometimes those needs are regulatory. Farming has evolved. Farming has evolved a lot since I think we contemplated farming in our current zoning code. And that is good. It makes farming more efficient. It makes farming more economical. It makes the prices at the grocery store lower. It helps us feed a world of 8 billion people, which we would not be able to do without these evolutions in farming. But it also implicates

[03:46:38] different regulatory concerns. It implicates different ways we need to think about how farming intersects with water, how it intersects with other kinds of, I mean, frankly, I'm just mainly water i'm mostly concerned about water and i think we would do ourselves a disservice by pretending like that hasn't happened and not engaging with the possible issues that we see on the horizon and frankly i one i don't want to make any farms non-viable even even more sophisticated efficient

[03:47:15] industrial farms but i want to make sure that we're constraining and controlling the kinds of harmful externalities that they could have on our public um and so i think it's going to be a tricky needle to thread and that's why i'm saying i think we need a a slow and very intentional process and as many stakeholders as possible involved in that process but i think we need to have it happen and so like i'm going to be i'm going to pick on you i'd love to pick on you i'm sorry so sorry go right ahead everyone um you said you would be open if once we have the facts

[03:47:52] to look at this more at a later date and to consider that was verbatim what you said this is how you do that you can't do that if we don't do this like no one will come back to us at a later date it will never come up again we will never get facts again other than frankly from one lobby or the other um if we don't do this this is the only way to have us discuss it and have a neutral third party well third party he works for us but uh a neutral arbiter right again not one lobby or the other, actually present us with, here's what we have found on this.

[03:48:30] The only other alternative is to have us research it on our own, which we've seen does not deliver the best results because people make freaking mistakes. I think that's critical. And also I worry about some of us falling in the trap of arguing against the instant case that isn't actually happening, right? Like saying, oh, well, we don't need this. We don't need to consider this and move forward because the farm acquisition is not engaging in that kind of thing and it's engaging in this type of farming that type of farming and that misses the point entirely right if you're saying oh they're we don't need this because they're doing what we want they're doing

[03:49:09] agritourism they're doing organic farming that misses the point that okay but that's not what we're talking about potentially exploring regulation of um and if anything the idea of incentivizing agritourism is potentially at loggerheads with what we're talking about here

[03:49:26] As in a massive proliferation of more modern farming operations would harm agritourism potentially. I'm not saying that's happening. I'm not saying it's likely to happen. But the kind of animal feeding operations that I think this ROI is trying to concern it with are not the kinds of things that are implicated in agritourism.

[03:49:51] As people who have been out to the existing poultry house, you can't even get close to it for biocontainment purposes. So it's obviously not involved in agritourism. And it's a barn that smells bad. It is not involved in agritourism and is potentially harmful to agritourism in certain ways.

[03:50:12] So I just want to make sure we're arguing against the thing in front of us. The thing in front of us is saying, do we want to explore whether or not there's regulatory gaps in how we treat more modern farming operations?

[03:50:28] I would also just quickly endorse, you know, I'm going around and giving my good job and disagrees around the board. I really would strongly support specifically the way Supervisor Missal identified what the key goals of an output should be.

[03:50:44] That was like right off the top of my brain, out of your mouth. I loved it. So I'm in favor of the ROI. I see it as critical for us to be able to engage with this issue substantively and thoroughly. and soberly. Um, I think people both opposed and, uh, in favor have indicated that maybe we are not currently engaging with this thoughtfully and soberly. If we want to fix that, we have to vote yes. Um, wow. You, uh, I think the five supervisors have just made the case that both sides can be

[03:51:22] right. Um, uh, for a yes and a no vote. So I'm gonna, and I've, it's not lost on me that right as it stands from what i've heard if i've tracked this right that there are three yeses and two no's um so i'm going to make a set of comments first as if i'm not the last one to speak and then i'm going to make a different set of comments given i'm the last person to speak um questions that i would ask first would be directed to mr herrick knowing full well that

[03:51:59] you sent out uh the clarification between intensive and um uh the cafo the what is the write C by the way it's uh concentrated I was oh it's right there in front of me um I have been frustrated by the different uses of these letters between AFO three different versions of CAFO

[03:52:27] one use of I AFO and I CAFO and then today in public comment I C CAFO which was a new I hadn't I mean, I guess industrial maybe was done the last time that we heard, but all of these different terms, if we had to make the decision on this item today with what I know now, I don't have what I need to make the decision.

[03:53:00] And that, I just can't vote if I don't have what I need to make that decision. So I don't need to have that info because we're not making that decision today. But the advocacy has been around confined, the actual CAFO as it's used at the state in the attorney's clarification.

[03:53:20] So, Mr. Herrick, I understand. I'm not asking when you clarified between intensive ag ops and then the concentrated. So I'm not asking necessarily for that. But the CAFO as it's designed by DEQ in Virginia, if we passed an ROI that said that language, Was it your point that we can't do anything in addition to what the state has regulated?

[03:53:51] That was the gist of what I was suggesting, Mr. Chair. It doesn't necessarily stop staff from having a more extensive study. I did want to clarify for the board, though, that there is a distinction between the defined term CAFO and the more generic term that we had intentionally written the resolution of intent with.

[03:54:13] And, man, the points being made here today are really compelling from all the supervisors. but my concern coming in prior to hearing those remarks was the changing of the concentrated to the

intensive because then is the study really about these animal feeding operations or does it pivot into a much broader what is farming in Albemarle and we have some could say that some of the other things that have fallen under the water protection stuff and some of that

[03:54:46] could all be what is farming in Albemarle. And my planning commissioner got himself in a little trouble using a word one time. And it speaks, though, to what that trouble and angst was about what farming is in Albemarle. I was not thrilled and not wanting to advance this ROI with the language intensive animal feeding operations without saying, you know what, if we're going there, if we did that, then we need to finally decide what farming is in Albemarle

[03:55:22] County beyond feeding operations. Because I don't think it's fair to anybody on any side of anything to not do that. And okay, if we carve out whatever we were to carve out, perhaps, I'm not saying or knowing what we would do, if anything, but it would leave, I think, a lot of just other pieces where it's like, well, wait a minute, what about X, Y, and Z that also could be if somebody came up with an emergency that was more about environment than farming what are you going to carve that out do some sort of carve out next um and i i think given the points that i've heard

[03:55:58] about the importance of farming and agriculture from everybody regardless of how they felt about this roi i don't think it's a good idea to be getting into things that says we're all for agriculture and farming but then do things to pull back on agricultural and farming um so i was not prepared uh not excited about this roi for that reason i would have supported i think doing the cafo but it doesn't sound like there'd really be any reason to put an roi forward for the cafo if you can't do anything in addition to the state which was what i was asking andy about and i think

[03:56:37] he's he confirmed so um meaning you know we study something that we can't do anything in addition to the state. So why waste the dollars to study that if we can't do anything? So the ROI would have to be, I guess, animal feeding operations or intensive feeding operations to allow us to the flexibility to be able to do something in addition to what is required. I think what is required is sufficient just to give some ideas. That's on some of the issue-based type stuff. But man, I'm not up to

[03:57:13] speed on this and in a lot of ways this has reminded me of our data centers conversation i mean we've got the big ugly beast i mean even supervisor pruit you and ourself didn't know we were debating what the large data center meant so what does large animal feeding operation mean or concentrated and um there's a lot of misnomers that were out in the community about that did some didn't know we had data centers in the county we did um but it took an roi to quickly educate up educate the board up advocacy was able to step in and both sides now it happened to be pretty

[03:57:52] aggressive on a side for that but it led to an outcome where i think all of us could make some decisions because we all were on the same pages to the information of what on what to base that decision it didn't thrill the folks who are just anti-data center no matter what and maybe some that were even in the middle but it's what it took to put it to rest um i so you know i i really have to pull back and say what is the worth if we invest tax dollars if we move this roi forward and after listening to my colleagues i and knowing that if i were to be

[03:58:31] against this roi it would split this board three to three um which is neil williamson's favorite scenario but the reason he loves it so much is because it's not it's almost a it's to use his logic it's almost a walk away from the to making the answer when we have decisions that go if somebody made a motion to say support and move the roi and it's split three three then that means yes fails we would turn around and

make the opposing vote which would then mean the no would fail and then nothing happens and you know aside from my own personal opinions on this i think that in

[03:59:10] this case would be irresponsible um because of the current situation going on what did you say some administrative legal ram wrangling if we don't administrative as in no one's in court i don't think if there's a bit there if we don't at least get the whole county on the same page as to what the facts are and the story are and give the chance for the sides that have come forward in a very rushed emotionally laced way in some cases then i think we're doing a disservice to the

[03:59:45] county residents, because then it leaves it to them to continue with what I've seen as nuisance lawsuits, in some case for an individual, and acts and things that would be considered trespassing, in my opinion. And I think that that needs to come to a halt. And I think that one worth of this, beyond maybe the specifics of the issue, would be that the county needs to take that responsibility on, say, okay, we've done our due diligence. We've heard from all sides. Here's what

[04:00:25] the information and the facts are. We make a decision about it. And I think in this situation, given what I've heard in the last few days alone, that even if nothing changed per se, that the study, the information, at least that is probably worth putting the tax dollars forward.

[04:00:45] So I've, I think the folks that would be, it gets lost sometimes in these conversations. If I was a, if I was a pro get this through, like we heard today, they might think I'm on their side issue wise. That would be a mistake as we go through the process.

[04:01:03] If the ROI proceeds, if you were on the side of, you know, leave everything as it is and nothing could potentially change according to supervisor Galloway. Well, for your side, that's going to be a mistake too, because I don't have enough information to even decide that yet. So I don't think it will be thrilling. I think I understand the reasons to not advance an ROI. And in a lot of ways agree, but I also agree with those who say that we should move it forward. And I certainly, I'm just saying it plainly to Neil, to everybody.

[04:01:38] I think it would be bad form for us to split on this issue. And I will be certainly willing to vote yes just on that particular point um and then i can deal with the ramifications of what that means because if you ever had somebody i guess talking out of both sides of their mouth that could be it so that's i guess i'd have to deal with that i'm going to go back around because i just other people have heard things and if they want to change or say anything different than but we do want to quickly wrap this up and get to emotion supervisor missile anything in a day

[04:02:13] You know, just briefly to say that this is a really interesting process, and I think Supervisor Duncan had a very compelling reason, and I agreed with everything you'd say. It doesn't change my opinion of where I stand, but I'm not in any disagreement with anyone here. Supervisor Lapisto, currently?

[04:02:29] I like what everyone has said, especially Supervisor Duncan, but really what everyone has said, and I think I would like to see, just throwing this out, I would like to see maybe staff look at the issue.

[04:02:45] I know your resolution of intent that puts it on the work plan that makes it real formal. There's a lot of people who could call a win either way. I'd almost rather see us for staff to come back with more information, like more information regarding the turkey farm, more information regarding the Mennonite farm, but more information like what are the requirements?

[04:03:12] um, the setbacks and everything like that. Maybe listen to both groups, maybe talk to both groups because nobody's talking with each other and they're all making, uh, counterpoints and everything. I'd like, you know, to see some common sense brought into this to, so that we can make a better decision. So understood and heard, I'm not disagreeing, but this train's left the station and we're on the roi decision which will deliver everything that you've asked in a way though the same way all of it that's what an roi is that's what we do the data center piece we were on the

[04:03:51] path of it and we punted after we made a decision so that's why i use that as the parallel we get the facts we're getting the information we decided to not take that through to the next stage that that was going at there was split feelings on the board there was lots of reasons behind that That could happen here. But if we don't at least get that moving and if we're directing them to do what you said, it's the same workload piece. It's the same time piece. All of that's nothing changes but for us, we have to make a decision. And the board and staff, if they see three of us nodding

[04:04:27] no and three of us nodding yes, puts them in a very difficult situation and we need to take the official action to direct them to do or not to do it. Could this be more, I use the word, confined to large poultry farming? Because what I'm afraid of and what I've heard from other residents in my district is that it could affect cattle, it could affect- This will work that out. I don't disagree with you. This will work all of that out. The angst is there. We've got to figure out how best to deal with the eggs. No, not in the other, for the other animals and such, but it's there for

[04:05:04] the large industrial, you know, CAFO farms, but it's not there, but I'm reticent to introduce that angst because they're going to say, well, that applies to my hogs. That applies to my cattle. And legally from the words we've been throwing around, it does. So we've got to sort all that out. I think that's to the points that are being made on all of this, that it will have to address all of that. And while I don't think anybody here is specifically in support, now I'm playing, putting, trying to navigate what other people said. But I don't think anybody's making this

[04:05:39] decision just because there's feathers on them. They are doing this based on the legal definition of animals and count and what could be in farming. And all of that needs to be sorted out and worked out for our better understanding. And would that be interpreted to mean we're regulating more so agricultural you know i can't see into the future as to what this board might decide right but the resolution of intent to to authorize them to put this in the work plan and bring this back from july to december as a report is going to have to bring us a report to see the encompass that whole point is then the seat that's when we say you're on the right track or no this needs to

[04:06:19] be included okay can we also make a statement that we are in favor of farming and you already have yeah yes you know not everyone's thinking that well then that'll get played out in this process as well that's what i mean if we don't do it then it plays out behind closed doors and we all go off and make our comments to constituencies by doing it this way um and i'm i'm telegraphing it that this is going to for me is going to get into what is farming in albemarle so it's time to have that discussion and conversation and i think that a lot of people need us to answer that and i

[04:06:55] think they as citizens need to know where their electeds are on it. So, I mean, that's personal comments. I was just going to say, I also think that that's dangerous because I think that everyone believes that we are a farming community. We are an agricultural community. That's what's stated in our AC44. And this brings all that into question with this report. Or makes us explain it better. We've put a lot of things in

that comp plan that people have wondered where we really are on it and we've had different opinions on so anything in addition you can vote no to the it's your right so that but i've i've uh and you've said you are so i'm anticipating you will supervisor

[04:07:33] duncan any additional items um yeah the same supervisor missile did i forget it sorry man yeah i'm sorry go ahead um same thing i actually agreed with everything you said um supervisor Pruitt made some really good points, Cherry made some good points. If we were to do this, does this look at, I guess, both options of, because I'm really not in favor of the intensive livestock term, I think it's way too broad. Would this sort of consider both options of

[04:08:10] what an ordinance using the term CAFO looks like and what an ordinance using the term intensive looks like? Would it be, you anticipate this being a broader discussion on farming? I think CAFO is legally defined for us, and the county attorney, with my understanding, said we can't do anything to regulate that further.

[04:08:27] We would have to name it under intensive, but now we're putting it into a land use category and not a confined animal feed operation, concentrated animal feed operation. So then we have to start having discussions about what do we think is too intense or not.

[04:08:46] And that's why I think it goes beyond the specific item to, okay, but if we're going to talk about cages and feeding operations, well, what other types of things? I mean, the fill ordinance is an intensity conversation. So we're doing this in other ways.

[04:09:03] And that's what I mean. It's like, man, if we just keep doing this on the individual subjects, it probably needs to be broader. And I'm not, like I said, I can't even understand where I'd be yet on some of those questions without understanding all of the information.

[04:09:18] So yes, I think it would go there just because we know that the decision to not would mean that, all right, we're just going to do what the state allows and it's not worth looking at beyond that. This is really a draft of doing research on what an ordinance could look like.

[04:09:40] Yes. Oh yeah, you were not, yeah. Just like the data center when didn't make it to us for a vote, right? We had to approve the quick ordinance at the square footage, but then we were we were starting to look at different maybe it's okay in this place in this size but it never made it to us the solar ordinance made its way to the board after check-ins and then we had to vote to put it in place or not so doing the roi does not put anything in place but it puts it on the lane that eventually a decision will be could be made on the resolution itself and mr attorney you catch me if i'm wrong anywhere well if i could just clarify a couple of points

[04:10:18] first of which is that this was intentionally drafted by staff at least initially to be broad if the board's consensus is that the board wants an roi but with a narrower scope i would want some time to go back and redraft something maybe with a narrower scope the other thing is that the specific language of this does not presume an outcome that an ordinance will be adopted it says the board of supervisors is evaluating whether revisions to the zoning ordinance are necessary okay so that's one place um and then in the concluding paragraph the albemarle county board of supervisors hereby declares its intent to consider amendments so in two different places

[04:10:55] this is not predetermining that the ordinance will be adopted simply that it'll be considered which is the norm nothing special or changing for this resolution of intent hold on i just don't want to

interrupt i still don't think we need to do anything beyond what the state does, but I can appreciate the wisdom of doing research and sort of having a broader discussion. Well, and y'all votes are there. I got you off the hook on that one, at least the way

[04:11:33] I'm going to vote. I just wanted to know from our attorney, can we narrow the focus? If that's the consensus of the board. But once again, not to bring in everything, all animals, which are going scare people. But I think this whole discussion, frankly, is for industrialized CAFOs, the large industrial buildings like they have in Rockingham, which, you know, that's what this whole thing is about, frankly. I would like to say I could support it if it's narrowed to that. All right.

[04:12:06] Understood. Ms. Malik, any additional comments or questions? Yes. I was asked yesterday, what has the county ever done for agriculture? And I could not think of one thing except for the land use program that was adopted in 1973, which has revalidation rules, which I worked for 17 years to get adopted so that it would actually have some staying power instead of being thrown out when money got tight. Now, this process will really help understanding, I think, of the whole community and what all the various aspects of this are. I mean, I had an argument with a colleague

[04:12:43] here for the all 12 years she was on the board saying that hay wasn't a crop. That's what we're crying out loud. I don't have any hayland. What am I supposed to feed my cows in the wintertime? \$5,000 worth of hay every year, it's a very good income for somebody who raises hay, for crying out loud. So that's the kind of lack of understanding that is out there. And it diminishes when things like that are said at the board. It feels like an insult to people who are farming. So I really hope that there's a greater level of understanding overall. This is the beginning of the process. It is not the middle or the end. And I really hope that people will

[04:13:19] understand that. I'm sure people would have been mad at me because they wanted, I'm sure, to say, well, you know, vote no because we don't need it. But I really think the benefits to the farming community will be outweighing and our high performing operations will not be impacted whatsoever. Thank you. Supervisor Pruitt. I'm not sure that I have much to add. I would, I guess, maybe two clarifications. Chair, I think you're correct. It's not a question of whether or not it has feathers. Things that have feathers are the thing that brought this to us. But as in my

[04:13:56] previous like historical framing i think these are the circumstances that have caused us to have this in front of us but it's not how we should not be engaging with the problem of how we regulate one gentleman's turkey farm that is currently compliant and would be grandfathered into anything else um i think we'd be having the same conversation if someone had a uh a quonset hut full of uh 10 000 hogs it would be the same conversation um maybe even a little more alarm because i think they might smell a little worse than a turkey but i don't know i haven't ever

[04:14:30] talked to 10 000 hogs um the one other thing and i think uh you know mr harrick has already touched on this pretty thoroughly but i read the ordinance or the roi as it is prepared and i see it is trying to say CAFO without saying CAFO.

[04:14:50] What we understand to mean CAFO, but we obviously can't use the word CAFO for the reasons we've already discussed. It's mainly a threshold of animal units. And so that requires us to try and find a term of art that gets at that question without being the same.

[04:15:11] But if it is the board's interest to have a bigger picture question, I don't disagree. There is the constant, burbling, unengaged conflict in Albemarle County, which I've said before, Tim, you quoted me back to me a few days ago, which is we have a rural area that we have set aside that we have, it is used for two different and fundamentally often conflicting uses.

[04:15:41] It is used as residential, often upscale residential increasingly, which we all have, I think, our different feelings about, and it is used for farming. And those can coexist, but they are fundamentally uses that are in tension. And I don't think this board and this community as a whole has grappled in a meaningful way of what that tension means and what the county actually, as a policy position, believes on that tension, right? Like, are we a right-to-farm community?

[04:16:15] do we say that this is the highest and best use of this land do we defer to residential uses do we have a balancing act of where we put our our thinking on this and different things that we consider more meritorious concerns than others i don't think we ever had that conversation and i think it is a little overdue um i think we're ready for a motion um and i'll call for more discussion if you have any additional points could i know what we're looking at you know we're

[04:16:51] making a motion on the resolution as it's attached and worded in the packet i would like to move this board adopt uh the resolution attached in the packet under the consent agenda section 8.6 second attachment a attachment a all second the motion has been made in second and i'm going to call for any further discussion supervisor missile any any additional items i don't think so no thank you supervisor lapista currently supervisor malik i would just say thank you to supervisor

[04:17:29] pruit but he forgot the most important thing in the rural area which is watershed protection which agriculture is incredibly involved in thank you supervisor duncan any additional discussion no uh supervisor pruit nothing all right uh we're ready for the roll call please mr gallows Yes.

[04:17:47] Ms. Lapista-Kirtley? Aye. Ms. Malik? Yes. Mr. Missel? Aye. Mr. Pruitt? Aye. Ms. Duncan? Yes. All right. The motion carries. Thank you, board. That was important work, but also took up a good bit of time.

[04:18:07] I'm going to look to my county executive, because obviously we're going to have to do the closed session after tonight's session. Mr. Chair, I would ask Mr. Herrick to help me with this, please. We've got 30 minutes. The board needs to eat before 6 o'clock.

[04:18:23] I do not think we can do the legislative agenda in 30 minutes and the board recess and go eat and be back at 6. Last year, this discussion, this item took one hour. I know we have outside guests from TJPDC. Andy, what are your thoughts?

[04:18:39] Do you think we can be back by 6 and do the legislative agenda and give the board time to eat? I don't. I agree, and I don't know what the schedules are. I don't see Mr. Blunt in the audience any. Oh, in the dark in the back. He's in the way back there.

[04:18:55] We can come. Ms. Kilroy is available after 6 o'clock. I don't know about our TJPDC partners. Yes. My suggestion, Mr. Chair, would be for the board to go to closed session and use your time between now and 6 o'clock to eat and do your board appointments.

[04:19:14] And then we will move the other closed session items after the end of the evening. That'll also require us to move item 12, AC44 Implementation Activity Center plans to after 6 o'clock. That'll be after your public hearing.

[04:19:30] And Bart and his team have indicated that they can do that. And so they'll be here this evening. So that will give you 30 minutes to eat, do your boards and commissions, and then come back at 6. All right. Thank you for the adjustments. Any objections? Anything we need to officially do to?

[04:19:46] So there would need to be the motion to certify or to enter a closed meeting. If the only purpose of this initial closed meeting is boards and commissions, then that's the only purpose that needs to be read for this particular closed meeting. And then the second closed meeting would read the second. All right. We're ready for that certificate or that motion. I'm sorry.

[04:20:04] I move that the Board of Supervisors convene a closed meeting pursuant to section 2.2-3711A of the Code of Virginia under subsection 1 to discuss and consider appointments to various boards and commissions, including without limitation, the Blue Ridge Committee for Shenandoah Park Relations, the Historic Preservation Committee, the Jail Authority, the Places 29 Hydraulic Community Advisory Committee, the Places 29 North Community Advisory Committee, and the Social Services Advisory Board.

[04:20:36] Second. All right, without objection, if the clerk will please call the roll. Mr. Galloway? Yes. Mr. Kirtley? Aye. Ms. Mallett? Yes. Mr. Missal? Yes. Mr. Pruitt? Aye. Ms. Duncan? Yes. From closed meeting, oh, I didn't see Sally, was it?

[04:20:58] Go ahead and we'll read the certified motion. If you read it slowly, we'll make sure we're ready for all of us to vote. I move that the Board of Supervisors reconvene in an open meeting and certified by a recorded vote that to the best of each supervisor's knowledge only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the motion authorizing the closed meeting were heard discussed or considered in the closed meeting. Second. All right without objection if the clerk will please call the roll.

[04:21:34] Mr. Galloway. Yes. Ms. LaPista-Kirtley. Aye. Ms. Mallett. Yes. Mr. Missel. Aye. Mr. Pruitt. Aye.

[04:21:40] Ms. Duncan. Yes. All right. And motions coming out of closed meeting. Yes. I'd like to move that the following persons be appointed to the boards and commissions, starting with Blue Ridge Committee for Shenandoah Park Relations. Oh, no, sorry. Starting with Historic Preservation Committee, Kip White, Jail Authority David Pastors, Places 29 Hydraulic Community Advisory Committee, Vito Chetta, Jane Foy, William Love, and Kendra Watson, and Places 29 North Community Advisory Committee.

[04:22:15] committee, Lisa Bushy, Gary Gonar, Gary Grant, William McLaughlin, and Janet Moran. Is there a second? Second. All right, without objection, if the clerk will please call the roll. Mr. Galloway? Yes. Ms. Lapista-Kirtley? Aye. Ms. Mallick? Yes. Mr. Missel? Aye. Mr. Pruitt? Aye. Ms. Duncan?

[04:22:37] Yes. All right, very good. Thank you, board, and thank you to all those stepping up to serve on our boards or committees um that will take us to from the county executive item number 17 uh report on matters not listed on the agenda mr county executive not this evening nothing to report thank you all right and then we will move to item item number 18 public comment uh any signups for public comment all right no signups for public comment uh we will move to item number 19 our

[04:23:12] public hearing and just for the record if anybody's been playing bingo at home um mr chair yeah that's fine we'll we'll i'll come back but we are moving that we're going to do the public hearing and the two items we didn't get to this afternoon we're going to loop back and get those two items after the public hearing just because of how the time uh time piece do we have a public commenter all right so uh

and we can do the hyphenated rules for Mr. Grant but or read them out loud because I guess that's probably best practice okay during this portion of the meeting

[04:23:50] individuals may address the board regarding matters previously considered by the board or currently pending before the board other than items scheduled for public hearing speakers are limited to one opportunity of up to three minutes to ensure equal treatment and courtesy for all speakers the board requests that the following guidelines be observed please state your name and if you live in Albemarle County or magisterial district comments should be directed to the board as a whole written statements or supporting materials may be provided to the clerk if representing a group or organization, you may ask others present to raise their hands.

[04:24:17] In recognition, speakers may not share unused times with another speaker. Back and forth debate is not permitted, and speakers should not speak from their seat or out of turn. Podium timer will guide your time. Green indicates your time has begun. Yellow means one minute remains. And red indicates your time has expired.

[04:24:34] All comments are received, or sorry, recorded, live streamed, and published on the county website. And it should just be Mr. Grant, no? Evening.

[04:24:52] I haven't seen you in a while. I got new hearing aids last week. This is the first time I've been in a group meeting, and I got two now. I used to have just one. I can hear not only from my right conservative side, I can hear from my left side as well. Anyway, Gary Grant, Rio District Board, thank you for listening to residents, constituents, voters, and taxpayers for up to three minutes. Thank you, Mr. Pruitt, for sending me emails on April 12th and May 20th that were personal replies rather

[04:25:29] than official board responses. Thank you, Supervisor Lapisto Kirtley, for your July 31st personal phone call that was not an official board response. Thank you, Supervisor Missal, for your two emails of July 31st, which I do consider official vice chairman communications, one of which said the following, and I quote, I thought Jeff had responded, but we'll review correspondence on this item, unquote.

[04:26:02] I'm assuming Jeff, who maybe was supposed to answer my questions, is this Jeff over here, the county executive. A very big thank you to Supervisor Malik for your extensive, helpful, and informative email of July 31st that unfortunately is also not an official board communication.

[04:26:27] And for Supervisor Duncan, you are off my hook because I don't consider it was your responsibility to answer my questions unless the chair or vice chair had directed you to do so. And Mr. Galloway, thanks for nothing, my unresponsive RIO supervisor once again.

[04:26:50] Regardless, thanks again, board, for listening. Up to three minutes, if not answering officially to questions asked by your residents, constituents, voters, and taxpayers. We, who live in Albemarle County, know this board has the power to never answer.

[04:27:11] Thank you. Is that all our speakers? Believe concludes our list. We will move to item number 19, our public hearing for this evening. SP-2025-9, James River Runners Camping Expansion, and Ben is going to leave us, okay Ben, say your last name for me. Lopacker, Mr. Lopacker, yes sir, because I was going to say law, so I apologize, so Ben Lopacker is here with us. Good evening. Thank you, Mr. Chair and members of the Board of Supervisors. My name is Ben Lopacker, and I'm a planner with the Community Development Department

[04:27:50] here at the county. I'll be providing staff's presentation on the special needs permit request for James River runners who are requesting to amend their existing SP. The case number is filed under SP 2025-9, and the proposal is to expand an existing campground that serves as an accessory used to the seasonal canoe, kayak, and tubing livery on site.

[04:28:20] As you can see, the project is located directly along the James River at the terminus of Hatton Ferry Road. The proposal entails amending the existing special use permit to expand primitive camping onto TMP 136-13C, as shown on the screen, to allow for six additional primitive campsites.

[04:28:43] These serve accessory to the James River Runners canoe, tubing, and kayak livery that occupies the adjacent parcel. The property has been occupied by this use since the 1970s with the original special use permit being obtained in 1978, which allowed for nine primitive campsites.

[04:29:04] And then in 2018, an additional five campsites were approved, bringing the total to 14 primitive campsites. Up on the screen is the applicant's conceptual plan, which calls out the new proposed campsites, as well as showing the location of the existing campsites.

[04:29:26] It also demonstrates the proposed access to those new campsites for both primary and secondary access. As you can see, the proposed campsites are near the existing campsites and will be accessible from the existing campsite parking areas, which is where patrons of these campsites would be parking.

[04:29:49] All special use permits are evaluated by the four factors that are shown on the screen, where staff's analysis of these factors are on pages three to six of the staff report and detail the individual factors.

[04:30:07] The special use permit has been reviewed by the fire rescue, the county engineer, and neither have given objections to the proposed conditions. Staff determined that with a few recommended conditions, a positive finding could be made for each of the factors listed on the slide.

[04:30:24] With these conditions, or, sorry, those conditions include several of the elements covered in tonight's presentation, including conditions the use is already subject to per their existing SP.

[04:30:47] The conditions include development being in accord with the general conceptual plan, accessory structures such as portable restroom facilities that are being placed in the floodplain, being constructed and secured in accordance with county code, prohibiting the use of fireworks on site, establishing and enforcing campground quiet hours, which would last from 10 p.m. to 7 a.m., and would include the prohibition on outdoor amplified music during those hours.

[04:31:21] Permanent outdoor lighting would also be prohibited, and a staff member would need to be on site at all times while the camping sites are being occupied. Staff recommends approval of this request after finding multiple positive aspects and identifying no concerns with this project.

[04:31:44] Staff has provided the recommended motions on this slide, and with that, staff would be happy to take any questions. All right. Thank you. Supervisor Missal? Just a quick question I can ask the applicant, too. I didn't see anywhere in the applicant's narrative or on the plan whether or not the primary or secondary access roads will be paved.

[04:32:03] I assume not, but they would not be paved, no. this has also been reviewed by the the fire department who um who went out to the site and clarified or and and i guess confirmed that um that they would be able to access the site right thank you no other questions uh supervisor lefisto currently no

question sounds like a great project supervisor malik where goes that put my mic down thank you um so having been in the room six or seven years ago when this began there was a long discussion about accessing the site when the the train was there. And we've had multiple occasions at Misty Mountain in the last five

[04:32:42] years, middle of the night rescues, lots and lots of danger for rescuers as well as people with a much smaller water body, Stockton Creek, than the James River offers. So in scouring the discussion at the Planning Commission, I was really surprised that number one, that wasn't brought up as part of the history in the staff report and that nobody asked about it except for Lonnie Murray, the planning commissioner from the whitehall district so it is still a great concern that i have and so i think when the potential is drowning it's not something you just slough off because these things

[04:33:18] are happening these events are happening more and more and it's not something we should be putting people at risk for how we determine if somebody's actually there and what their plans are i don't know because our staff is not there to check up on somebody showing up and they're supposed to be somebody there at misty mountain too and they're not so this is a concern for me that i have across the county not just in the whitehall district or in this particular one i don't know if you have any feedback on that before i go on to the next one so the um because the campground is an accessory

[04:33:53] used to the canoe livery it can only be operated while the canoe livery is in operation um and the applicant is might have further to to add to this later but um because the canoe livery requires somebody monitoring the water levels there when it's in operation um there's somebody on site that is monitoring those um and i know tom with james river runners can get into that a little bit more later um however i i the james river down in that area is definitely wider and takes a much longer

[04:34:29] period of time to raise the water level to flooding levels versus the creek by Misty Mountain. But overnight is when these things tend to happen, when people are asleep. So I'm just a concern that I have that is not being addressed by any of this application. We talked about in the maps, a pink line. That is a new road or an existing road in the floodplain?

[04:34:58] So that is not a road. It is an access way. It's currently grass and it's been evaluated by the fire department to make sure they can get their equipment down there. And the fire department has no objection to it, but it would not be a permanent road. It would not be a gravel road.

[04:35:16] But it exists now. It does currently exist to get to the existing campsites, but it's not a disturbed road it's it's if i go real quick um it's not even really a dirt yeah this is sort of what the site looks like it's grassy um there's no real disturbance to that grassland other than where people are setting up tents for some of the existing campsites and this is definitely in the

[04:35:49] buffer so they're proposing to mow this buffer and create these campsites by mowing which is not what is recommended for the riparian buffer ordinance we just spent seven years getting adopted so that is a concern of mine too um one of the facts in the staff report was 10 trips per campsite over four months um is that accurate because that seems like a very few if we're talking about all these campsites being rented out multiple times a week so i'll let the uh the

[04:36:27] I'll defer to the applicant regarding the usage of the campsites and their expected usage. Those were the numbers they gave us for their expected usage of the campsites. So the cars, people in the campsites are expected to drive all the way down that long pink line to their campsite down there?

[04:36:47] Yes, ma'am. It's maybe 100 yards. No, I mean, I drive in fields and I know how quickly the mush comes out from under you when it's wet. so that's going to be something the landowner's going to have to deal with um but you're specifying no clearing or grading or cut tree cutting in there just the mowing in the field is what's specified and does it show on your map where the bathhouses are there was a permanent bathhouse i thought in the old days but maybe that's gone no ma'am so they would be uh all the main facilities

[04:37:24] are further up on the other side of the train tracks and they're already existing um the only Any new facilities for restrooms would be the portable restroom facilities that are located in purple right next to the access road in the campsites.

[04:37:43] Okay, so three in the original area, or three in each of the original areas. So the folks in the new area would just have to walk down to that original one. Oh, I can't even see those. Okay, very good. All right, I think I will stop there.

[04:38:06] Thank you. Supervisor Duncan? No comments. Supervisor Pruitt. Can you refresh the board the nature of I thought I just heard that there's going to be mowing but not tree clearance but I feel like when I read through the packet my impression had been that there is tree clearance to create for the spots for the campsites. Thank you for the question Supervisor Pruitt no there there would not be any trees that would be being cleared down at the site there's sparse tree covering currently and we've confirmed with the applicant

[04:38:42] that no trees would be cleared to to make these campsites they'd be just on grass so help me out here as someone who does not claim to be an expert in the riparian buffer ordinance that we just passed while i was away it was it was a vote that was taken without me um other than mowing is there any activity that would be violative of the riparian buffer ordinance understanding this isn't the riparian buffer no it would be um other than the mowing there wouldn't be any sort of

[04:39:14] disturbance to to the land at all appreciate it thank you all right i don't have any questions at this time so we'll open up the public hearing uh let me ask first do we have signups all right so the vice chair will take us through both the rules for the applicant and for the combat commenter

[04:39:37] right um sorry i'm having trouble finding this hearing public hearing probably this one okay you. Thank you. Speakers are limited to one appearance of up to three minutes. Applicants are allowed 10 minutes for their presentation and five minutes for rebuttal at the close of the

[04:40:17] hearing. To ensure equal treatment and courtesy for all speakers, the board requests that the following guidelines be observed. Please state your name and if you live in Elmorrow County or Magisterial District, comments should be directed at the board as a whole. Written statements or supporting materials may be provided to the clerk. Online participants may also submit comments through the e-comment portal or by email to the clerk. If representing a group or organization, you may ask others present to raise their hands in recognition speakers may not share unused time with another speaker back and forth debate is not permitted and speakers should not speak from their seat or out of turn the podium timer will guide your time green indicates your time has begun

[04:40:53] yellow means one minute remains and red indicates your time is expired all comments are recorded live streamed and published on the county website right all right so we have our applicant mr tom the paquette did i say it right bag it if you do you have a presentation this evening sir all right no

presentation uh then we do have uh speakers so we can bring forward our uh members of the public mike sudarth how y'all doing good i'm a local i'm a farm manager on hat and grain so we're

[04:41:32] mile and a half up the road um we're very tight on growth and new things coming and changing and we got a camp opposite next week that is coming aboard to grow. I think Tom and them are as good as they come as far as he's a local to the community so it's his community that his kids have to grow up in and my future kids and we farmed those fields there cut hay in the past

[04:42:08] for the previous owners they were very fond of it we call that the false bank uh from the river to where those trees are and you can't like far as vehicle activity disturbing it you can't hurt it i wouldn't think and from the way they got it laid out they're just gonna pick and choose where god created a little opening for other people to come enjoy um they're respectful he doesn't play loud music the traffic is good everybody that's been there has been good um i think it's

[04:42:47] a chance for people to get out of charlottesville come to god's country and enjoy the peace and quiet catch them with fish out the river to eat um it's good for kids so i i think y'all could sleep good at night knowing that they're a good part of the community and and going to do well i don't and i I don't see where we're in it.

[04:43:11] As far as the water is concerned, like Hurricane Camille or Helene, that flooded all of Howard'sville overnight. So that is a possibility. But if you're camping there and God happens to take you in the water, you might not have been living right.

[04:43:27] I don't know. But maybe put a throwing device at each campsite. I think that part would be all right. The river right now there is two and a half foot.

[04:43:43] And it gets up to – it can flood that low ground, but it would have to be. And I don't think they're going to have anything permanent there, maybe a rock fire pit or something, you know. But it's good vibes. They got people to come play the guitar every Saturday evening, you know.

[04:44:02] Y'all should probably come camp. It would do you some good. But I think you could sleep all right knowing that they're doing the count of you. Great. Thank you. Thank you, sir. That concludes our list. You have an opportunity to rebut any remarks you heard.

[04:44:19] I don't know if you feel the need to. Speaking of Mr. Paggott, you can come on up to the mic because I was going there next. So we'll do a round here. And if supervisors have any questions they'd like to ask, we'll handle that now.

[04:44:34] Supervisor Missile, any questions? I have no questions. No, thank you. Supervisor Lapisto Kirtley. Supervisor Malek. I guess anything that I already asked, you can ask about. And in the Planning Commission, there was some talk about trash and you're taking care of the trash, even if it blows over to somebody else's property currently, because the county's not coming anymore, I understand.

[04:44:54] I know. Okay, thank you for doing that. Were there any other items you wanted? Supervisor Duncan? No questions. All right, Supervisor Pruitt. Quick clarification, when we're talking campsite, I'm not sure we necessarily know.

[04:45:11] Are you looking at overnight campers mostly, or is this daytime campers? Yeah, mostly overnight campers. And we're probably looking at a fire pit at these locations. Is that probably the extent of modifications? I know further back on the existing campsite, you've got some, like, some picnic tables.

[04:45:27] Yeah, so each campsite will come with a fire pit and a picnic table. Cool. That's all I got. Great. I don't have any questions. Thank you, sir. We will close the public hearing, and the matter is back before the board. Are there any additional comments or questions?

[04:45:45] Very quick comment. I should have mentioned this before we entered the public hearing, but I know we didn't do a community meeting for this. We also, it was alluded to, we did do a community meeting for Watermark. I continue to be like kind of confused about where we draw that line, right?

[04:46:05] Because Watermark is also a pretty small change that they're doing, right? They're changing their operating hours. And frankly, people had concerns. And this part of the county, folks care a lot about what happened in their backyard. Mike came up here half an hour just to say his two-minute piece, right?

[04:46:24] I could see this have gotten some people who would have wanted to hear about the changes in a community meeting. That wasn't an opportunity that was afforded. It also wasn't an obligation that was put on Mr. Paquette, or it was an obligation that was put on Watermark. I continue to want to just, I think, have more of a bright line on where that does and does not happen. So that's all I got. All right. Well, we are, if no other comments or questions, we're looking go ahead i forgot a question uh one of my constituents wrote to me and said that

[04:46:59] they had read that this was in the land use program is that true because it's commercial and not agricultural so i don't know how it would qualify but i wanted to ask while i had you all i am not aware of it being in the commercial it's not it's definitely not in an ag agricultural or forestal district no i'm talking about in the land use we would have to look up on the tax records mr paquette i don't know if mr paquette may be able to answer you operate this but don't

[04:47:33] in the land please if you could sir if you could just please come to the mic i apologize i apologize also for speaking out turn there sure the the parcel that we're asking to use is owned by my business partner and he operates hat and hideout llc i don't know the land use situation with his land okay all right thank you thank you so if there are no other questions or comments we're looking for a motion from the scottsville oh yeah sorry that's why you're looking at me and having

[04:48:08] that very pregnant pause i was like what did i do i apologize um yes i'd like to move to adopt the resolution including his attachment d to approve sp2025 tax 0009 right is there a second second all right without objection if the clerk will please call the roll mr galloway yes miss Laquista-Kirtley. Aye. Ms. Mallett. Yes. Mr. Missel. Aye. Mr. Pruitt. Aye. Ms. Duncan. Yes. All right.

[04:48:38] Thank you, board. You're all good. Good luck, sir. And I may come down there and take you up on that campaign offer. Thank you all. And some of that. All right. We will now move. We got to go backwards.

[04:48:56] we're going to go to this would be item 12 originally ac 44 implementation activity center plans was that the order mr that's fine with me if it's fine with staff i'm looking at staff to make sure that they're okay and and yes yes ma'am yes i'm just going in the order that we had and we had to punt and move it so makes sense and as they make their way mr chair i just want to call out because we're in a transition moment we've got our airport director jason birch with us this evening and i did want to tell the board he's been here since one o'clock and the reason is he went

[04:49:34] to the economic development forum this morning he asked what was on the agenda and he said if my schedule permits i want to come by and learn more about what's going on in county government

and at any time between now and uh the time we finish he may leave or he may have something come up but i appreciate it when our agency directors pay attention to what's going on uh and our airport is really doing wonderful things and i just wanted to recognize him mr chair thank you well you picked today so thank you for attending um all right we're ready to ready to rock and roll good evening to the board

[04:50:12] my name is james wilkinson james make sure you're in there close to that mic okay soft voice there Test test. Is that better? Yep. All right. Awesome. Well, thanks so much for having us up here this evening. We're looking forward to sharing an update on activity center planning with you, which is one of the five work projects under AC44 implementation. We tried to put maps in front of everybody. So if anyone doesn't have maps, please let us know. But there are a set of maps that you're welcome to reference throughout the presentation. Probably be most relevant during the second half.

[04:50:42] So, basically, we have a two-part presentation this evening. First part, just kind of reviewing what activity centers are, kind of doing the overall, what do we hope to accomplish during these projects and how we're going to do it, and then we're going to spend the second half talking about CDD's recent prioritization effort to identify the location for the first activity center plan, so that effort included a meeting with the Planning Commission in June to review three priority locations.

[04:51:09] Then we'll move into discussion, and our overall goal this evening is to make sure that the board is up to date on our activity center planning efforts as part of AC44 implementation activities as we move forward with the first activity center planning effort. So just to recap, I'm sure everyone's quite familiar with this map. This is from AC44, the activity and employment center map, but just to again recap, very big picture, activity centers are expected to accommodate a significant proportion of future growth and economic development in the county's development areas as we welcome 31,000 new residents over the next 20 years. So the map here you can see the

[04:51:48] clusters of activity centers in the southern neighborhoods in pantops out west in Crozet and then up and down the route 29 corridor north south. Regional centers tend to be larger mixed use centers and community centers and local centers are obviously as they say smaller mixed use centers that provide services to surrounding neighborhoods. Then we have employment centers, which are clusters of office and R&D, flex and light industrial uses. That's where we're looking to find and expand employment opportunities for area residents with well-paying jobs.

[04:52:23] And also just to recap that the idea of centers is nothing new for the county. They've been around since the neighborhood model principles back in 2001. But what is new in AC44 is a really tightened up focus on the number of activity centers. There's, I think, 22 in AC44, whereas in the 2015 plan there were more than 50. I also did want to spend a bit of time talking about transitions, activity center plans, and the master plans. The county's master plans established neighborhood-level land use and design guidance that shaped county decision-making for more than two decades, and the work done through those plans and by the community members who helped shape them

[04:53:03] have laid the groundwork for what comes next. So with the adoption of AC44, the county is transitioning away from master plans as standalone documents. Master plan recommendations will be folded into the next generation of planning activities in the county, the application of the future land use map, as well as activity center planning and multimodal transportation planning. So activity center planning will focus on centers identified in AC44 where increased density and a greater mix of land uses is

anticipated, while broadly leaving master plan and land use recommendations for individual neighborhoods outside of those activity centers intact.

[04:53:42] So next up, just spending a bit of time talking or taking rather a closer look at activity center plans. You can see on the slide here, they're going to identify opportunities for increased density and well-connected mixed-use development, help establish multimodal transportation networks and vibrant streetscapes, supporting an expanded housing supply, including affordable housing opportunities, prioritizing catalyst projects, and addressing infrastructure needs.

[04:54:07] So, in terms of components, the next little paragraph chunk there, you can see each plan is aiming to provide a more detailed look at a defined study area, incorporating collaboration with property owners and community stakeholders, and resulting in a list of potential county-led initiatives, catalyst projects, tools, and actions needed to achieve desired outcomes.

[04:54:27] The plans directly support the strategic plan and about 11 of 13 opportunities in the economic development strategic plan, which you can see at the bottom of that slide there.

[04:54:37] Key questions to be addressed as part of these projects. There's a set of them. First up, what are the major factors driving development now and in the future? Where are the best public initiative opportunities now and in the future? What features and amenities are needed to attract quality projects? What are the major constraints on achieving activity center goals? How about time frames? What are the time frames for opportunities? What policies and other tools are needed to help make activity centers a reality? And then where can county actions and leadership have the greatest impact?

[04:55:11] Moving to the far end of these projects, let's talk a little bit about outcomes. Where are we hoping to get to at the end of these projects? We're hoping they're going to assist and inform strategic public and private initiatives and decision-making in the development areas in line with AC44 and the strategic plan, aiming for new opportunities, improved proximity and accessibility for everything ranging from jobs, multimodal transit, affordable housing, parks and green space, environmental protection, climate action, equity, and overall quality of life.

[04:55:43] We're also hoping they're going to help with enhanced collaboration across county departments, as well as with external partners in the community. And then lastly, aiming for helping make measurable progress towards goals in AC44 and the strategic plan in line with AC44's seven big moves.

[04:56:04] In terms of the process, basically highlighting for you a four-stage process. We're currently in the first stage, laying the groundwork for excellence. So this stage includes selecting the first activity center planning location, doing project scoping and timelines, doing background research. The second phase would then be analysis and engagement, so taking a close look at existing conditions and using that to inform the identification of opportunities and constraints.

[04:56:28] Phase three would be focused on initiatives and tools, resulting in an inventory of catalyst projects and a strategy for public initiatives. And then the final stage, actually developing the activity center plan and an implementation strategy, which would obviously go through draft iterations before being finalized.

[04:56:51] In terms of timelines for the projects, we're anticipating the first project should take about 12 to 18 months. Starting from now, that carries us into fiscal year 28. And then the second activity center

plan would start in fiscal year 28 and run into 29. And the third one would start in fiscal year 29.

[04:57:07] It is possible that based on lessons learned from the first project and process refinements, we may be able to speed up the future activity center plans. We're looking forward to this first activity center plan, providing a lot of really great lessons learned for us to build on moving forward.

[04:57:25] So that kind of brings us through kind of the overarching, you know, a reminder of activity center plans. What are they about? How do they work? What are the outcomes? What do we hope to achieve? We next wanted to update you about the status of CDD's location priority evaluation for the first activity center plan location.

[04:57:44] So over the past several months, CDD has conducted background research and a scoring analysis for six major activity center clusters across the development areas so that research has included review of existing master plans, recent rezoning activity, area VDOT projects, property ownership patterns, GIS analysis, online planning resources, and internal discussions.

[04:58:06] So locations not carried forward into the scoring analysis included the village of Rivanna, Fontaine Research Park, and county areas along Ivy Road and Crozet. And our research indicated that these areas were either part of recent master planning efforts or they didn't have enough significant development or redevelopment potential and or meaningful county leverage points at the moment to make an activity center plan productive at this time.

[04:58:30] So as you can see on this slide here, we did identify three priority locations for further consideration. the U.S. Route 29 Airport Road area, south to Ashwood Boulevard, so in the northern part of the development areas, then a little bit further south looking at the U.S. Route 29 Raya Road area, and then thirdly turning to the eastern edge, south Pantops. So next up I'm actually going to talk first about the two priority locations that we reviewed that we didn't select as the first location for the first activity center plan before I'm actually focusing on the location that

[04:59:07] we are recommending for moving forward with. So first up, U.S. Route 29 of the Rio Road area. This is, as I'm sure we're all quite familiar with the dynamics on this slide, that we have a long underperforming commercial corridor there in Clorid's Albemarle Square, Fashion Square Mall, the Arden 2 property, and also highlighting this area has been studied extensively by the county to date. So we had the 2018 Rio 29 small area plan there, for example, which focused on turning Route 29 and Rio Road into a walkable mixed-use urban center. Highlighting there are multiple

[04:59:42] development and redevelopment factors to consider in this area. That includes recent development with Home Depot, active development proposals, areas with redevelopment potential, and staff finds that county leadership support and strong multimodal potential make this an area where an activity center plan could help the county address multiple priorities. The county could also take the lead in addressing the need for major park, recreation, and open space facilities in the area, building on the Hillsdale Pocket Park, serving as a catalyst for renewed private sector interest. As you'll see, as I talk about each, there's also constraints, right? So we talk about the opportunities and then turn to consider some of the constraints in this location.

[05:00:21] You've got high through traffic, limited transit access, uncertain property owner interests and timelines for redevelopment, and there's high current and projected future demand for county services in the area. So a couple of big picture takeaways to emphasize here, the county has worked on planning

efforts in the area relatively recently and the area may not be currently ripe for activity center planning activities and outcomes so as i talk about all three i do want to emphasize again it's not like the two that weren't selected are gone it's just simply trying to figure out the order where do we go first which brings us to the second priority location

[05:00:57] that we evaluated and did not select for the first location of the first activity center plan which is South Pantops. So this is an area that includes the Pantop Shopping Center, institutional anchors, and some undeveloped land holdings along South Pantops Drive and State Farm Boulevard. The area also holds potential for coordinated efforts with the city around Freebridge.

[05:01:20] There's a possible VDOT stars and project pipeline study for the area, and not to mention the extensive natural and recreational resources along the Rivanna, including the new Freebridge lane pedestrian amenity. It also poses challenges that I'm sure we're all quite familiar with.

[05:01:37] Free Bridge remains a transportation bottleneck. Route 250 is difficult and unsafe to cross on foot or bike. State Farm Insurance is leaving its office space in 2028. 95% of residents currently commute by car. So an activity center plan here would focus on supporting the reorientation of Pantop Shopping Center so that it relates to the Rivanna River, as well as a focus on the South pantops drive and state farm boulevard corridor supporting mixed use redevelopment multimodal improvements including a pedestrian bike bridge across route 250 city county coordination around the rivana considering a new bridge across the river and catalytic engagement with major property

[05:02:17] owners so to recap again sort of big picture takeaways here include the fact that if the city and major property owners are interested in engaging over the longer term here it may work well to designate this activity center planning effort for the future, and to spend the intervening time laying the groundwork for the effort with project partners alongside other ongoing activity center planning efforts. So this brings us to the third priority location, the location that CDD did select as part of the prioritization effort. So we started with six locations, we narrowed it

[05:02:50] to three priorities, and then we're bringing to the board this location. So we did a work session with the planning commission on June 9th to review the three priority locations and then we did some more additional information gathering and so we've selected the U.S. Route 29 airport road area south to Ashwood Boulevard as the potential location for the first activity center plan. So to recap some of the opportunities here and features of the area it features areas of significant residential development, Hollymead Town Center, a county-owned parcel of trail easement potential, undeveloped land in the adjacent rural area between Route 29 and Berkmoor Drive, and an extension to Berkmoor

[05:03:29] Drive that will improve north-south connectivity. So with the Places 29 master plan more than a decade old, and you also have strong private sector interest from multiple landowners, and you have several major nearby investments underway, North Point, North Fork, Rivanna Futures, staff thinks this area is ripe for a fresh planning effort to address land use, multimodal connectivity, new housing, including affordable housing, and to consider this location's development area boundary in a coordinated manner. As part of that, the county could consider expanding services and facilities in the area, such as police, fire and rescue, to serve as a northern hub for new

[05:04:08] residents and nearby businesses, as well as prioritizing resources from the county's affordable housing investment fund. VDOT is also considering a STARS project pipeline study at the intersection of Route 29 and Airport Road. So again, to recap kind of the major takeaways here for the location that we

have selected as the potential candidate for the first location of an activity center plan, it's an area that the county has not spent much time working on from a planning perspective in more than a decade.

[05:04:39] It's an area that's located near to an area of significant change in the northern part of the county with major investments underway nearby. Basically, it's an area that's undergoing significant change in an area that the county has not looked at from a planning perspective in quite a while so that brings us through to the discussion um either about the planning process in general or the location prioritization process or the location that staff have selected for the first activity center plan so the questions we're bringing to the board this evening are what key considerations come

[05:05:15] to mind what are we missing and what should we be thinking about moving forward and again thank you to the board for the chance to share. Great. Thank you. So we've got some specific questions plus other questions, comments that you might have. Supervisor Missal. Thanks. Thanks for the presentation. It was really helpful. I kept like typing questions and then you'd answer them.

[05:05:35] Type more questions. So I don't have a lot of questions. I just have a few. So let's see. I understand the reasoning behind choosing this. I'm curious. You mentioned that there was background research and scoring analysis work done over the past few months that was one of my questions what have what have you been doing the last few months so that's good to know were they weighted like were there things that rose to the top as being the most important that guided your decision or were they all kind of equally being considered um we did not wait then there

[05:06:13] were just a set of categories and they were awarded points ranking from zero to five and then those tallies were totaled um and i mean i will say that there are some areas that are you know they were they were quite close together in terms of the analysis it was just that these three rose to the top they did have the highest point totals but I think amongst these three there was no more than a couple points between them so yeah they all seem to have a pretty similar level of importance I guess I was initially I was thinking that this one feels a little bit more isolated because it's not like you said doesn't really need city involvement it's not close to the city

[05:06:48] There's, you know, maybe, but on the other hand, it's also maybe a little bit simpler in that sense that you can kind of begin there and start to expand. And along those lines, as you think about expanding into adjacent activity centers, and maybe, I don't know if you're missing it or things to be thinking about, is just, I would imagine that there are certain things that are going to be part of a plan for this ACP number one that will impact the future other ACPs, right?

[05:07:20] So as you're thinking about these, it's almost like it's growing. It continues to just expand on itself. So whether it's traffic, whether it's goals for affordable housing and yield and densities and things like that, they'll obviously inform each other as they move forward and as they grow.

[05:07:36] You mentioned their community engagement. Can you talk a little bit to what your vision might be for community engagement, including landowners in these areas? Sure. So it's basically we're picturing it as a sort of multi-tier process.

[05:07:52] I mean, I will say that kind of the ground floor is recognizing the extensive community engagement that was part of the development of AC44. So that kind of sets the context. And then I would say moving forward, we're looking at really focusing on gathering targeted technical input, basically

putting together like a technical advisory group, although the name hasn't been finalized, but something like that.

[05:08:13] But that group would include community members, community input. We'd be looking for people who work in that area or are experienced with that area, know the area well. Yeah. And then that group would meet regularly. We're also shortly starting outreach to the CACs, both about AC44 implementation generally, and then also updating them on activity center planning. So we start that, I think, next week, and it goes, we basically go to a CAC for the next six weeks.

[05:08:39] Can you describe maybe in simple ways what you anticipate the outcome of this plan to look like? Is it going to be narrative, graphic, combination of things, infill, modeling? I think we want to emphasize most of all that we're not trying to create plans that sit on a shelf.

[05:09:03] So we're aiming for essentially opportunity plans here that very clearly focus and center concrete catalyst projects, the partners, timelines. I think illustrations and visuals would be a compelling part of that to help tell the story. But I think overall kind of the theme here is that we're really trying to make these plans as realistic and as grounded as possible so that people can actually use them.

[05:09:31] That's the real focus. But yes, large visual component and some narrative, I would say. The realistic, right? Like they can actually be accomplished and achieved, which is going to require buy-in from the community, honestly. I just encourage, maybe this again is key considerations or one of those three.

[05:09:50] As we think about constantly changing, you know the one constant with real estate is it's always changing all of a sudden you have 400 x acres then you have an astrazeneca and all of a sudden your plans have completely changed and so thinking about including in any plans you do the ability to adapt and flex so maybe having some breathing or buffers in there as you think through that and then you mentioned i think you talked about sustainability resilience those types of things building that into the planning

[05:10:24] And I think that's everything. Thank you. Thank you very much. Supervisor Lepisto-Kirtley. Yeah. Thank you very much for the presentation. You had mentioned when you were talking about South Pantops of a bridge, were you speaking about, because I've heard, I know we've been working on a pedestrian bridge from State Farm over to Willard Mills, but I've also heard other residents talk about the need for another bridge, like Free Bridge, going, you know, over the river into Charlottesville.

[05:10:59] Were you, which one were you referring to? Tony, if you want to. We were referring to the current free bridge. No, and in the plan for South Pantops, he had mentioned about having another bridge.

[05:11:19] Oh, another bridge. Another bridge. So I'm wondering, is it a pedestrian bridge or is it a vehicle bridge? I think one of the things that we've recognized as a challenge in South Pantops is getting over the Rivanna. And so one of the possible considerations for this plan would be to think about if another bridge is reasonable and needed, whether it's pedestrian, vehicular, or some combination thereof would probably come out through the activity center plan.

[05:11:52] Okay, okay. Because I think a vehicle, vehicular bridge would be very challenging, but probably very welcome for sure and one of the reasons we think this area is interesting is that gives us an opportunity to start working with the city and laying that groundwork to discuss those possibilities

because it will be difficult we know that but it's a conversation that would be you know essential should we want to we would right we would need the city's cooperation absolutely and hopefully

[05:12:27] money. But the other thing is regarding the centers like Albemarle, Fashion Square, et cetera, et cetera. Are we doing anything or can we do anything to kind of nudge the owners to come to the table and, you know, be interested in redeveloping those large, empty centers?

[05:12:57] That's a good question. I think one of the things that we heard, we've, we have been talking to a few stakeholders. We've reached out to some property owners as well as, you know, a few developers and architects, design types, just to see what we might be able to do with an activity center plan that might help get the kind of development and growth that we need and are looking for. One of the things that we've heard is a well-established, clear vision is helpful to a developer or to a property owner because they know what we're looking for, at least have an

[05:13:36] idea of what we're looking for. So they have a place to start from. So that would be one thing that we could do to help. That would just be a first step to help get the development that we're looking for. Okay. So we're really just presenting not a detailed plan, but a plan and meeting with them and to see if they will budge basically that is something that we could do yes thank you that's all supervisor malik thank you very much for this educational um exposure i was glad to hear your

[05:14:13] comment about a parallel bridge at free bridge because back in 2008 and 9 there was a whole lot of stomping around in the briars from tubbies across to the shop roses shopping center and after a lot of months the city just outright vetoed it and said we don't want all those county people coming downtown i went okay that's fine i won't buy gas down here anymore um but jumping to your plan not to take away from airport road to ashwood boulevard but for the rest of the county how do the residents and the rest of the county see their long-time projects advancing

[05:14:52] because this looks like they aren't and that's a very alarming prospect to a lot of my constituents who already have 13 000 new residents that they didn't have 10 years ago and no more sidewalks when there were 2,500 people in town instead of the 15,000 that we have now. So that's a real valid concern. And whenever I hear the term catalyst projects, I think of the list from 2005, 2010, 2015, and 2021, none of which, even sidewalks, have been accomplished. So there's a lot of impatience, and I want to know what to tell them. Thank you. Yeah, for the last piece, I should have

[05:15:30] mentioned that sooner, actually. So when we're meeting with CACs over the next six weeks, Half of the presentation is about AC44 and activity center plans, but the other half is actually updating them on the status of master plan recommendations, projects that are underway, projects that have been completed, and then projects that are being taken care of as part of AC44 activities moving forward, whether that's multimodal transportation planning, it's a transportation-related item, or if it's activity center planning.

[05:15:59] But that's part of the hope of that effort and outreach is to provide that update that you're talking about so that we're addressing that concern. So this, for the foreseeable future paragraph that's in your thing that says master plans are basically done and they're now incorporated sort of into the AC44, that's what you're going to be facing, I think, when you come out west next week is to say, wait a minute, you know, we've spent 20 years working on this and now we don't want it to be done.

[05:16:28] We've put a lot of work into this. So I would just like you to be prepared for that and have some really good answers about this because folded into the multimodal transportation plan that's going to take five years to do something is very alarming. Thank you.

[05:16:46] Supervisor Duncan? I don't have any questions. This looks really great. And this is, you know, makes sense to me and this is a good spot to do it. Supervisor Pruitt, I appreciated your discussion of how the selection of which of these areas you're going to prioritize went because it I think put into practical it took what's been a theoretical exercise and kind of us like playing around on google maps and exercised it into the practical what that's going to look like right we can we can talk about an activity center and plan

[05:17:25] until we're blue in the face but absent hinge points and properties that were actually positioned to influence it doesn't freaking matter um and my understanding from the way you presented it is that the analysis that went into this is really where do we actually hold a carrot or a stick that has any way to influence or shape the way this community develops um so i i appreciate it is exciting to see something we've been talking about since i joined the board actually get to a point where we're we're talking about this is gonna sound unkind because your planners talking

[05:18:03] about anything real um and so i'm excited i'm excited to see what those actual hinge points that we do start playing with and when this board actually starts to look at what tools we might choose to exercise um that will be where the rubber truly hits the road for us from a decision-making uh position i'm excited i would also um we are all going to carry our own respective buckets of water i would love to continue to engage more on the southern pantops um activity center activity

[05:18:37] cluster right there's several different activity centers i'm gonna mix up my language um to see what it's going to take to develop some of those opportunities into places where we actually do have more uh areas of influence um because right i appreciate right a big thing we have to move is the state farm property which we've been talking about how to engage and be a more active player in again since i joined the board a big thing we have to do is figure out how we're going to leverage and energize and continue the good thing we've got going in uh the Broadway master

[05:19:12] plan area which we've been talking about since i joined the board so i would love to again the brass tacks of where can we actually deploy incentives where can we actually uh exercise the arms of government um we're getting to the fun part that's all i got thank you um the um this was here initially right where we alluded to these three that were picked or am i confusing a sitting in on a planning commission meeting with this what's going on you might be confusing the pc that's the hard part about attending more than what meetings where did i hear that

[05:19:50] in any case i think especially since Rio 29 is one of the ones that was not put to the top i actually understand and agree that this area was selected for number one just knowing what you all probably know even more of of you know i think when you said the private developer interest to the point earlier like can we maybe move some others in some other areas along i doubt it um the but here's a place where there is some interest there is some five some

[05:20:26] stuff being poked um both from a residential and commercial element um and i think it's it's i think that area is going to pop and not just because not because of AstraZeneca, but because of supplemental stuff that's coming around it, plus the good activity that's happening at the airport. So I think it just makes good sense to do that. The Rio 29 with a small area plan, it's going to be interesting to see as

you work on this, if that's even the second one, because if things start to pop at the Home Depot site, because they're what they're trying to do

[05:21:02] that property that that's smart it could start to take care of itself in a way that's already got a kind of a guiding effort so pantops maybe does become that second one um and i mean the appetite of an expanded road i mean it would really be an expansion of free bridge unless there's a literal another road somewhere i don't know but the efforts to get the bike ped and the the ped have failed and we just missed the last grant again so i don't see how we're um we're going to get at that until we figure out a different cost approach on that particular bridge um because i think the the other projects will just continue to kick that one down the road but

[05:21:40] it would be a wonderful project um so i think by the time we get the pan tops maybe we'll understand a little bit more what that road appetite could be and the next smart scale if we get a couple of these other projects we've been after done i don't see how that critical problem doesn't start having to be addressed and discussed uh in a like a smart scale round probably not the next round but the round after that would probably be when we have to be talking about that because all the other improvements we've been doing on pantops will likely be completed by then or or we'll know when they'll be completed and the rest of it can't function

[05:22:19] without solving that problem um so that'll be an interesting thing but end of the day I think the considerations you've used to select the site, I think, are appropriate. I think it's, for all the reasons, already stayed at a good spot. I mean, what's missing, I think sometimes when we look at these, they are a planning effort and a planning exercise, and no offense, but sometimes like the actual implementation pieces, not necessarily what could be implemented, but the measures to say we want X amount of

[05:22:54] houses we want x amount of business we want x amount of things those kind of marks it's on the on the on the little lighter side and maybe that's not even appropriate for a planning document but at the end of the day that's why we're doing all this because we want to actually achieve some actual things and what are those things and what are they going to be named now it may very well be after you go through the process that you name those things so it might just be too early to expect it to be there but so that's what i'd be looking for i guess as the process plays out if I had to answer the question and was pressed about what we were missing.

[05:23:25] But that's all I have commentary-wise. Yes, sir. Very briefly, Chair Galloway, really for you and Ms. Malek, I really want you to think about this recommendation in context of what we heard this morning at the Chamber's Economic Development Forum, where we heard from the University of Virginia, Pace Lotney, Economic Development.

[05:23:46] We heard from Emily Kilroy, Albemarle County. We heard from the city and we heard from our regional executive director who oversees our regional economic development efforts, which includes seven counties. And we're really talking about this section as our branded innovation corridor.

[05:24:04] And you're right. It's not just about the announcement out at Ravana Station with the AstraZeneca piece, but that as a anchor tenant for that site where we did buy that property with full intention.

[05:24:22] of doing private sector development. We had no intention of doing all DOD related investment there. We had every intention of saying we want mixed use. We want industry. We want industry that's

compatible with Ravanna. But now we are positioned perfectly as we go down Route 29 and enter North Fort Discovery Park with great partners. And our partnership with the university gets stronger every day with biotech, connecting from DOD up at Ravanna all the way down into Fontaine across the university. And I believe the timing of this could not, frankly, be any better.

[05:25:00] And I listened to what Tanya said. We've not really looked at this in 10 years. I think the timing could not be better. And then the final thing I'll say is that we've got to grow industry tax base. We are now at 10.7 percent. And we've got to move that needle into this 15, 16, 17 percent area, because this board fully knows about what our cost for service study tells us about industry, the margins with industry, how we serve it, and it helps us to pay for other stuff.

[05:25:32] And so I'm thrilled with the timing of this, and I just find it ironic that we were, as recently as this morning, we had the state economic development partnership executive director tell us today that central virginia from a job standpoint is outperforming every other area of virginia right now and so we saw some fascinating data this morning and i and i think that that everywhere in the county is important but i i really agree with planning staff that

[05:26:06] this is probably where we need to be spending some time right now thank you for those comments Yep. One quick question. I'm sorry, I should have asked this before. In looking at the map, the diagram, maybe I'm missing something very obvious, but yellow dashed line versus the blue line, the blue line's a development area?

[05:26:24] So there are a couple of lines there. You've got the purple, the bright blue, and the red, and those are the activity centers as I identified in AC44. The blue line is, in fact, the development area line.

[05:26:40] so the yellow is what I kind of think of as the area of influence so this is the context of the plan we may not recommend may recommend land use changes or something like that throughout this whole area but these are areas that are going to influence how what we consider in the plan that's what I thought that's why I was curious as to why you didn't include Rivanna station in the dashed yellow line. It seems like it's pretty important. It would be. Okay. There are separate, there are separate, um, prod, you know, separate efforts going on to consider Rivanna station and

[05:27:17] what's going on there. That's on a sort of a separate track. And so while it does influence the area, we understand that that's going on its own, um, timeline. And so, well, we'll take it. Could say that about all of them though. Couldn't you within that are within that?

[05:27:33] I suppose so, yes. Just a thought, because it's so important from an economic development standpoint. At least having the study, you know, accommodated and consider it. Yeah. Fair point. Thank you. All right. Good.

[05:27:48] We've got what we need. Thank you. Thank you very much. All right. Hold on. Follow-up question. So looking at this map, it helped me to answer, I guess, the last question I forgot to answer. So in year 29 north, the only real available area to study, it seems, is south of Colt.

[05:28:06] And that is rural area. And the Mowbris have been hanging on to that for 100 years. So this is going to be a big change. And also all the hauled property down across from Asheville Boulevard. So interesting.

[05:28:25] And there are already 5,000 new units north of the river that Kevin brought out to our Earl meeting last year to let us know what was coming. So that's it. Thank you. All right. We're going to move to a review of the 2026 legislative program.

[05:28:44] initial discussion of the 2027 legislative program led by Mr. Herrick. We have Ms. Kilroy and the most patient, David Blunt, with us from EJBDC. So good evening, Mr. Chair, members of the board.

[05:29:05] It's a pleasure to be here this evening. Andy Herrick, county attorney, and as the chair noted, I have with me a team presentation. I have both David Blunt with the Thomas Jefferson Planning District Commission, as well as Emily Kilroy, our director of planning, who will be co-leading this discussion this evening. Even though we're approaching the end of the evening, this is really the beginning of the legislative session and our legislative preparation for the 2027 session. But before we get to that, we also wanted to take a look back at the 2026 legislative session, talk about what our priorities were, talk about what our priorities

[05:29:40] might be in the 2027 session. This presentation this evening really is in three parts. I will be presenting, taking a look back at the 2026 session, what the county's legislative priorities were in the 2026 session, how they fared. Mr. Blunt will then preview for the board looking ahead to 2027. And then Ms. Kilroy will close us out talking about the strategy for the county's approach in 2027. So again, leading us off this evening, I'll be talking about what happened with the county's legislative priorities in this most recent session. As the board may recall, we went

[05:30:17] into the last session with four legislative priorities. And I'm pleased to say that three of them were adopted by the assembly of the session. We've been going to the assembly with a number of sessions of the assembly, frankly, without much success on some of these recurring priorities. But this was the session where we saw a breakthrough on a number of them.

[05:30:36] The first one being enabling localities to enforce the Virginia Residential Landlord Tenant Act. That was approved and enacted. So the county now has that. In fact, all Virginia localities have that as an additional tool in the toolbox. We, you know, went over the CDD work plan earlier today, not saying necessarily this is something that's going to be implemented locally immediately, but that is a tool that we have in the toolbox thanks to the efforts of the assembly. I will note, I believe it was Delegate Lawford that was a co-sponsor of this particular piece of

[05:31:10] legislation. Second item on the board's legislative agenda for 2026 was to expand authority to use photo speed monitoring devices. I put in the notes, partially approved with a limited scope. That's honestly pretty generous. There were some areas, it's interesting to note sort of the progress of this particular part of the Virginia Code. This is a section of the Virginia Code that was amended once in 2024, twice in 2025, and was the subject of nine different amendments, not nine different bills, but nine different adopted amendments in this most recent session.

[05:31:47] So it was certainly the center of a lot of legislative activity, quite frankly, most of it not positive for localities. There was some expansion of local authority to allow for photo enforcement of stop sign violations and a pedestrian crossing violations. There was not expanded authority for additional photo speed enforcement. And as a matter of fact, all that activity that we saw on the photo speed enforcement side was actually restricting or regulating local enforcement ability. There's all sorts of new regulations. We'll actually be coming back

[05:32:23] before the board in the next month or two with amendments to the county's local ordinance reflecting some of the new restrictions that are put in place, additional signage, who can certify the tickets, that sort of thing. So it's not for lack of attention that the assembly is paying attention to this area. Unfortunately, at this point, and Mr. Blunt may have more to say about this, but unfortunately, it's not for expanding local authority. It's really for regulating local authority and sort of being a watchdog on the local implementation of some of the existing enabling authority. So that's what's been happening in this session. So that was one of

[05:33:00] the county's legislative priorities that was not adopted in terms of expanding the local enabling authority for expanded use of photo speed enforcement. The third priority was granting the county taxing authority for the school division capital projects. And as the board is aware, having adopted a resolution and directed staff to seek this just about a month or so ago, that was approved through the state budget. It happened fairly late in the session. We would like to have seen it happen earlier and more clearly, but it was ultimately adopted through the state budget that all localities in the state now have that authority. As the board is aware,

[05:33:38] this issue is going to be on the ballot here, not only in Albemarle County, but a number of surrounding localities will be on their ballots as well. And implementation is now underway locally for a November 2026 referendum. So in addition to these three Virginia code amendments, there was budget amendment um to which ms kilroy is is uh largely responsible and deserves a great deal of credit we were seeking state funding for biscuit run park for the monican indian nation tribute park connector trail this was something that we had had sought for at least a couple of sessions if not more and as the board may recall this got pretty far along the way in the 2025 session only

[05:34:17] to be vetoed as i recall uh but but this year it got none um and so this was approved in the state budget. There was \$1,480,000 in funding for an accessible trail that will connect the Biscuit Run Park, the entrance to that park, to the Monacan Indian Nation Tribute Park. So that's how the county's legislative agenda fared in 2026. Again, three for four, so we're batting 750.

[05:34:45] But with that, I will turn it over to Mr. Blunt to go ahead and look forward to 2027. Hey, Mr. Chairman, members of the board, David Blunt with TJ PDC. You know, we're still in a special session for 2026, so 2026 regular session ended.

[05:35:06] We are in a special session. As you know, the budget was just approved a little over a month ago. But as Mr. Herrick said, here we go again. Just wanted to briefly take a look at several topics that at this point I would anticipate will come before the General Assembly again.

[05:35:24] As you know, much of the reason behind the prolonged stalemate with regard to the budget this past session related to data centers and particularly the tax credit that's been in existence for data centers and difference of opinion between the House and Senate over that, I think that given how that ended up, as well as many pieces of legislation that were put forward, some of which were passed, many that were not, concerning the data center's regulation. I think that will continue to be a discussion this coming session. And then, of course,

[05:36:03] kind of, you know, related to that and almost somewhat of a tug of war, you know, related to the energy that is used by data center. So I'd expect those two issues as they are intertwined to be back before the General Assembly this coming session. With regard to housing and affordable housing certainly was a very active year in that regard. There were a number of proposals that did pass, some good, some not so

good, in terms of local governments and being something that would be tools for the local governments. Two bills that did not make it through, the Housing Targets Bill, which you're familiar with because we've dealt with that for the past couple of years,

[05:36:43] And then another bill, Senate Bill 454, that relates to buy right use for mixed, buy right for mixed use and multifamily in business and commercial zones, which you touched on a little bit earlier today. I think that some of those bills that did not pass will be back in some way, shape or form, as well as additional affordable housing measures that we may not have seen yet.

[05:37:11] A lot of activity, as we typically have seen in recent years in the area of local land use authority. Again, you all got a peek at many of those this afternoon as you were looking at the work plan for your community development folks for the coming year and a number of new requirements on local governments, you know, in the zoning area, whether it was solar or wireless or other initiatives that were, you know, that were approved.

[05:37:39] And again, I think we have seen the past several years, more bills being put forward to restrict or limit or take away local land use authority and don't have any reason to believe at this point that that will not be the case again. And then and then, of course, we always see bills every year related to local revenue authority, some to restrict it, some to limit it, as well as some that will you propose to expand that a little bit.

[05:38:07] I don't know that, given that this is an election year, that we'll see too much moving forward either way with regard to those pieces of legislation. As far as some of the takeaways from 2026 to kind of help us to inform our approach for 2027, as Mr. Herrick mentioned, the one-cent sales tax for school capital needs, that's one that's been around for six or eight years, and it started out small with just a few localities.

[05:38:34] one locality, I think I remember in the first session, and finally worked its way up to about nine localities. And then we hit a, then we hit a roadblock for several years with no additional expansion of that authority. Know that we had, you know, success, partial success the past two years with getting a bill to expand that authority to all localities through the legislature only to be vetoed by the governor. So this year, I think, is a lesson in persistence paying off. So It's been a long time coming and know that we have five of the six jurisdictions in the TJPDC region that are going to have the question on the ballot this November.

[05:39:15] So, you know, my message to you for that, you know, continue to push, continue to advocate for those things with regard to local revenues and the authority for them as we move along. And then the final bullet there is I wanted to say, you know, political trifectas don't eliminate fiscal or policy conflicts.

[05:39:31] We certainly saw that this year, you know, with the Democratic administration as well as the House and Senate. But when you think about the prolonged standoff on the budget, we had the Senate basically aligned against the House and the governor jumping on to the House position with regard to the data centers.

[05:39:51] But then collective bargaining, you know, legislation that passed the General Assembly was proposed to be amended by the governor. Amendments were rejected. legislation was ultimately vetoed. Skill games, another area, had one other, oh, retail marijuana, which was a big disagreement between the administration and the General Assembly that did get ironed out and included in the budget once it was

finally passed in June. And then just another little preview of the General Assembly session, not related to the policy aspects as

[05:40:29] much as to the fact that it is an election year come november 2nd 2027 uh all members of the uh are all seats uh in the house and all seats of the senate will be up for election uh you know we have a majority of 66 to 34 right now in the house of the democrats a lot closer in the senate with a 21 19 uh majority um for the democrats in the in the senate but uh with any election year brings election year posturing. We see campaign brochure bills. I think that you'll hear from both sides,

[05:41:03] Democrats and Republicans, during the campaign season. Affordability and cost of living. There'll be different approaches to that, and I think some of that will then be reflected in legislation, depending on, you know, your perspective on those issues. We just approved a budget. We're a little over a month into the new fiscal year yet the state is we're going to be actively working probably already is towards the governor's opportunities to submit proposed amendments to the biennial budget in December and then the General Assembly will get its crack at amendments

[05:41:42] to the biennial budget come January so really kind of a short time frame this year but in any you know given year the budget and negotiations over the budget do take a they do take a central focus of the legislature. And then again, just to kind of reiterate from the previous side, I do think particularly in land use that local government authority legislation challenging that will continue to be something that keeps us very busy. And I know we've really, it seems like the last several years, we've been in a posture of playing defense a lot. And again, I would expect

[05:42:16] that that will be the same. I would say though that, and Supervisor Malik and I were both in attendance at a meeting back in the spring of the High Growth Coalition, and there were several legislators there that spoke about local governments and their belief that local governments cannot just continue to say no when it comes to legislation at the General Assembly that is impacting local land use authority. So I think you're seeing and I'm hearing of groups that are trying to work on legislation that they can bring to the table, that can be part of the

[05:42:52] discussion moving forward into the next General Assembly session and doing that now instead of during the session. So I think that's a message that we're increasingly hearing, at least in some factions, that local governments, you know, need to play a different role, you know, in the legislative process. So we'll look forward to your questions, if any, a little bit later on.

[05:43:17] and Emily is next. Good evening. All right. So I'll try to go through these pretty quickly. This is sort of an overview of how we generally approach developing the legislative priorities each year. Emily Kilroy, Director of Economic Development. Sorry about that. And so we're not proposing any major changes this year and really want to make sure that the board has time to talk about some of the things that are on your minds after, again, a year of great success. So big picture. This is a graphic that we presented to the board for the first time several years ago to

[05:43:53] try to reorient and also maybe right-size the legislative program. And so the idea here is that we, on Albemarle's list, keep a focus on Albemarle-specific items, and then work with BACO, VML, and other statewide organizations for items that are of statewide significance.

[05:44:13] They have dedicated lobbying resources, and so there's a lot of efficiency and also economy of scale when we take statewide issues to those venues. And then also leveraging TJPDC for regional items

where we can sort of lean on our neighbors for support. Statewide, I think partially because of the number of legislative items that got rolled into the budget process and then the budget process running very close to the end of the fiscal year, a lot of the statewide platforms are still very much under development. I feel like in other years, we've had a better sense of what some of the statewide organizations were going to be pursuing and

[05:44:52] prioritizing heading into the next year at this point in time. We still have a lot of important meetings from a lot of the statewide organizations that are still happening. And so this is the first of our work sessions on this topic. And so we'll have more to share at the next one. But just wanted to sort of keep this slide on here to say we will be continuing to see what some of those opportunities could be, and also any ideas that you all have that we could then insert into those other organizations' processes, we're certainly positioned to do so. So for 2027, this is really

[05:45:30] just a start of a list for you all, based on things that staff has heard the board say and sort of thinking about what do we bring forward from last year, what other things are happening locally that would be important for this coming legislative year. The first one is a question. Continue seeking expanded authority to use photo speed monitoring devices. This is an item that has been on the board's legislative agenda for several years. As Mr. Herrick and Mr. Blunt have sort of said, there's been more limitations in recent years than expansions.

[05:46:05] And so it's a question for the board, is this an item that you'd like to continue to prioritize as you think about what you'd like to be in the packet for Richmond for this coming year. And then there's two items that have been sort of floating around the legislative priority work for a couple of years each.

[05:46:29] One is that there continues to be really wonderful forward progress on the Charlottesville-Albemarle Regional Transit Authority, and there's a recognition that there may need to be a legislative ask with respect to revenue funding authority from the state. Based on sort of the latest information that we have on that, and Supervisor Pruitt can certainly share more context there, they're in the middle of some implementation study work, the results of which, once that is done, we'll probably have some additional regional coordination to occur before we have sort of a

[05:47:08] baked ask for the state and so it's possible that for this legislative year for 2027 it would be early to have a formed legislative ask that is specific but we wanted to put it on here for your consideration because we know that that new requests to the general assembly sometimes can take several years to be successful and so if if we kept it on the list for this year it could be a moment to just have some intentional connection with our local delegation in preparation for what would be potentially an ask next year that would have more specifics to

[05:47:45] it. And then the final one is coming out of the really the focus of the legislative forum from last year, where you all took some time to talk to the local delegation about concerns about the level of transportation funding that's available. That was a discussion last year. And if the board had interest, we could do something more specific this year. But again, this is really just a start of a list. And when we get to the discussion, we'd certainly love to hear your thoughts on that.

[05:48:15] Because this is the, well, let me go to this one. There's the legislative priorities list. There's a second document in the packet that's the legislative positions. It's a broader articulation of support or opposition to policy areas that, you know, are sort of part of the conversation in Richmond, but not a request for specific legislation. Last year, the board and staff worked through a substantial revision to this

document to streamline it. This year, staff recommends that the board consider further refinement. It can be a lengthy document. It can

[05:48:51] be hard to hold. And so anytime there's an opportunity to refine that, we think that helps keep the focus in the right area. And then just sort of where we are in the process, again, this is the first work session. The next work session will be September 2nd. We would hope to bring a final packet for your consideration for adoption October 21st. And then we'll have that meeting with legislators, the legislative forum, and continue with engagement with them, you know, as they get into the session in 2020, the end of 2026 in preparation for the 2027 session.

[05:49:32] So typically in this meeting, then we would sort of focus on this local legislative priorities list, seek the board's input on items that should be added to this list or removed from this list. And then we would come to the next work session in September with some more refined thoughts on the things that you all have identified to add or to edit and talk through sort of an approach um ahead of a finalization in october so with that i think we're done with our prepared remarks and happy for any questions or conversation from the board great thank you so all of the above

[05:50:07] supervisor missile well i don't really want to go first supervisor missile uh this is an area that i need to learn some more about um i guess my initial thoughts are that i don't have any issues with any of these they all seem to be the right thing to move forward um i guess are we just asking questions you can ask questions you can um there's obviously questions about what passed what didn't pass there's also then these are a couple of new items that we would

[05:50:43] put in the packet because something succeeded so if there are legislative things that you think should be in there this would be a time to start suggesting your ideas of what might not be included but should be included okay am i missing anything andy and yeah no that's all really helpful so i don't know if i'm going to have a really good grouping of things right now but i'll just throw this out there a couple things that popped into my mind are the regulations on land use and retaining local land use authority um i don't know exactly what that looks like but it seems like it's something that we should be focusing on i don't know if this rises to the

[05:51:21] top of legislative but streamlining permitting and development approvals thinking about the process related to that again i don't know if that's it rises to the state um continuing to fund infrastructure infrastructure that enables housing and economic growth so that would i guess be state transportation funding focusing on those continuing to prioritize those as we think and connect maybe those to some of the centers that we've talked about in terms of planning and um again i think i i mean i would support the these three especially highlighting the use of photo

[05:52:01] speed monitoring devices to help with consistency of policing and and review of especially roads that are difficult to monitor since we have so many in the county in our rural areas especially where it's just kind of become chaos in some cases those are my thoughts supervisor lapisto currently i would support uh all three i know carta is uh that would deal with buses bus transportation and such. So state transportation funding allowing allocating additional state funds to our local

[05:52:40] area for road improvements. Am I synthesizing that correctly? Yeah. So Carta would be focused specifically on transit services and then just sort of carrying forward the conversation that you all had last winter with the local delegation regarding just the state needing to put more money available for you know

transportation generally i think roads a little bit specifically um and certainly not precluding bike pet infrastructure as well okay and i'm thinking also with carter the

[05:53:13] um oh what's that program we had the on call uh uh yeah microcat microcat that i think has been very successful things like that definitely continuing the photo speed monitoring that's what we hear about all the time it's always traffic traffic traffic you know speeders coming down i i got a call today they're speeding down my road and and it's 16 feet wide okay if we make it 18 feet wide you're going to get more people speeding down the road so something like that

[05:53:50] would be a real game changer because there are areas where um well you've all heard this before oversized trucks are not allowed still coming through and you know how many police officers do we have that we can afford to station everywhere? And the hard part is, is once some of these trucks go beyond a certain point, they're on the point of no return. For example, on Polo Grounds Road, they start going down Polo Grounds Road, there's no place to turn around. And then they hit that one single lane bridge underpass, railroad underpass, and they get stuck. And

[05:54:29] And literally, they have to wait until someone, they have to back up, and the traffic's all, you know, backed up and everything. So the state transportation funding may be big signs, great big huge signs with lights saying, don't go any further.

[05:54:47] I don't know. It's very frustrating. But, yeah, I would support all three. Thank you. Supervisor Malek? Great. Thank you. I always enjoy this part of the year. Before I forget, when we're planning, David's laughing.

[05:55:04] When we plan our legislative things, I know we've had a really hard time and therefore we missed the window. So I will again say I, for one, am very glad to meet as a group with people individually or in two rather than three or four or whatever, because we need to get their ear much earlier in the calendar somehow.

[05:55:25] And they're all busy running around and we can get one on a Monday and one on a Tuesday and one on a Wednesday. i'm all in for that because they're already filling up their docket in september and we may not be perfected but we will still know all of our topics by early september and be able to benefit from that and that's been a request we've had for years with them is this too late it's too late it's too late so if we need to to have multiple meetings i'm just going to put that on the table again um the as david mentioned the high growth coalition was a real spanking

[05:55:57] from uh brianna sewell who scolded the people in the room not you guys me but because i had already said well why why do you keep voting against the photo speed camera do you just want to be able to speed everywhere i mean do members of the general assembly just want to be able to speed everywhere without consequences and i wasn't referring to them particularly but this is what constituents say to me is why do they keep voting this down it doesn't make any sense that people are getting killed right and left grandmothers at their mailboxes getting run over and they just want to keep right on going so that made him mad i'm sure but anyway it was this

[05:56:36] well you always say no then afterwards i find out that delegate aired represents a very dysfunctional community and she has a terrible personal reputation i mean feeling about her own local governments who you know can't function so therefore she's an all-in for having the general assembly make all the decisions for all the rest of us too and i'm really tired of being thrown under the bus with the

people who can't manage themselves because you know if we showed anything today we figured out how to get through some really complicated issues and do do things step by step so i think we need to continue to stand up for ourselves about that both of the all four

[05:57:14] of the speakers said that um helping legislators understand what local governments do and why they need to be able to make the kinds of decisions that we're asking to continue to be able to make because all of our districts are different and we have different constraints different funding resources different geography all these kinds of things and so you know i'm sure schuyler will be back with his take all authority away bill again and we'll have great fun arguing about that the uh definitely all in to continue the photo speed as persistence pays off in the end

[05:57:48] and we will get there the carta back in 2005 when we went to the assembly with the all the same information that they have now for CARTA was all available back then. And we went for revenue things and got yelled at and told to build the bypass first before they gave us any money, which was pretty horrifying. But they also made it very clear, and maybe transportation at your committee, you'll figure this out. Without the governance changes being adopted, they've already told us in past years, we're not going to send you any money until you guys figure it out.

[05:58:26] these three jurisdictions working well together. So I'm not sure that if the continued punting of the governance changes happens, I don't know how the funding's going to happen from the state. Whereas if we can actually accomplish the governance changes that were proposed in 2005 and have an authority that owns the assets and actually operates the transit, when we get to that point, then we'll be in a great position to draw down the RPT money. But I've just heard personally that they didn't see it happening uh maybe it will evolve this year differently and i

[05:59:01] hope so that would be great um that will represent all of us to try to get more transportation funding in general and that'll be great have a tantrum or two it'll be wonderful um i talked about that so i will stop there thank you for all the work getting us organized supervisor duncan i feel like i'm similar boat as um supervisor missile um yeah this is kind of fun seeing how this works um i guess you know on the legislative positions list super in favor of you know the stuff on housing that's on here um i don't really have an opinion on the photo speed monitoring and

[05:59:40] i'm just wondering pragmatically if it makes sense if it feels like it's not going anywhere um but you know if everybody wants to it's fine um i also you know we could also add as a legislative priority of you know asking them to just get rid of the dylan roll and that would solve a whole bunch of issues for that so somebody needs to start it that's all i have supervisor um so i'm in the boat with supervisor malik i love this conversation i love legislative priority

[06:00:14] season um uh first as kind of a question um skill games are we still caring or did everyone just decide to break the law and not enforce it no kidding great yeah okay there's there is a i'm sorry for this tangent there is like a law and economics guy he's an indian economist named kosik basu he wrote the republic of beliefs kind of looking at you have a law and you have something that happens something magic happens in between there and why um and here we have an interesting

[06:00:53] case of that thing not happening um i would encourage you to read the book because it does i think influence how we think about this and it's frustrating because i have business owners in my district who are breaking the law and i'm the person who ostensibly as a member of the board of supervisors am

over with my five best friends uh the exercise of law enforcement in this county and what the hell am i supposed to do we've got systematic uh non-enforcement anyway

[06:01:28] i was hopeful we would actually engage with it and then have a clear answer to this problem um all right uh first off i i would remind the board and also um the legislative priorities team i i get a little frustrated every year because i feel like we hand ring about some of the ways in which we are uh disabled by code from exercising uh the kind of revenue authorities that we would like. And there are three discrete things over the last calendar year that I identified as

[06:02:06] specific points where we said, well, damn, we can't do that. And I said, well, we can change that. And so I've sent those in an email to the board before. This was like two months ago. It was to Andy, but I cc'd the board. I don't remember if you received the board of supervisors emails or not. I just forwarded it to you a few minutes ago and to you, David. But I will go through it real quick. You've heard me talk about this since I joined the board. Machinery and tools, they are semi-coupled in that machinery and tools cannot exceed personal property, but it can

[06:02:42] de-seed personal property. This prevents us from taxing larger corporate operators higher than we tax uh people for their car i would like to fully decouple them it would be nice if we could tax or if we could consider taxing machinery and tools at a wholly separate rate um a lot of other considerations on that but it'd be nice to have the power there's no real reason for them to be fully coupled um vehicle tagging and personal property uh currently businesses uh and have

[06:03:19] their fleet vehicles tagged and licensed in their state of incorporation. This means you can incorporate in Maine and you cannot have a single vehicle tagged in Virginia, which means they are never garaged in Virginia, which means we never get the tax revenue from it. I don't know if this can be fixed. There might be like a constitutional rub here, but if it can be, it would be helpful because this just feels like a I mean, this just feels like a tax loophole and bonding authority.

[06:03:53] We had a member of the public talk to us quite a lot about this. I don't think this is the outcome he wanted, but Virginia is paternalistic about bonding authority in a way that other states are not. We need a referendum to issue a general obligation bond. We can issue lower degrees of confidence bonds without such a thing, but that comes with a small, admittedly for us, point difference is very impactful for our localities that don't have our credit rating, our immediate neighbors who have to put up really high interest rates in order to do

[06:04:30] infrastructure investments. There is no reason other than the General Assembly's paternalism that we need that level of oversight on issuing general obligation bonds, and we can ask them to remove it. So those are three kind of revenue related things that I would ask that we consider at some stage of this. Separately, it would be hard for Albemarle County to make good use of this without a change. But in the past, I think two years, there has been bills that I don't know

[06:05:03] how far they've gotten, but they've explored decoupling tax rates for improvements and land. This is very helpful for urban localities because it can make it so that you don't heavily, frank, punish, disincentivize someone for developing, and there is an actual incentive to develop by having a higher tax rate for land than for improvements.

[06:05:30] I say this is complicated for us because we would want four different tax rates. We have a rural and an urban area where we have competing incentives, but it would be interesting to see if this is a space

where we can potentially get involved in that conversation to explain how this could work in localities like ours and potentially have some role in in shaping this um that the way i framed that kind of brings me into oh and one more kind of big picture thing

[06:06:03] um i think supervisor missile's right like housing is something that we care about and it's also something that the General Assembly cares about, I will point out that one, the governor's housing policy, I mean, is deeply milquetoast. I was bracingly disaffected by her announcement of her housing plan, which avoided taking positions of consequence quite intentionally to avoid alienating stakeholders. And currently, I think most of the energy in the Assembly is around

[06:06:42] preemption preempting us right uh deregulation and supply side work um and i take your and mr blunt's point that i don't think we are able to have a good hand on the ball when our answer is no um i think we need a redirect right because i i agree right like i'm a housing guy but i also didn't like senator van valkenberg's bill right for obvious reasons because i represent local government. And I didn't think it well considered places that aren't in Rico County. I think that

[06:07:22] redirect needs to be around funding. I think the General Assembly is a little allergic to deeply funding housing right now. And I think this is a place where we can exercise more leadership, because right now there's not as much political force leaning on funding, and there's a lot more on deregulation. And if we can have a no but, I think it's going to be more effective than a no.

[06:07:48] um on the subject of where can we exercise leadership is complicated because i know i've also expressed like some policy concerns with photo speed cameras um not enough to stand in the way but i am not clear if we can exercise leadership on this issue uh the number of people who have hands on the ball makes me think no one gives a damn what album all county has to say and i'm not sure it's the best use of our limited time with our members of the general assembly

[06:08:23] and um our limited direction that we're going to give to david when he hoofs it over to the ga to say we we do really want it they know i'm sure it will continue to be something he follows but i i just don't know what we can still do it feels like there's stakeholders that we are never going to outmaneuver right now and i'm willing to i don't know say they know our position and walk away from

[06:08:54] it um carta i want to talk about that real quick um so we don't have the final implementation study we have parts of it um we've been getting regular updates for it um i'm kind of jumping ahead to my reports from boards and commissions because it's relevant here um but in the most recent one we did get basically i would say two levels of what funding um two different funding levels at annual levels and what services they could expand this is setting aside supervisor malik's point about transitioning ownership and governance structures because i don't know that that's immediately being

[06:09:32] contemplated the first thing is going to be what is money getting spent on um because that's going to inform what kind of revenue powers we're asking for because it's going to have to be you know jiggered to match the amount of funding that we're trying to deploy. The low-level funding target for service improvements was going to be 25 mil. I forget the high level, and this is per year. I forget what the high level is. Do you remember what the high level was? I want to say it was 100, which is eye-watering. Less so when you think about new revenue source, minimum two

[06:10:11] different localities and the university system collaborating. But that would be what that would be designed to target. And we would, after the end of the implementation study, we would be trying to

figure out how to back into that with different potential revenue sources that don't yet exist.

[06:10:30] That's kind of where that is in the process. I think the thing we can do at this stage is read our legislators into that process and say when they can expect maybe some hard requests re what those uh powers are going to look like um the thing that what is true now that was not true in 2005 or whenever we last uh had a discussion about revenue power the the authority has been formed that's a huge like it did not exist five years ago it didn't exist 10 years ago it could

[06:11:09] have existed at a point in that time, but it does now. Regardless of how we structure our ownership, what we have is an authority that has notional power to direct transit. And so the main thing we just need to do is determine how much money are we going to be deploying through this agency and from there work backward into revenue authorities. Currently, we're spending three million to the city, I think. Cat budget, that's a big old jump. A third of 25.

[06:11:48] State transportation funding. Yes. Does that conclude? Yes. Thank you. I'm glad you called out that email that you sent because I also, as you, before you stated that was already, I wish I had my other journal with me. There have been times over the last six, eight, nine months where we've said that should be in our legislative packet. And I don't think any of us said who's tracking those comments and it should have been me. And I believe I was making some notes in there, but I'm going to do my best to try to track those down because there were things that I don't think

[06:12:25] have been covered that we were saying we should add that to the legislative packet um so we got to figure that out moving forward and that and by we probably me or leadership of the board needs to handle that item um but Mike is right he did take the uh he did email us those items I'll be curious on the tagging and personal property one but um i mean i'm not i'm not i'm not objecting to the to any of them to to see what if there was any uh power there the um the continued seeking

[06:12:59] expanded authority use photo speed mining devices i do in some ways i understand your point uh the supervisor print was making but i think we still need to put it out in front of them i drew in i've been really paying pretty close attention driving around and i've probably driven more areas of Virginia that are new to me than I have in the last six months in between the school zones and the construction areas everybody's using these things so you know last year's responses that we received as to why the general assembly might limit us I frankly was what what you know like I

[06:13:37] guess they put out a brochure of talking points at the GA for everybody to say because it was pretty generic and it was pretty I didn't just like okay you know like well we don't want you just using all this money for, you know, the classic, because that was when I answered the question about, well, you're just doing this as a money grab. Well, guess what? Don't speed. We don't get any money. How about that? So why that's, I just don't get the concern. And I think we need to keep pressing them on that because sometimes to the supervisor Malik's point, when we ask, well, why wouldn't they do that? Sometimes they have to be asked, yeah, why wouldn't you do that?

[06:14:12] And have them give us answers that all of us leave scratching our head about. So I'm fine with that. And I think the case for the rural roads is one because I'm seeing rural roads and I'm seeing major and secondary roads through rural areas where the school zones are up.

[06:14:31] Now, some of them are 35. Some of the limits are different than the 25. But it's frankly unusual now to drive outside. Like, we have two in Albemarle. Driving through other areas, it almost seems like all

of their schools have them. Like, it's not just one or two in their county or jurisdiction.

[06:14:48] But it's like if I drive past a school and it's interesting between here and the Hampton Roads, there is the one section for the construction zone and then there's some construction zones without them. And guess who's doing it? Guess where the speed limits being obeyed? Where the freaking cameras are, right?

[06:15:09] And I get that, yeah, it turns into a money piece, but you're not getting points on your license and you're not getting against your insurance, which it should be. And I think they should answer that question still. But anyway, I think I bring all that up and get going a little bit because it's like, yeah, you still have to sometimes make just like people do to us.

[06:15:28] Sometimes you have to answer the question out loud and then you have to say, because then they can't say I was never asked that. And they're on the record with a response. And then they have action to take when they go to the General Assembly. Carta, I think I think that's a good suggestion reading them in on that.

[06:15:47] I think there's a lot of work that's happening beyond just the funding element at the local level in partnerships and regional collaboration that will continue to be at the forefront that will help that could also be elaborated or communicated to them.

[06:16:03] So that when it does pop, it's not a, oh, I didn't know about that type of thing. I don't have any other items outside that were specific legislative priorities I could be thinking of, but I do have a couple of thoughts. The state transportation funding piece. Back, I can't remember when, and Claudette did her due diligence like a month or two later, this board did authorize me.

[06:16:28] I was thinking about writing a letter in addition to what the TJPDC approved last October, I think, at this point. And we did get sent from the commission and to all of the delegates and senators who represented those counties that are in our jurisdiction.

[06:16:45] At the time, I was thinking about writing a follow-up to the governor and brought it to the board for permission to do so. Everybody agreed, but I never sent that letter. And then when budget season started, I didn't send the letter then either because you know what? This isn't a budget question. As I think more about this transportation, this is not an ask that we ask for one budget session. And if they did fund it a little more during that budget session, it wouldn't matter because two years later it'd go away. So it's a different ask. And it's not

[06:17:19] really a bill that we're asking to be put into play either. It could be, but clearly nobody's ready to step up and do that. I've drafted now a letter to the governor. I did not share it ahead of time with anybody or not for any reason, just I completed it yesterday. But what I'd like to ask to do as part of the legislative packet, whenever we meet with the state delegation, I'd like to get this letter in front of you all to see what you think about the letter and the approach. But the approach would be more calling on the governor, because in that position, the

[06:17:57] position is the central position to be the convener for things. And that's really what transportation funding needs. So I'd like to take that tact, building off of the letter we sent last year, both it endorsed from this board and in the commission, send that out so that it's sent, copy all of the folks like we just did but then when we meet with them then we can bring it up because all those things have happened

and maybe we might have at that point receive a response from the governor's office in the meantime um between what vaco is doing with the transportation

[06:18:34] committee they meet you know they have the day committee coming up here in a week or so and then obviously the annual meeting where where the legislative packets get going um it may depending on when we meet legislators help inform what we are saying to them versus the normal what bills do you want and what do you want funding for because this isn't like we need more money for CARTA or we need more money for education or for talent pipelines this is you've got to think for the next 50 years what's in place isn't working and you got to figure that out and get to it so

[06:19:10] it's a little bit different tact a little bit different approach but I thought well today's a good day to bring it up because I don't recall us doing anything like this, particularly in a legislative packet. But even if we don't include it in the packet or we can have time to discuss that, I still need permission or want to reconfirm that you all are okay. But don't need that tonight because I'll send a letter out for everybody to read first moving forward. The second piece I wanted to bring up, being that I was at NACO just a few weeks ago, and I'm not as informed.

[06:19:45] we just started doing some work at the federal level from a advocacy standpoint for local stuff and there are a lot of places that do that and there are a lot of programs that could be available to us to get after and i almost wonder if this cycle if we start thinking about if we not that we would need it for the state legislators but maybe we start going oh this is a partner that should go to the national level oh this is an item that is separate that we might not necessarily hit the state folks with but we need to take to the to the national level um this could matter to us

[06:20:24] for housing this could matter for us for economic development this may happen have uh impacts for um uh carta in transit certainly safe like safe streets for all they were throwing things out there that were good ideas to make sure it's included in your grant language to help you get grant money, which I'll be sharing that at the next like MPO meeting. But there are things at the national level that I feel like we don't often engage with in any way here other than if something comes up that we want to remark on. And since we are doing a little, we had a different

[06:21:01] approach this past year at that level, I think this board should start thinking about those things in this process just because it's the best time we're focused on legislative items and we could start identifying oh wait so national advocacy either via NACO via VACO or direct to um could be useful and I remember a local advocacy letter that uh when we went back when I was on the school board where we were trying to get the secondary uh an elementary reauthor their act redone I forgot the name of the bill, but we were sending letters as chair and vice chair, you know, on behalf of

[06:21:39] the school board to our, to our folk and not just like our locals, like our, our Virginia folks, but to the committee heads and all of that. So I think, I think it would be behoove us to start doing some of that. If, if nothing else that it helps us stand shoulder to shoulder to some other things that do mean things of import to counties, but also could be things that could, could yield us uh some things that we're trying to get after um through that smaller percentage of what we received from the feds um and that's really all i have um and i'll try i will go back through over

[06:22:16] the next couple weeks and see if i can well one i'll go through my notes but then i'll see if i can target other ways of other things that folks that might have floated out there that was like all that would be good and then i'll just send them all over to you that'd be great um is there anything we didn't respond to

that you need us to? No, I think that was good. And we'll be back in four weeks for the second session. Yeah. And either in September or October, I can work with Mr. Henry to see if we can at least put together kind of an update on where we are with some of the federal work that we've been doing. Not that we'll be able to, I think, knowing next year that

[06:22:56] we can more strategically think about those two things together, but at least share in a formal way with the board how some of those federal items that we've identified are perceived. Yeah, and I don't really want to get in the way of anything that's going on with specific because, you know, but hearing some things on how some counties are using some programs to get like a police car paid for or equipment paid for for fire, those are the kind of things that I think, oh, that really should be like a federal legislative thing, but I don't want to impede anything that's all right.

[06:23:26] Absolutely. Thank you. Other comments or anything while we'll wrap up. Yep. Two things. So I received for some reason, I guess I'm on lots of lists, all sorts of funding things from NHWA and things like that about grants. And so send those to Jeff and he distributes them here, there and everywhere or not.

[06:23:44] If they're not useful, I don't analyze. I just send on for others to look at. Secondly, the governor's coming to the session on the 13th, which you're going to be at a week from tomorrow, I guess. Right. So if you have your letter ready, you can hand it to her. Just a thought.

[06:24:00] Secondly, I've been talking for years at the state level about how the legislature needs a Belial's moment. I mean, Jerry put in a tax reform issue when he was governor that was mind-boggling, and he used up all of his marbles and chits to get this through, and it was hundreds of millions of dollars to state transportation, and it's solved all the problems of the previous 20 years and set us 20 years gone.

[06:24:25] Well, now that's all used up because our population's grown and everything's worn out. And so somebody's got to be brave like he was. I was talking to Robin recently about this and she said, yeah, he had, he lost a lot of friends over that, but it worked out really well for the rest of us. So that was good.

[06:24:42] That's all I had. All right. Well, thank you very much. We appreciate it. Sorry for keeping you all late as we got off schedule earlier. Not at all. Okay, board, that will move us to from the board committee reports and matters not listed on the agenda, supervisor missile. I don't really have anything to report.

[06:24:59] Nope, a few meetings canceled. Supervisor Lapista-Curtley? Yes, I was able to attend several things, the recycling and bailing facility on Dick Woods Road. Very impressive, very impressive. I'm glad we have that now. Also, I know several of you were at Mountain View Elementary School.

[06:25:19] What a beautiful, beautiful school, and I'm sure Mike will be talking about it when he reports. Lieutenant Angela Jamerson retired, attended her retirement, and St. John Community Center, they had a back-to-school festival. You may remember them because we actually gave them money a few years ago when they turned the Rosenwald School, which is a historic African-American school, into a community center. So they have events throughout the year, and it's been very, very successful. Also, putt-putt for the Abomarra County Police

[06:25:56] Department. Shout out there for the police. One thing I did want to mention regarding EDA, this past spring, 90%, there was a 90% loss of crops due to the frost, then the freeze.

[06:26:14] So there's going to be very few grapes for 2026. It's going to take three to five years for a new crop to grow. The Monticello Wine Trail, they are an economic driver. So everybody's suffer now. They've

got 40 plus wineries. The frost and freeze affected all the vineyards in our area, and it affects agriculture and tourism, which brings in \$1.3 billion a year. I wanted to,

[06:26:48] I should have said this earlier, but farmers have eight months from June 26 to apply for FSA emergency loans due to late spring frost and freeze. That's all. Thank you. Supervisor Malik. Oh, thank you. The Amara County has been asked to host the fifth district regional meeting for which is like six or eight counties around here. And I've asked Cheryl to dig around in her calendar and see if COB5 or something is available late August, September, early October is what we're looking at. So there'll be more coming forward about that. It's always a great way to listen to

[06:27:26] what others concerns are and find new partners for some of our legislative things and and each county will be asked to report something that they're up to so that'll be fine and everybody should come okay is that all supervisor duncan um yesterday i went to the acps environmental sustainability advisory group um and two months ago they had the green teen alliance come and talk about the need for recycling in the schools. And they yesterday talked about how the ACPS has

[06:28:03] never actually had a formalized recycling program ever. And so they are working on, we spent the meeting yesterday going through a draft of what a recycling program would look like. And so they're kind of working on setting that up. So that'll be really cool. That's all. All right. Supervisor Thank you. So I mentioned briefly about the progress we've seen on the Carta implementation study. It is worth mentioning, we looked at a few different ways, basically testing the robustness

[06:28:40] of how we had been prioritizing different routes for improvement. And with that, we also saw what the current prioritization based on preferred factors like, um, number of people is going to be moving, um, that economic dimensions of the areas that they're serving. So we do have, I think at this stage, at least kind of a notional sense of what side of the routes that are going to be prioritized in, uh, any service improvements. And I would say in the, in the light form, uh, as in

[06:29:16] that's the only 25 million, uh, version, um, the three routes that are going to be prioritized, they were consistent across basically every different way that this could have been weighted, um, would be the Buckingham connector, which runs through, uh, South down 20 and into Buckingham. Um, and that's a jaunt service. Um, the cat route that goes up 29, um, and a internal to the city cat route that hits all their key downtown service areas which i think it's not surprising that that's the three routes that showed up because

[06:29:54] i do think that is really it is hard to think of how to capture in three routes what the what most of the county looks like you have a northern uh suburban route you have a southern very rural route and you have an entirely internal to the city uh deeply deeply urban uh high density route it will be interesting to see how achievable the service improvements that are being explored there are going to be and whether or not we will step to any of the other routes that are in the I would

[06:30:28] say middle tier of priority or if we're going to be focused entirely on these three but that's kind of where that is so far so with that level of prioritization the next comes into what is that going to look like are these actually practical and then finally what is our total budget damage going to be? Would we be willing to accept these? And how do we back ourselves now into a revenue framework? That's what's happening on Carta. Separately, I did, as was already mentioned,

[06:31:01] I attended the ribbon cutting for Mountain View in my district, right by my house. Didn't walk this time, but I could have walked to it. It's that close, which is really lovely. And it was more moving than I thought it would be. Not because of anything about the ceremony. It's a ceremony. It's a ribbon cutting. But I don't know. I'm now coming up toward the end of my first term as insight. And we do this a lot, right? There's a lot of plans. And as I talked

[06:31:37] about earlier, you know, it's hard to sometimes see that translate into the brass tacks. It feels like a surprisingly rare and like a deeply touching experience to have concrete blocks you can actually put your hand on that we had albeit a small role in and also knowing that like thousands of children are going to spend whole formative sections of their life uh touching those physical excuse me that physical space that real space that that we have a role in

[06:32:12] deeply moving um separately an intriguing thing i had a moment i had talking to a lot of the architects who had been involved in it i noticed these classrooms i'm like oh this is smaller than i might have thought it would be this particular classroom our school division has a separate standard uh separate from virginia department of education for class size that they share with their architects virginia standard is um i want to say it was 26 is what they build rooms to as a Virginia Department of Education standard. Our schools have different expectations on class size,

[06:32:50] and they are built to an expectation size of a maximum of 20 students, a more restrictive standard. This is interesting because we do have conversations with them about their flexibility on class size, and there's kind of a built-in ceiling. I'm not disagreeing with that because I think it's important to live your values in all parts of things, but it is helpful to think of how some parts of operating budget conversations that we continue to have with our partners.

[06:33:20] And I'm sure we do the same thing. We bake in our own constraints into the process. And it is always interesting how these little tiny things, it just really got my juices turning when I learned that. And I wanted to share that with the board. I think that's all that's happened.

[06:33:38] We haven't had the TJPDC meeting yet for this month and have not been read back into what happened in the Housing Executive Committee. Thank you. Did I miss anybody? Just on Supervisor Pruitt's last point, I haven't shared this with him yet, and you really won't be able to see it, but he didn't know I did this, but he was down at the end of the hall during the opening, and all you can really see is the hall, but he was staring out the window and there was some contemplation going on, and he didn't know I was back there, but it was a good little picture, but seeing the hallway in the orange,

[06:34:15] there's like all the way back there very beautiful picture that's probably me like staring into the distance being misty-eyed yeah yeah and i didn't interrupt i was very quiet and said all right i'm gonna step away now um i'll share that with you the um yeah there's not much i went to naco i really think that's a good conference there's good content i'm not going to go through all the different things that were there um there is a they did a nice summary overview the naco staff does a great job updating on federal legislation. And there's one that kind of does the highlights

[06:34:48] of the Housing Act that passed. And I made sure I grabbed some extra copies there and then I didn't bring them with me. So I'll get that scanned and sent out, but I'll also leave some of the copies up in the office. So as you're coming through, you can see those. But the one note that I wanted to mention, this is for staff and for board and everybody that I think is kind of cool.

[06:35:09] I like to go to the Economic Innovation Council meetings. I'm not a member of that, but I go and sit in on it. And one of the presenters there was Linda Nguyen, who is basically the leader of the LA 28 Olympics effort. And that's going to be coming up.

[06:35:25] This time around when they do the torch relay, this will be the first time that in getting ready for that, they're going to make sure they go somehow go through all 50 states in the torch relay to get lifted up to that. I bring it up because they're in the process of figuring out what the routes would be through all the different places.

[06:35:45] And, um, I may have written it down. I won't, I'll have to find it and give it, but there, if I would think that it was being encouraged that if counties were interested in maybe helping or participating or planning, that it might be cool for us to connect and see if we maybe could have some influence on how some routing could work in Virginia. Um, so that's something, Mr. Richardson, I didn't, uh, you're popping on you right now. Cause I kind of forgot. Um, but I think that would be cool if there was uh if we could in all 50 states find the route and and even if it doesn't

[06:36:20] come through here know that it will be coming through virginia in some way um but i then on the close well hold on there's two other things if you decide to make your way out to la tickets are as low as 28 for some events so they're trying really hard to make it something that it's affordable for people to attend um and oh they're going to do some they're going to do a big effort similar to what happened with the soccer piece where some things could exist in other parts of the country as they build their way to the finals and the things like Nashville

[06:36:56] there's going to be some soccer in Nashville kind of thing so if you're interested in some of those events it's possible they could be in places closer by if you're not traveling to California and then at the close of the Olympics the Paralympic torch relay kicks off and launches on the close of the first round of Olympics, then that whole effort's going to move through.

[06:37:20] So I just mentioned that, you know, the convoys and the things like that that come through the communities could be pretty exciting and fun. It may be worth seeing if there's, you know, we could be part of or influence or what have you with that. So I thought that would be a cool share versus all the boring policy and things like that that we learned about at NACO.

[06:37:40] So that's all I got. All right. If there is nothing else from anyone. Oh, we still have to do a closed meeting. I move that the Board of Supervisors convene a closed meeting pursuant to section 2.2-3711A of the Code of Virginia under subsection 3 to discuss and consider the acquisition of real property in the Whitehall Magisterial District for a public purpose and the disposition of publicly held real property in the city of Charlottesville, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the county and the board second all right without objection of the

[06:38:19] clerk will please call the roll mr galloway yes miss lopista kirtley miss mallet yes mr missel hi mr pruit hi miss duncan yes motion i move that the board of supervisors reconvene in an open meeting and 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 were heard discussed or considered in the closed meeting. Second. All right without objection if the clerk

[06:38:55] will please call the roll. Mr. Galloway. Yes. Ms. Lapeche-Joker. Aye. Ms. Mallett. Yes. Mr. Missal. Aye. Mr. Pruitt. Aye. Ms. Duncan. Yes. Very good there are no motions coming out of closed meeting and with that the board will adjourn to august 17th 2026 8 a.m the virginia guest house at 2017 ivy road charlottesville virginia 22903 thank you



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