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Albemarle County Board of Supervisors Regular Second Meeting, Wednesday, August 19, 2026

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[00:00:00] Everyone would now please join together in a moment of silence. Thank you very much.

[00:00:21] On board, we have a final agenda in front of us. I do want to point out that attachments E and F for item number 16, which is ZMA 25-4 and ZMA 25-5, attained on 5th Street, phase 2, were replaced online on August 13th.

[00:00:40] Copies of the changes are both over where our sign-ups are, And I believe you have the attachments here with us up here as well. This is not an amendment to the final agenda, just noting that the information was swapped out.

[00:00:56] Are there any changes to the final agenda? Is there a motion to adopt the final agenda? So moved. Second. All right, the motion has been made and seconded. Without objection, if the clerk will please call the roll. Mr. Galloway? Yes. Ms. Lapista-Curtley?

[00:01:11] Aye. Ms. Mallett? Yes. Mr. Missel? Aye. Mr. Pruitt? Aye. Ms. Duncan. Yes. Very good. We have an agenda approved. And we will now move to item number five, brief announcements by board members and Supervisor Lepisto-Kirtley.

[00:01:28] You're leading us up. Yes, I am happy to announce that there will be a Pantops community celebration on Sunday, October 4th from 3 to 6 at 1525 Stony Point Road. You are invited.

[00:01:44] There will be food and a bunch of other stuff. So please, if you can attend, attend. Thank you. Supervisor Malek. Thank you very much. Just a quick update from the invasive species bills which were passed with our local delegates' help at the General Assembly and signed by the governor.

[00:02:05] House Bill 88 allows roadside management of invasive species in VDOT rights-of-way. Big, big, big step forward. So when we see takeovers of *Alanthus* and the scotch brome that they've been planting willfully that is now taking over, we need to send things to Greg Cooley, and he will work on that.

[00:02:25] House Bill 109 closes the invasive plant commercial viability loophole. That was Holly Siebold from Loudoun to try to restrict the sales of things which we know are invasive and should not be here. This was 10 years in the making, and the Nursery Men's Association in Virginia was behind this work all considered and part of it.

[00:02:43] and behind it all the way. SB 89, HB 388 expands powers of public service districts to include invasive plant control. So Katrina Coulson and Senator Salim carried that one. And lastly, Senate Bill 163 allows volunteers to assist with invasive plant control on state-owned lands.

[00:03:03] Senator McDougall had to get that passed because we trip over our own rules all the time. But anyway, I just wanted to bring that to attention because I, like many other people, miss the early signs of a whole lot of things on our property that now I'm killing myself trying to pull out because I didn't catch them in year one, and we all need to try to catch them in year one.

[00:03:23] Thank you. All right, Supervisor Duncan. I am looking for an advisory member to serve on the advisory board for the Department of Social Services. You have to live in the Jack Jewett District. It is a great way to sort of serve as a communication bridge between what DSS is doing in the Jewett community, between the board and the community.

[00:03:47] This is a great way to participate kind of in the human services part of what the county is offering. The only requirement is that you live in the Jewett district, and so if there are people that are interested, please email me. Thank you. Supervisor Pruitt. Yes, as I do so many times a year, I'd like to remind folks that elections are always coming up.

[00:04:11] Our next election is going to be on the 3rd of November. There are a lot of things on the ballot. We have two federal offices, both our congressional representative and senator, as well as four referenda. That's three constitutional referenda and one local spending referendum that we recently authorized.

[00:04:33] um registration to vote uh and update your registration is going to be up until october 23rd so that is coming up fast you can still vote on a provisional after that but that is your deadline to change and update your registration early in-person voting starts very soon it starts in september 18th and runs in through uh the end of october and additionally i would i mentioned this previous meeting but i'll say it again uh friday's on the canal uh final friday of every uh some summer friday month in uh scottsville i really butchered that but the thing that

[00:05:13] matters is coming up on the 28th will be the drew pace band uh down by the canal in scottsville at five that's all i got all right supervisor missile great thank you chair a couple of comments One is JAVA is sponsoring a Wills for Seniors.

[00:05:32] It's a free life planning from a local estate planning attorney, and it is coming up. This is a way advanced notice in October, but October will be here before we know it, October 13th. And just encourage

the community to go to their website, the JAVA website, to confirm eligibility and to sign up.

[00:05:52] In advance for that, it is one day only and by appointment only. Second announcement is there are plans for two historical markers to be located in the Yancey area. They've been planning this for quite a while, and the event will be occurring.

[00:06:13] I should know that. It's not on here. It is coming up in September, middle of September. Sorry, I don't have a date, but the event will be at 2 p.m. at Yancey Community Center, And it'll be a dual marker historical installation for both the Esmond High School, which was from 1915 to 1959, and Benjamin Franklin Elementary School from 1960 to 2017.

[00:06:38] Sorry, it's on Sunday afternoon, September 27th. There it is. Benjamin Franklin Yancey. Yes. Don't forget the Yancey part. Okay, thank you. That's all. Thanks. Very good. I do not have any announcements. Oh, I actually do have one. I'm pretty sure this weekend coming up is move-in weekend for UVA.

[00:06:58] I like to always just remind folks that that's going to be a lot of new people on the roads and that all of us can execute some patience as people maneuver around and get jammed in, especially in the Barracks Road, UVA area, grounds area.

[00:07:14] But just everyone be a little extra careful and a little extra considerate, and we'll make it through that weekend. All right. With that, we will move to number six, proclamations and recognitions, and we do have three different items today. The first is a proclamation recognizing Covesville African American History Day 2026, and we have, is it Devon? Devon Williams with us? Did I say the name right? Got you. Lucille Smith will be with us. How this will work is Supervisor Missal will read the proclamation today as a motion. The board will take a vote, and then we would welcome you

[00:07:53] and anyone else to come down and make some remarks, and then we will probably make some comments and ask some questions as well. So, Supervisor Missal. Great. Thank you. It's my pleasure and honor to make this as a motion. Whereas the historic community of Coaseville, Virginia, listed on the National Registry of Historic Places, represents an important chapter in the history of Albemarle County and stands as a testament to the generations of families whose perseverance, labor, faith, and commitment helped shape the county's agricultural, industrial, and cultural heritage.

[00:08:24] And whereas for generations, the African-American community of Coesville played an essential role in Albemarle County's growth by cultivating and supporting the region's internationally recognized award-winning apple orchards, constructing countless miles of railroad, working in local mines, harvesting timber, and contributing to the industries that fueled the county's economy and development.

[00:08:45] And, whereas, the community's enduring spirit is reflected in institutions such as the First Baptist Church, Covesville, which this year celebrates its 142nd anniversary as a pillar of faith, fellowship, leadership, and service for generations of Covesville families and the broader Albemarle County community.

[00:09:04] And, whereas, Covesville has produced individuals whose lives and achievements have strengthened Albemarle County, including Cornelia Johnson, a proud daughter of Covesville, who became the first African-American woman to serve as a police officer in Charlottesville, and later, the first elected

female sheriff in the city of Charlottesville, breaking barriers and paving the way for future generations of public servants.

[00:09:27] And whereas Coveseville History Day, hosted by the William H. and Virginia A. Williams Family Foundation and the Country House Project, in partnership with First Baptist Church Coveseville, brings together descendants, residents, historians, preservationists, and visitors to celebrate the community's rich heritage through genealogy, oral histories, historic preservation, educational programming, cultural activities, while ensuring that the stories and contributions of Coveseville continue to inspire future generations.

[00:10:01] Now, therefore, be it proclaimed that we, the Albemarle County Board of Supervisors, do hereby proclaim the fourth Saturday of August as Coveseville African American History Day in Albemarle County, Virginia, and recognize the remarkable history, enduring legacy, and continuing contributions of the Coveseville community while honoring the generations whose stories have enriched the character of Albemarle County.

[00:10:25] Signed this 19th day of August, 2026. Second. Thank you. Very good. The motion has been made and seconded. Without objection, if the clerk will please call the roll. Mr. Galloway? Yes. Ms. Lepisto-Kirtley? Aye. Ms. Malik? Yes. Mr. Missal? Aye. Mr. Pruitt?

[00:10:40] Aye. Ms. Duncan? Yes. Thank you, board. And please come forward if you'd like to make some remarks, and we'll do likewise, and then we'll bring the proclamation down. Good afternoon.

[00:10:59] Acknowledging, Chair, Mr. Galloway, and the members of the AMR Board of Supervisors, thank you. And I so graciously accept this proclamation, and I would like to say that I am a transplant here from Little Rock, Arkansas.

[00:11:19] But I'm a member of the First Baptist Church of Coaseville, and I'm the historian there, and I have written their history. And I'd also like to say that my husband, who grew up in the Coastal area, once upon a time was chair of the city school board, and he served on that board for nine years, and also as the chair of the Albemarle-Charlottesville Public Defender's Office.

[00:11:45] So there's a lot of history there, and I so graciously accept this proclamation from Albemarle County. Thank you so much. Well, I'm going to invite the supervisors to make any remarks they wish to do so. supervisor lapisto currently on a personal note where in arkansas are you from i grew up in little rock little rock okay because miles from the capitol my late husband was from arkansas born and raised so um this is really an honor for you all and and it's an honor for us to be able to present a proclamation to you for you because i think without everybody's effort i don't think

[00:12:25] we'd have much of a county frankly sounded like you all you were so the african-american community was so involved i think not only in cozeville but frankly throughout the entire county i mean what you did for especially for agriculture which i'm i like uh but everything you built um and faith based i think it's extremely important you kind of set the stage for everything and you you've just all have contributed. The community has contributed so much and continues to do so. So I don't want

[00:13:04] anyone to think that something was done and then that's it. No. It's a continuation of everything that has been done before you, past generations, and it's truly an honor that we're all part of the same county because you really without those efforts i'm not sure how well we would have done frankly thank you thank you supervisor malik thank you very much for coming and i so appreciate the

[00:13:38] work of our local parishes our residents and descendants to call recognition to our history not just a house or a president but all of us as a native i grew up here living in the history every day, but I was in my 60s before I learned a much more complete story. And it was my constituents who helped me to do that. Every district in rural area has a Mount Olivet or First Baptist in Coastville or a little church in Browns Cove or Piedmont Baptist in Yancey Mills that all hold the communities together. And so we all need to work together to continue to

[00:14:15] strengthen each other and to make that story even more known. Thank you very much. Supervisor Duncan. I teach a U.S. history class for high schoolers, but it's also a U.S. and local history class. And so as part of the research for it when I was first doing it is I was looking at kind of black history in Albemarle County.

[00:14:35] And there are so many communities like this, like everywhere in the county. And once you start looking, once you start seeing road names and churches, you just realize like how rich the fabric was and still is. And so this is a really, sometimes it's hard to like find the information or have it kind of told cohesively.

[00:14:56] And so this is really fantastic to do a day like this. I was just kind of skimming the article from last year's History Day and the pictures and all of this stuff that's happening. So this is really exciting that we're doing this, and I hope this spreads to a lot of the other communities that are here, because this is a really, really rich, deep history that's really important.

[00:15:17] So thank you. You're welcome. Supervisor Pruitt. Thank you so much for joining us here today. You know, you were mentioning teaching U.S. history. And I remember when I took U.S. history and I think about U.S. history, what do we think? We think of, like, all these famous people, this litany of famous people and famous places that we categorize and orient our knowledge around.

[00:15:43] And when you live in a country with a history like ours, there is a long period of who is excluded from being able to be a famous person in this country. And if that's the only way we think about history, this litany of fame and power, we completely erase so much of what we are as a country, of what we are as a people, of what we are as Albemarle County.

[00:16:08] And it's so easy for these places where we... there isn't a government of coesville there isn't um something to hold that memory in that story and if we only think about people of power then we forget all these people we kept from power and we forget all the history that makes us a full and complete community so i want to just thank y'all so much for helping us capture and enshrine and tell this story of a full and complete history of this community and what we are together as a country. Thank you.

[00:16:44] Thank you. Supervisor Missal. Thank you. I'd just like to say ditto to what everybody has said but I also have some things to say. Thank you for this and Coaseville is a really special place. I didn't realize how amazing it was until I started to learn some of the history and I'm really envious of historians so the work that you're doing in building the database of the past and thinking forward to the future is essential. I've had an opportunity to do some of that in my other job, and I'm happy to partner with you and see if there are ways that we can continue to build that database, because I know

[00:17:19] that's where the power and the information is really leveraged amongst the community. So thank you for this opportunity, and very much look forward to handing you this in a second. I joined with my colleagues on their remarks, and I have a question. I know that a handful of years ago and the effort

that was made to gather oral remarks or to hear folks pass down through that storytelling in that way and they were actually having their stories recorded for the record and the particular event I'm remembering was at the ANSI Community Center. Does that still go on?

[00:17:58] Are we still collecting specifically from that oral history way the actual vocal record of hearing folks tell the history? That oral history is still being collected, and I would also like to say that it took me about 10 years, but I have a complete video of the history of Coastville just completed, and I would like to provide a copy to the Historical Society because it's a lot of information in that video and what Devin is doing, and the foundation is taking it to another level but it would be wonderful if you could actually see what's really going on with

[00:18:37] this project yeah i would love to see that and all my life all the time that i've been here everybody always said the community of coastville but coastville is a village historic village and uh did you have some others that joined do we want to introduce hello everyone good afternoon my name is devin williams and i'm the founder of the country house project. First, please forgive me for my tardiness. I had to go pick up the illustrious Cornelia

[00:19:13] Johnson, but that's not why we're late. I'm just late. I'm just a tardy person sometimes, but I want to echo everything. First, a hug. Thank you so much. You're welcome. Thank you so much. So, Colesville is the home place of my grandfather, Francis Williams Sr. He raised a family in Washington, D.C., but he was very, very proud of his Albemarle County community village of Colesville. It left an indelible mark on the memories of so many people that don't even live

[00:19:48] here in Albemarle County. All up and across the eastern seacoast are people who descend from colesville who have this very vivid and palpable image and memory of colesville and so what we celebrate with colesville history day is that memory when a place no longer exists how does memory celebration uh take the place of and so that's what we're doing this coming saturday and every Saturday before Fourth Sunday for Here Until Eternity, and so we want to teach the young people to keep

[00:20:27] this tradition going. We want to make sure that this community knows that we are invested in making sure that people can always have access to the story of Colesville, and not just the story that exists currently in the textbooks, but one that tells a fuller, broader picture, as Mr.

[00:20:47] Pruitt said, about how not everyone with a famous last name can get some credit for the work that they've put into a community or a village. And so many members of Colesville and those who descend to greater Albemarle County, many of the African Americans you find in Charlottesville later in the centuries are from Colesville. And they all make incredible contributions to this community, but they don't tell the story of Colesville. They don't forget. They hold it in their hearts, but they move forward

[00:21:24] and they forge to other cities like New York. There are hundreds of Colesville descendants in New York, Baltimore, D.C., all over Virginia, Richmond in particular, and they hold that story. And so when we hosted Colesville History Day last year, it was very evident that this community finally got an opportunity to have a platform to speak their truth to tell stories to remember collectively and the human the human mind has no understanding of how important it is

[00:21:57] to share a collective past with someone else and see yourself in stories and uh in memories and so this is what we do and we have fun doing it too so history i'm an amateur historian but i like to have a good time and so i know young people like to have a good time in this next generation they want to see a

digital future and so that's what we're doing trying to bring colesville into this next era with the history with the genealogy with the oral storytelling the whole thing so thank you so much for this honor today as well and we'll have supervisor missal bring the

[00:22:34] proclamation down while he's walking may i make one additional comment and that is this reminds me of the giving word project that was inaugurated first at monticello but i was at the opening there and the family members who went to the kiosk and learned things they had never known before and then when it was moved to the uh on the on the smithsonian mall the museum when that museum opened we had several bus loads of people who went up to participate in that i just was so impacted by the uh feelings of the family members and the descendants and how important it was to them and I'm really glad that you're doing this locally

[00:23:13] that's terrific thank you very much good afternoon everybody I want you all to know I'm a prodigal of Albemarle County. I was priest officer in Charlottesville and then became a city sheriff.

[00:23:50] But I remember the days when I was walking the downtown mall. Some of you might remember, others don't. There was an insurance company down there by the name of Darden Power. Every morning he'd come and he'd say, you all get back, Ms. Colesville is coming through. So Colesville is really a special place. And that's where I got my start. Matter of fact, I was even a school bus driver for Albemarle County one time.

[00:24:14] So I've kind of been around the rim. So Albemarle County is really my home. Wonderful to see you. Thank you, Sheriff. All right. We will move to item B, under 6. We have the Virginia Association of Counties Achievement Award.

[00:24:32] We have with us Jeremy Bennett, the VACO Director of Intergovernmental Affairs. And we'll have some staff joining Mr. Bennett after his remarks. Yes. Well, thank you, Mr. Chair, members of the board. Good afternoon. My name is Jeremy Bennett.

[00:24:47] as head director of intergovernmental affairs with the virginia association of counties it's my pleasure to be back in my former home county the album all and uh before i begin the presentation just allow me to say what a privilege is to follow the proclamation for coeswell i mean recognizing that local history uh just shows how great virginia is and you know how great the local government uh can can do that so but it is my distinct privilege today to present the vaco achievement awards to Albemarle County. And for the benefit of your constituents who may not be familiar with the Virginia Association of Counties, VACO has existed since 1934 to serve and support your efforts as

[00:25:22] county officials. We support counties in many ways, versus through our advocacy, efforts in the state legislature and the federal level, and we also serve counties through our educational programs, member services, and communications efforts. And I'd be remiss of not recognizing Supervisor Malik, who is on the VACO Board of Directors and a former VACO President.

[00:25:41] But in 2003, we established our Achievement Award Program to recognize counties that have adopted innovative approaches providing public services and identifying programs that could serve as models for other counties to emulate. And today, I'm very proud to present Admiral County with the Achievement Award for the AC44 Program.

[00:25:57] And I know there will be folks who could speak more to it, but just it's amazing to see the strategic vision of the county, the community engagement as you plan for smart growth in a very dynamic

and growing community so this is Vaco's 24th annual achievement awards program and this year we received 103 entries of which only 40 winners were selected from 26 counties so as you can tell it's a truly competitive program is less than 40% of the entries were selected as winners almost is a kind of a rock star this program you've won the achievement

[00:26:30] awards 11 times already, and you're tied for 12th all-time awards across the Commonwealth of Virginia. You won an achievement award four years in a row, five of the past six years, and you won two achievement awards in your inaugural year of 2003, and won awards since 2005 and 2008, 16, 18, 21, 23, 24, and 25. So keep on rolling with the applications. You guys are really knocking it out of the park. And when our judges were evaluating criteria, several of the guidelines that they looked into, you know, winning programs was does the program offer an innovative

[00:27:07] solution to a problem, situation, or delivery of services? Does the program promote intergovernmental cooperation? And is it a model that other local governments can look to? And clearly ACE 44 definitely hits all those criteria. I believe that Tanya Swartzen-Truber, James Wilkinson, Ben Holt might be here, and I would turn, if it's all right with you, I would turn it over to them to talk a little bit more about the program, the subject matter experts, and then present the award and maybe get a picture that we could share with the rest of the membership

[00:27:37] at our annual conference this year. Great. So unfortunately, Ben couldn't be with us today, but I know you all have seen quite a bit of all three of us in the past year or two. I'm joined by James Wilkinson as well, so thank you to BACO for this honor.

[00:28:01] On behalf of the county, I'm pleased to accept this Achievement Award for AC44, our update to the county's comprehensive plan adopted just this past October. Albemarle expects to welcome 31,000 new residents over the next 20 years.

[00:28:19] We set out to build a plan that was technically sound and shaped by the people who call our county home. More than 2,700 residents participated through 87 public meetings, 39 questionnaires, and tools like our chat kits, which enabled neighbors to lead their own conversations and share their input with us.

[00:28:42] Today, our growth management policy continues to channel new development into just 5% of our growth area, of the county's land, while protecting 689 square miles of rural area for agricultural, forestry, and conservation. Paired with our seven big moves that turn this 20-year vision into near-term priorities, AC44 gives us practical bridge between long-range planning and everyday decision-making. I'd like to thank our Board of Supervisors and Planning Commission,

[00:29:18] our leadership, our internal and external partners, and above all, our residents whose voices are reflected on every page of AC44. Looking forward, AC44 implementation is now in full swing across efforts that include zoning modernization, multimodal transportation planning, and activity center planning. Thank you again to VACO for this award.

[00:29:42] Oh, I see people jumping in.

[00:30:21] Thank you. Thank you, Jeremy, for coming. Supervisor Malek. Thank you. Being old, I can say that I first participated in the review in 1985, and the reason that I've been so strident about having community action on this is because of all the thousands of our predecessors who have weighed in at every five-year interval and all those different chapters all these years who have built where we are today.

[00:30:48] And so sweeping it out and putting in something brand new was not honoring their effort as well. So I'm really pleased with the way it turned out. I know it was a struggle, and that's okay, because good things are hard to achieve, and I appreciate all of everybody's work.

[00:31:04] Thank you. Supervisor Duncan. Since I didn't participate in it at all, I'm, like, super excited that, you know, I could talk. But, no, it's a really great project. I was looking at the list of all the nominations and awards and there's a lot of things that the counties are doing and I imagine deciding which ones are worth the awards is a lot of effort so thank you to VACO for doing this and also it just stands out that you know that it was an achievement and you know a lot of people participated and so it's a nice kind of county award that you put in

[00:31:41] the work and you can get a really good product. Supervisor Pruitt? Congratulations y'all. This was a really Herculean task that staff engaged with. I got to participate both as a member of the public and then as a supervisor for over a year in the same process, which is a fun experience.

[00:32:05] And I know, I sometimes grouse that we are a less politically engaged populace. And y'all put in the work to make sure we got some engagement on this process. and I know that's not always easy and required a lot of work from staff so congratulations very well deserved I will also just add mr. Bennett really just lauded on all these plaudits for Albemarle County but the the thing I caught is that there's at least 11 localities that have won more awards than us I don't really know how we change that but I'm gonna with with the board's

[00:32:44] assent I'm going to task mr. Richardson to make sure that we catch up I want to at least top five I don't even know who's in the top five but I want to be in the top five make a motion we have to make a motion to up our game we should be applying to every single category supervisor missile thank you yeah congratulations you know you said 87 public meetings I mean it's it's a Herculean effort right and so it's great to take time to celebrate and and it's also great to start thinking ahead right looking forward to what this really

[00:33:19] means for the for the county also super tricky trying to balance you know economic development let's go let's get this moving and preserve our rural areas at the same time I mean you were walking a line the whole time you were doing it so thank you and thank Ben for me when you see him yeah we appreciate coming down to acknowledge our staff I mean we you know as I work through these kind of things, you just expect that the process is the norm, because that's how we're doing it, right?

[00:33:47] And I would imagine other places do have a similar kind of reaction, but it's nice when somebody outside looking in identifies or acknowledges that, no, that process is a pretty good one, and it's one that others can look to. So you all should be very proud of the work that you did with that, and thankful to Vaco for pointing that out. And in like fashion, those others that were winning awards as well that we look there and go okay can we you know the sign of award winners is that they're constantly looking around to figure out how to get better which is probably part and parcel to winning some some acknowledgement awards so um look forward to

[00:34:24] to continue that kind of learning so thank you very much for being with us today uh and did you get your pictures for that will satisfy everything okay very good thank you very much thank you so much to you all, and have a good day. I'm going to enjoy stopping at Carter Mountain before I head back to Richmond.

[00:34:40] Thank you, Jared. All right, board. Our next item C, one I'm almost reluctant to have to do, but it is a resolution of appreciation for Police Chief Sean Reeves, and I'm going to take my prerogative as chair to read this proclamation in the form of a motion.

[00:35:02] Resolution of appreciation for Sean Reeves. Whereas, Colonel Sean Reeves has completed more than 30 years in public service, beginning as a military police officer in the United States Army from 1996 to 2001, and as a sworn law enforcement officer in the Commonwealth of Virginia, and whereas Colonel Reeves has faithfully served the county of Albemarle for 25 years, first joining the Albemarle County Police Department as a patrol officer in 2001, steadily advancing through several roles before being appointed chief of police in 2022 and whereas during his time with acpd colonel

[00:35:40] reeves played a pivotal role in several priority projects including creating the cyber crimes unit developing a community coalition around mental health crisis response advancing the body worn camera program and serving as the lead acpd representative on the county's incident management teams for COVID-19, the at-ready statute removal, and the events of August 12th. And whereas Colonel Reeves provided leadership and key initiatives to ensure an effective response to mental health emergencies, including launching the Human Services Alternative Response Team, or HEART, which established the county's co-response model for behavioral health crises through

[00:36:19] collaboration among law enforcement, fire rescue, and social service professionals, and opening the Crisis Intervention Team Assessment Center in partnership with Region 10. And whereas Colonel Reeves championed the safety of our community through initiatives such as rescue task force training, building relationships with local and statewide public safety partners, participating in the Project Safe Neighborhood Partnership, and training officers in the use of Narcon in the field, which resulted in dozens of lives saved. And whereas during his tenure as chief of police, Colonel Reeves modernized law enforcement practices to meet the needs of a growing community,

[00:36:59] championed initiatives to attract and retain high-quality police officers, updated departmental policies and procedures to improve service delivery, and established an employee mental and physical wellness program to ensure ACPD officers have access to the resources they need to effectively respond to calls for service and sustain long-term careers in law enforcement.

[00:37:22] Now, therefore, be it resolved by the Albemarle County Board of Supervisors that Colonel Sean Reeves is hereby honored and commended for his many years of exceptional service to the County of Albemarle, the Albemarle County Police Department, Albemarle County residents, the broader community in which we live, and the entire Commonwealth of Virginia, with knowledge that Albemarle County is strengthened and distinguished by Colonel Reeves' dedication, commitment, professionalism, and compassion in meeting community needs.

[00:37:51] And be it further resolved that a copy of this resolution be spread upon the minutes of this meeting of the Albemarle County Board of Supervisors as a lasting, visible testament to the esteem in which Colonel Reeves is held by this board and previous boards for his lasting legacy of community service and the tangible results from his work to make Albemarle County better for future generations.

[00:38:12] Signed this 19th day of August, 2026. Second. All right, the motion has been made and seconded. Without objection, if the clerk will please call the roll. Mr. Galloway? Yes. Ms. Lapista-Kirtley? Aye. Ms. Malik? Yes. Mr. Missel? Aye.

[00:38:28] Mr. Pruitt? Aye. Ms. Duncan? Yes. And Chief, we'd love to have you join us for some remarks. Mr. Richardson, do you want to make any remarks as the Chief is coming forward? Mr. Chair, thank you. This organization yesterday enjoyed a wonderful opportunity to spend some time with Sean and his family, as well as the Almar County Police Department, some retired special guests who were here yesterday celebrating Sean.

[00:38:58] And so we told folks that were there yesterday that today would be another opportunity at the Board of Supervisors level in a public meeting to thank our sixth police chief since the inception of our police department in 1984 for his service to not just this county, but to our nation, and to celebrate a wonderful full-service retirement and 30 years of service to our United States, the state of Virginia, and Albemarle County.

[00:39:30] So with that, Mr. Chair, I'll turn it back over to you, and thank you to the board members who were able to come yesterday, and thank you for the board's attention to this today. And Chief, we would love it if you made some remarks, and then we're going to talk about you to you. Thank you chair Galloway and members of the board for the kind remarks on both humbled and honored today, I am joined by By my beautiful wife Christina Reeves and also the acting chief of police now major range Jamerson as well as people from OLT Everything that you've listed those accomplishments and achievements

[00:40:08] They would not have been possible quite frankly without the support from across the organization without the work of the men and women the Elmar County Police Department my job was easiest providing vision and direction it is people like Major Jamerson officer Cox and members of my command staff that really push those initiatives forward even though I realized and I joked with mr. Henry the deputy county executive that the cops hate two things they hate change and they hate the way things are. And knowing that and still managing to execute change leadership

[00:40:47] in the past four and a half years, it truly has been my honor and privilege to serve this county as the chief of police. And then looking back, as Mitchell Richardson says, for 25 years and serving at our police department, serving this community for more than half of the police Department's entire existence, it really hits home with me. And I have full faith and confidence that our police department is in great hands. We're headed in the right direction, absolutely, with the help of Christy Shiflett and her team, but more importantly, the Deputy County Executive,

[00:41:23] Mr. Trevor Henry, and for Jeff Richardson's leadership. Jeff really and Trevor both pushed me and challenged me to get out of my comfort zone and be a better leader and a better person that ultimately made me a better chief of police and for that i'll always be grateful so thank you gentlemen and thank you to this board for your unwavering support through some of the most difficult times in law enforcement that we've had in the past decade in my senior leadership through a global pandemic through the unite the right rally through the kkk rallies even though that those happened in the city of Charlottesville.

[00:42:01] Our jurisdiction, as you know, was sucked directly into those vids. The statute removal will be in the first jurisdiction to legally remove a statute during that time in our state's history. And being part of that, plus other significant major criminal investigations, it's really been my honor and privilege to serve this community.

[00:42:24] And I thank you all for your support and continued support. And take care, and you all will be missed. Supervisor Lapisto-Kirtley? You know this is going to be hard for me. I will get through it.

[00:42:41] You have been a steady and continued person in the police department that has shown progress to our community. And you've continued to go forward. I'm just going to mention a few things that I think will resonate with our residents.

[00:42:59] Your collaboration with the fire department has been extraordinary because it shows everybody we're all on one team and we support you. And they look up to us, by the way. Pardon? And they look up to the police department, so that helps.

[00:43:16] Of course we look up to the police. They look up to the police department. I'm going to catch heck for that, you know. The body-worn cameras shows that our community is, you're showing transparency, you're showing transparency.

[00:43:32] what we can do so that people or community will trust us. That's extremely important. The HARTs team shows innovation and it shows you care because we're looking at helping people in a little bit different way.

[00:43:48] Cyber crimes, I think we're going to see that very, very busy every single year. That's really going to be right up there. But on a personal level, you have shown to be a remarkable leader and to command everybody and to move progress in such a way that it wasn't a knee-jerk reaction.

[00:44:19] It was well thought out, it was well presented, and it was well received. You've helped us, the police department, in so many areas to become a better community. And for that, I'll always be thankful and grateful. Thank you.

[00:44:34] Thank you. And if I may, sir, I'd be remiss if I didn't recognize Ms. Kaki Demick when we talked about the HART team. Prior to her arrival, all I did was, again, vision, direction, start planting those seeds. It was all Kaki that really took the leadership role and got it across the goal line.

[00:44:53] So I didn't want to stand here and take all the credit for that when it was Kaki back here that did a lot of the work. I know that, but I was waiting until Khaki retires to mention that. Supervisor Malik.

[00:45:08] Thank you, John, and to all your department. I'm talking a lot about my childhood today, which is surprising considering. But way back in the 50s, we had about 20,000 residents and one sheriff. And he sat at the corner of Barracks Road and 29 and waited for a call because where else would you know to be able to go in all those different directions?

[00:45:28] And while previous leadership prevented connections of officers on patrol with their constituents, community policing has brought this whole new world to us here and returned us basically to the old version, but brought our department to be a true anchor in our community.

[00:45:50] I am so proud of the way the department has evolved over the last 19 years, and I recognize that that was a dramatic change that you all managed. I know you mentioned officers don't generally like change, but there were staff who walked away. But to the tremendous credit to all who stayed, we are so proud of what you have achieved.

[00:46:12] Leaders such of you, as you, have guided all those successes. Congratulations and thank you. Thank you, ma'am. Supervisor Duncan. In the short time that I've gotten to interact with you, I've been very impressed.

[00:46:28] And so, you know, everything that everyone is saying rings true. So thank you for your service, and I did also just want to highlight, you know, the one thing that I'm really happy that we have is the

HART team and sort of having the vision for it, but also being willing to work with CACI and willing to work with another department to do this.

[00:46:51] Not everyone would do that. Not every police chief is willing to do that, and so I really appreciate your effort in doing that and the collaboration because I think it's really important that we have that. And again, if I may, that's a testament to Mr. Richardson, the culture that he set in this county and his expectations that as leaders that we work together, collaborate to problem solve.

[00:47:13] So I appreciate the acknowledgement, but that speaks volumes. It's not just me. Any department head could be up here and they would do the same thing and collaborate, cooperate with one another. So thank you. Supervisor Pruitt.

[00:47:29] Thank you so much for your years of service to this county. you know we have been through a period of a lot of change as a county over the last several decades we've grown significantly and what we look like has changed a lot there's been a lot of changes as a country during that same time and unsurprisingly like the force and what we expect out of police and the role of police in our jurisdiction has changed a lot and so much of has been under your leadership, really, really dramatic changes in how we respond to and engage

[00:48:06] with issues of mental health that you've led, how we respond and engage with public unrest, how we work with and don't work with sometimes challenging relationships with state and federal partners. You have led a really steady ship through that period. And this is also a period It's not lost on me, right, where police and elected officials are often at loggerheads in a lot of jurisdictions.

[00:48:38] And that's especially true, to put the tiger on the table, of jurisdictions that are led by Democrats during the last several years. And that, at least during my service on the board, has not been the case. And, like, some of that is this board being on the same level as y'all and in lockstep with y'all, but it's a two-way street.

[00:48:59] And I'm so grateful to have had the partnership of a police department where I feel like we all have a shared vision of how to protect and serve this community. And I'm very grateful for that. And I'm also going to share a dumb, embarrassing story, which I think is appropriate on the moment of your retirement.

[00:49:19] The first time you and I met, embarrassingly late, I had already been elected. My apologies. And I had not met you or actually seen you before. And when I met you, this is a very inappropriate response.

[00:49:36] And I regret it. But I said, wow, you're the chief of police? You're very young to be the chief of police, is what I said. Couldn't control myself. The first thing out of my mouth. And you're like, sir, I've been in law enforcement for over 25 years. I'm years old.

[00:49:52] To which I said, well, hot damn, double congratulations. I wouldn't have guessed. this is all just to say you're not going to go up to people and say i'm a retired career law enforcement officer and so many other people are gonna say hot damn you're so young thank you thank you for that and uh i really appreciate again the support and the recognition for um those trials and tribulations that that our police officers have gone through and recognizing the political climate and just understanding with respect to our elected

[00:50:31] officials. It is imperative. And that is one thing that, again, that I believe in as chief of police. As a chief of police, unlike elected officials, we have to be apolitical. We serve our community. We're public service just like every other department, but especially so in reminding that we don't take political sides. We force the laws as they are, not as they should be and we're tasked with upholding the constitution and I think that that is imperative as a chief and as officers that we remember that. Supervisor Missel. Thank you. I have a couple of observations

[00:51:07] and I think one regret, I'll start with the regret and that is that I haven't had an opportunity to really work with you for very long and I would have liked that a great deal. Second observation is 30 years of service. I didn't realize you could start in this business when you were 10.

[00:51:25] the supervisor approved comment um the other is that as i've been listening to you you've spent almost your entire time deflecting praise and sharing it and pointing to others um and away from yourself and to me it that rises to the top of the the most um the strongest characteristic of a true great leader so congratulations and looking forward to next steps for you thank you sir yeah I echo both you're too young and to the marks and the signs of good leadership.

[00:52:00] You know I have immense gratitude for you and the service you've done. I think the thing that is unusual for anybody in any organization these days is the fact that you went from patrol officer to chief in one organization. That's remarkable, especially in this time and day.

[00:52:16] But I think the unique thing, in addition to the remarks that have been made, is that i think now and i've held chiefs you and those who come before you in very high regard but now moving forward you have kind of helped us shape the mold of what we want our chief to be in albemore county because of the things that have been mentioned we share an idea and a sense of how policing should happen in our county we've been on the same page we have found different things to put in place that kind of back up what that philosophy or that approach is but you know the person that solidified it and and and we're truly molded it together has been you

[00:52:55] and the leadership that you've had so i think that's something that you should be incredibly proud of and know that every chief that comes after you is going to be judged against what you have molded for this position here in albemarle and i think that's something you should be very proud of so with that uh and joining with all the remarks that have been said i just again on behalf of the board of supervisors in the county we all appreciate what you have done for all the residents of the county knowing that we're a better place and a better community because of all of your service so thank you much sean and enjoy your retirement well thank you everybody

[00:53:27] safe travels all right thank you board see if we can get caught up on some time

[00:54:20] but we have public our next item is item seven public comment matters previously considered are currently pending before the board other than scheduled for public hearing we have no one signed up. So we will move to item number eight, which is our consent agenda. And I'm not aware of anything that needs to be pulled from consent. Are there any items? Is there a motion to adopt the consent agenda? So moved. Second. All right. The motion has been made and seconded. Without objection, the clerk will please call the roll. Mr. Galloway? Yes. Ms. Lapista-Curtley? Aye. Ms.

[00:54:57] Malik? Yes. Mr. Missel? Aye. Mr. Pruitt? Aye. Ms. Duncan? Yes. All right. Consent agenda is approved thank you and that will take us to item not look at that we're four minutes ahead of schedule

item number nine affordable rental housing incentive program request attain on fifth and our director of housing stacy pethian i see jacob joining as well kaki moving to the front row

[00:55:22] good afternoon good afternoon i think i have this close enough to my mouth today i'm stacy pethian director of housing and i'm here with um jacob subner the chief financial chief finance officer and we are here to present the affordable rental housing incentive program

[00:55:59] incentive request for the attain on fifth project i would like to note that you will see that attain on fifth will be coming back to you later this evening so this agenda item right now is solely focused on the incentive program the affordable rental housing incentive program otherwise known as RHIP, because that's easier to say, was approved by the board in February of 2024.

[00:56:35] And it really implements Appendix 8.2 of the County Code of Ordinances. And Appendix 8.2 is the ordinance that allows the county to provide grants or loans to developers for the construction of affordable housing. Projects that are eligible for a grant through the incentive program the amount of the incentive would be equal to 15% of the total taxes paid on the property each year for a total of 30 years to be eligible for an our hip incentive construction of new affordable rental units must be included

[00:57:14] in the project the project must contain at least 11 residential units to make it really financially feasible for developers to take advantage of this project must be located in Elmore County specifically within the development areas with options to move outside of that if appropriate. The applicant must own or control the project site and have an approved rezoning of the project site if that is applicable to that project and at least 20 percent of the total rental units on the property should be affordable at or below 60 percent of area median income. There is an opportunity for projects that fall

[00:57:52] outside of those program parameters to be to become eligible for incentive and those are really looked at on a case-by-case basis and this would be one of those cases the rhip application process is non-competitive and applications are accepted on a rolling basis throughout the year those applications once received are reviewed by the department of finance and budget and housing office staff for program compliance the project budget provided with the application must demonstrate that the affordable unit construction would not be feasible

[00:58:30] without the incentive grant. And as always, the incentive is approved by the board. Specifically for the Attain on Fifth project, this would apply to phase two of Attain on Fifth project. And Attain on Fifth is what was formerly known as Capillary Crossing. This specific phase two project proposes to construct an additional 165 rental units throughout the property for a total of 309 units. A total of 62 or 20 percent of those 309 units would be provided as affordable

[00:59:06] housing and broken into two affordability levels. 10 percent or 31 units would be provided at 60 percent of AMI, with the additional, the other half of those 31 units provided at 80 percent AMI. All affordability periods would last for 30 years. The units that are proposed include 22-bedroom, two-bath units and 42 three-bedroom, three-bathroom units. It's important to note that those larger three-bedroom sized units are, there's not a lot of that, those sized units in

[00:59:40] the county. It's difficult for families of any income level to find them, but particularly those with below median income. The RHIP incentive, if approved, would be approximately five million dollars over the 30-year compliance period and if the board approves the incentive then a performance

agreement would be drafted that would include the terms of the grant the annual grant amount that is estimated to be paid out timeline for those payments the total affordability period

[01:00:17] as well as reporting and compliance requirements so we want to open it up to the board for any questions? Again, Mr. Sumner is here to answer any of the financial side. It's like, eh, Mr. Sumner's here to answer those. Supervisor Lapista Kirtland. Yes, could you please go back to page five? I think that's it. Nope, wrong. Okay. Of the 309 units, I know they're constructing an additional 165 new rental units, correct? That's correct. But the entire 309 units, they're all rentals.

[01:00:54] Correct, they will all be rentals. What we're offering, the incentive program, will they cover the affordable units of the 165, or will they be dispersed throughout the entire 309, or will they be only in the 309, the old section?

[01:01:15] I believe at the moment most of them would be in the old section, so the existing units are there. So we're paying an incentive to refurbish, basically. Yes? so that most of the most of them will be in in the existing units there will be some in the new units um but due to the income that will be lost providing those lower rents even in the existing units that's what this incentive allows thank you no other questions supervisor malik thank you so when i was reading the packet the first time there seemed to be a discrepancy about

[01:01:51] the new units versus or the affordable units versus the entire property but i understand the rebate is based upon the value of the entire property yes ma'am and yet we're immediately giving up half of the below the 60 percent ami and below right off the bat so i'm concerned about that so that's i don't really have a question i just think that we're giving up on the first day of making an

[01:02:21] achievement of what we uh should be getting thank you supervisor duncan is this only the second application we've had that's using the RHIP. Correct. Do you know if we have more applications using this in the pipeline? I believe I just received an email about one, but I haven't had a chance literally right before we got up here. But just potentially one? Yes, so far.

[01:02:55] I guess I'm just sort of curious if, kind of big picture, if this is working or if we should make adjustments at some point to how this is working if we're not getting applications. But that's all I have on that. Supervisor Pruitt?

[01:03:14] I'd begin by echoing kind of, actually both the two previous comments, because they, you know, they had different normative flavors, but they got at the same issue, which is I would continue to share whether or not this is a program that has been appropriately calibrated to the current economic moment.

[01:03:35] If the first for-profit that we've had come before us trying very hard and with a property that they got at a bargain still is not able to fully come into accordance with our expectation, that indicates, I think, a flaw in our design of the program that it is this challenging.

[01:04:01] They've made, I would say, a very good try at trying to comply with our standards. Also, we're, I think, in real time kind of figuring out the speed bumps of how we're going to implement this. This is almost more of an internal thing here, but, like, I think there's a sequencing problem here with the agenda as I'm looking at it and experiencing this as a board member because there is an exchange of things of value that is happening with RHIP and also with the final approval itself related to proffers.

[01:04:40] those things of value all speak to one another, right? Money is fungible. Units are convertible into money, which is fungible. But we're making a decision on one part before the rest of it even comes to us. And frankly, a lot of the, I think, more substantive discussion we're going to have on finances related to the project and that scope of benefits to the community and benefits to the company is going to happen in the latter half.

[01:05:09] But we're kind of backing ourselves into a potential decision in the first half with the decision on our hip. So I will just observe that I know how I feel about this project. But if I didn't, this would be very frustrating for me, for it to come before me in this broken out part and with a kind of dispositive element earlier in the meeting before we've had an opportunity to substantively engage with the rest of it.

[01:05:36] It feels like those need to walk a little closer together. In the same way, we might have necessary variances come immediately after a zoning decision, right? Steep slope requirements, which we have for this, come immediately after a zoning decision. Those feel married in a way to the zoning decision that this also feels like it needs to be married up.

[01:05:59] And it's not currently, which, again, I'm very familiar with this project. So in this instant moment, it is not a crisis for me. but if this was a more controversial project that I didn't know anything about, this would be a very hard thing to come before me first.

[01:06:15] I'm sorry, I belabored that point a little. I think there's also, this is maybe a bit of a, I was recently trying to remind myself that I was correctly remembering the exact criteria of this program.

[01:06:34] This board's probably sick of me saying this. I found it hard to find our own policies on it, and I know when I first sat down with the applicant, They had had a hard time finding the exact policies of it, and I had to, from memory, having voted on it, lay it out, which is not a great position.

[01:06:55] And particularly the thing that two previous supervisors mentioned is a thing that I don't think we are advertising well, which is that the affordability requirement applies to newly created units.

[01:07:15] so that is the unit of analysis is newly created for how 20 percent of that being newly being affordable while the tax credit applies to total project value so there are two separate scopes of analysis the creation of affordability requirement is only analyzing new units in a redev whereas the tax benefit is analyzing the entirety of the project that is um that is not intuitive that that would be how that would work and i'm not sure i'm not sure that's apparent

[01:07:53] especially if you're not someone who's very steeped in our local zoning culture um and this kind of goes into the general thing i've expressed worry about is that you shouldn't need to be steeped in local zoning culture um to be able to successfully apply like it is it is great for williams and mullen that they get the business of being the experts who you have to come to to get things through and I hate that I'm trying to maybe harm their bottom line on this but it should be relatively easy to figure out what the rules are and I worry that it's not and you need to partner with these experts or be one

[01:08:31] of the people already in the development pool that being said I think if the applicant had the opportunity to present at this another just procedural thing I don't think we have an opportunity for the applicant to present on this heard nope yep um and again we're deciding at first if the applicant had the opportunity to present on this i'm sure they would make a good uh uh explanation of the challenges in fully complying with our uh with our requirement on this uh and they've come quite close they got to the spirit

[01:09:07] of doing 20 percent um and so i i am comfortable knowing that they did their homework uh trying to deliver what we've identified as being of value I'm comfortable looking aside that requirement that we've implemented in approving this oh thank you and I appreciate having the opportunity to kind of lay out these concerns I just clarify something to the board I just want to clarify that the affordability application that's before the board right now and then the rezoning applications for this evening are independent that a decision today does

[01:09:46] not obligate the board in terms of its zoning decisions this evening nor does the zoning decision to see this evening obligate the board on anything regarding the affordability incentives before the board at the moment that is well taken I realize I said that they imply each other I I in practice feel like they heavily speak to one another but of course formally they don't supervisor missile yeah thanks very much so I've had the opportunity probably like supervisor other supervisors to have seen this in other areas and other

[01:10:19] venues and appreciate the vision and the design and the goals for the development you know the more we do these things this is our second one the better we're going to get at it and maybe the next time the sequencing changes a little bit or there's a different approach to how we learn about it I also have been thinking about that sequencing a fair amount because I want to ask the applicant questions and and it feels like that might inform that but on the flip side is if we if we don't agree to this if we don't move forward with this they don't have a project and so they're going to

[01:10:57] have to go back to the drawing board and they're going to have to figure this out and do a whole different pro forma and capital stack so it's a chicken and egg thing kind of um and i think that you know if we do support this they'll be able to move forward as planned and as they will likely present to us later today i also know that and having worked on this and learned so much about this over the last few years we need every possible source of funds to make affordable housing reality a reality in this community we all know that i think maybe chair galway mentioned that the other

[01:11:37] day in one of our other meetings we were talking about how we need to do everything we can to to leverage every avenue. And this is one of those avenues that we can leverage. It also just ticks the box in other ways. So I know this is independent of the zoning, but it's hard for me to separate a project from its funding source because without one, the other one is not a reality. But the way this has been designed and the infill that we're going to be seeing later and the use of this and the reuse of this and the improvement in terms of quality of life I think that this development

[01:12:15] will bring and the reasonable approach to parking etc etc are things that we can learn from that will help affordable housing come to the community as well so it's multi-layered to me so that's all I guess I was supposed to ask questions none of that was a question sorry anybody asked a question well ask him you were supposed to ask him no no i've written him down since it was my turn i'll come back later you go ahead um well a few comments based on some of the comments that have been made as my involvement with the creation of this incentive program was pretty on at the point

[01:12:55] and so i feel like i have a good memory of why things are in place that they are given when we past it first the sequencing okay today you know when it was discussed when we put this into place i don't know that we ever foresaw that we would be making a decision on the incentive and then having a zoning question on the same day but we did very clearly because of what we heard from develop the development

community and applicants was that if we don't know we're going to get the incentive to your point about what changes the pro forma they need to know that before they go

[01:13:30] through the whole rezoning process. And I agree, that's reasonable. If I'm not getting it, then that may change the whole way or even putting the application in. I'd rather know that before I put the application in than proceeding through everything. So the board was the one that when we passed the incentive back in February, what, four years ago, that said we have to come up with the process of how to get the incentive question in front of us and say, all right, we can decide that and this is only the second the second one so there can be commentary on the process because

[01:14:07] that's how we're going to learn and get better if we continue to do the program but i don't want i don't want to make it because at one point we felt like the incentive would be made after the rezoning well that that's kind of backwards and how this stuff works because you're also going and finding all the other things that you need to find out to see if you can make a project work and the board agreed to that with our vote we also agreed to some flexibility and part of the conversation of giving it to the whole project, the whole property, versus just the affordable property, is math. If we changed this to just to give the tax rebate on just the units that were

[01:14:46] affordable, that \$5 million would be significantly less over the 30 years, and so therefore the incentive to help make the project would be significantly less. One of the critiques that we've received since we put it in place was that, and why we're seeing this mix, some at 60 and some at 80 is the reality of what we've been hearing for the last three or four years. Even with the 15% of the whole project for 30 years, it's still difficult to get them all to that lower AMI point.

[01:15:14] And that has been borne out in all other projects. For-profits, non-profits are all having the same kind of issue with that. So I say all of that to say is that we had these discussions at the time when we voted on it. We said this will be the process moving forward, and we made the decision on that. That doesn't mean you have to be thrilled with it or happy with it or can't critique it, but it is what we put in place for people to be able to count on. And so now we have one that's here. I have no problem voting on the incentive and then looking at the applicants in the eye and going, this means nothing for your decisions for tonight. They're completely disconnected.

[01:15:49] But this one has to be known first because if this money goes away, if this incentive goes away, then they may not even want to proceed with the piece tonight. Now, I would hope that in future times, it might be a different than the same day. I mean, that's kind of interesting that they've come to that point. But I still think the sequencing is fine. And we baked in flexibility.

[01:16:11] So if, you know, and again, I'm not counterpointing stuff, but if we wanted the extra 10% to be at 60, well, then we'd have to kick up the 15% to something else. I mean, that's just, that's how this is working. And at the time, I remember baking in flexibility because we could say if we buy into a project we believe in that project and everyone knowing that everything is you know going to be the same it's not going to be a cookie cutter every single time the board should have its prerogative to be able to say all right well there's there it is now you can trust it or not or believe it or not that's up to each of you to do that but the fact is is if we wanted

[01:16:50] all 20 percent to be at 60 percent ami we could move the incentive we would have to go further than the 15 percent um this is bringing it forward the 60 i don't know uh at the at the the higher bedrooms if the if they would have issues filling filling the units at 60 for the for the three bedrooms i mean this gets

into with the home ownership where you get so far in the subsidy but then there are other barriers that pop up from allowing people to go through even though you've given strong subsidy but that's a that's a different tangent jacob is one of the ways to think about this i looked at 5 million over 30 years and i just did some basic math it came out

[01:17:29] to about 225 a month per unit if i just focus on the affordable units is that kind of a way to go into that so i took 30 i took 5 million divided it by 30 i divided that by 12 and then i divided that by 62 and i got a monthly amount and that was about what the subsidy is and i don't know if it translates to the rent that way like i don't know if i state that and my math is correct to then go yes each of those 62 units the county is subsidizing just over about 220 dollars per unit is that a is that a way to think about it or is that just not that's too simplistic that is a way

[01:18:07] to think about it um your math is right you know you are accurate on that i would say the translation into uh how it impacts those rents i would look to stacy to comment on that but you are correct When we looked at the five, what the impact of that property and its assessed value over the phase two and what the rebate would look like from the change in that assessed value, it equates about that \$5 million over those 30 years.

[01:18:34] I think moving as we get these projects in place, we need to track it in that way. Because that, I mean, it doesn't sound like a lot, \$225 a month. You know, when we did VISTA 29 and I backed into the water fees, that was about another \$135, \$145 a month on it.

[01:18:53] So it's interesting how things are baked in, but that's basically what this means. So if we want to do an extra 10% at 60, there's probably some number. It's probably maybe somewhere between 25% and a third more than what we're offering that would be able to provide that same level of per unit subsidy at the 80%, but it would just go higher.

[01:19:14] I'm supportive of the incentive. I'd be supportive of even having a conversation if we wanted to go further. And while it's lost revenue is the cost, but this isn't cash coming out of our pocket from a standpoint of we put it into a fund and now we're taking that fund out and providing a grant.

[01:19:35] So this is a way that gives us a different option besides the cash burden of being able to help some affordable units. I'll go back around just to see if there's any other commentary or questions that have popped up as we build on top of one another. Supervisor Lapista Kirtley. No questions. Thank you.

[01:19:50] Supervisor Malik. Thank you. So there's this, all right, the spirit of the 20%. I know Mike made that comment, and I don't know how to interpret whether this has it or not.

[01:20:13] It does not seem. Are we really expected to believe that the applicant has no 20% alternative in their briefcase? when they've already gone through all of the application for tonight, for example. Mr. Sumner and I met with them several times and went through several different scenarios, and this was the one that all parties came to, yes, that Jacob and I felt was fair for the county as well as fair for the applicant.

[01:20:44] And the \$200 per month subsidy that was just mentioned, is that linked to a parallel rent reduction, Or is that rent reduction built in because it's in a federal funding program?

[01:21:00] I mean, how do we see a trackability on that? So those tracking mechanisms will be laid out within the performance. So there will be a performance agreement to track these payments over that 30-

year period. There will be reporting requirements embedded in that performance agreement.

[01:21:17] So we can track that. And it will be based on the 60% because that doesn't necessarily mean it took \$225 to meet the percentage. So they're going to be obligated to meet the percentage of AMI, not that they're giving a set amount per unit.

[01:21:35] It's just one way of looking at what your cost was. That's why I brought that up. Correct. And basically the per unit is also attributed to the 10% at 80 AMI, which is not going to have the same deficit. So that's not clear either as far as how it's really impacted here.

[01:21:56] Okay. Thank you. I don't have any other questions, I guess. Supervisor Duncan? This is a point that I'll mostly save and bring up later tonight, but just sort of what we're talking about, thinking about how things cost. If you look at the timeline of this project, there's been a really long time, and I have questions about that later tonight, but just kind of how long it's taken to get before us is also money that they're spending on this and is affecting the affordability.

[01:22:28] Supervisor Pruitt, any further? I mainly just wanted to clarify that when I mentioned the difference in analysis between how which units are being analyzed for the affordability set aside versus which units are beholden for the tax abatement, that was not a critique of our policy for that.

[01:22:51] I think our policy is probably necessary on that. It's more of a concern about the public availability of that knowledge. So I was not sure if that was you responding to my statement on that. I also do take the – I'm remembering now this conversation we had about sequencing.

[01:23:11] I think maybe some of my concerns on this coming to us separate and first is maybe specifically informed by – we mentioned the briefcase of alternative pro formas. I was aware of the existence of those alternative pro formas, which would also speak to what comes before us in the second half.

[01:23:35] I appreciate now that I'm thinking about it that we are down to one alternative in that analysis of alternatives at this point in time. So that might be my concern might be a little obviated on that, although I do still think I mean, we're sitting here kind of wanting to ask the applicant questions.

[01:23:52] it does feel like this maybe might walk it could walk in a different way like they could have come to us six months earlier with this part and then done the rest of it later but if they're going to come in the same day it does feel like it might make sense for them to walk together i don't know again we're feeling it out in real time yeah uh supervisor missile any thanks just a couple quick comments one is you know it's really simple math right it's inputs and outputs basically and when you think about this idea of the sequencing and the 20 percent and the etc a lot of work has been

[01:24:27] done by staff and thank you for saying that in advance of this it might be interesting to have two options that come before you i don't know how that would look but one is if you want it if you wanted you know 20 at 60 this is what it would take and we can do it as a developer but it's going to take the county to do this to make that happen so just understanding where those parameters are, and probably a lot of that work is kind of done behind the scenes with you all.

[01:24:56] It would just be interesting to hear that. Maybe the applicant can share some of that tonight. Great. I was going to say something in addition, and now I've forgotten. Oh, the amount, also just the breakout of the 30, if you take the 5 million divide that by 30, what is that?

[01:25:17] Was that like 120-some or 220-some? I'm forgetting what it was. 166. 166 a year. And the reason I did that last evening was thinking, all right, well, if we took monies out of AHIF and put cash towards it, it would cost us about \$167,000 a year and over a 30-year commitment.

[01:25:38] So that's another way to kind of look at how, where these funds are coming forward to equate it to something to judge it. But, all right, if there are no further comments, then looking for a motion to, where am I? I do have a motion included.

[01:25:57] Oh, there we go. I would suggest that the board adopt the resolution that's attached to the staff report. Is B, as in boy? Yeah. Yes, sir, that's correct. All right. I move that the board approve our HIP incentive for the attain on fifth project and authorize the county executive as attachment B to execute the related performance agreement, if I said that correctly.

[01:26:29] Second. All right. The motion has been made and seconded. Is there any further discussion? All right. if the clerk will please call the roll. Mr. Galloway? Yes. Ms. LaPiesto-Curtley? Aye. Ms. Malik? No. Mr. Missel? Aye. Mr. Pruitt? Aye. Ms. Duncan? Yes. Didn't get the last vote. I thought you voted already. Sorry about that. All right. Motion carries five to one. And that moves us to item number 10. Thank you. Oh, Mr. Richardson. Yes. Yes, sir. Just one before the board moves on to

[01:27:02] zoning modernization. I did want to recognize Ms. Kaki Demick, who supervises Dr. Pethy in our housing program. And we recently were very sad to learn, very happy for Dr. Pethy, but very sad to learn that she will be leaving us very soon to take a position with Cedar Gastonia, North Carolina.

[01:27:23] And I'll turn it over to Ms. Demick because, board, I do believe this will be the last time we see her in lane auditorium because of the scheduling of our meetings and her departure. So I'll turn over to Kaki just to say a few words about Stacey and then invite the board to wish her well.

[01:27:42] Thank you very much. Yes, I believe Stacey has 48 hours left with us. And so unless she appears at future meetings, which you'd be most welcome to, I suspect she'll be dedicated to the doings in Gastonia from now on.

[01:27:58] I just wanted to acknowledge that Stacey has been here just over seven years or so and has maximized that time in our community and moved the Office of Housing from a direct service sort of HUD-based program only to one that includes a robust policy arm and staff that are dedicated to making sure that we're in compliance and maximizing other people's money from the state and from the federal government, which I know you will appreciate, and has created a document on which we stand in terms of housing

[01:28:36] Albemarle, how we move forward, what policy levers we continue to pull, or new ones we decide we want to pull in order to meet this community's affordable housing needs. Her impact will be felt for many years, and we're deeply appreciative of her efforts and her wicked smart ways. Thank you, stacy and i'm going to invite supervisors to make any remarks supervisor lapisto curdle hi stacy i'm going to be sad that you're leaving but i will i will tell you i remember a few years

[01:29:09] ago when you presented to the board the incentives package uh and our heads were spinning uh but you came up with something that i think uh will continue to move forward maybe change a little

[01:29:24] I don't know but you came up with something you know your your office developed something for us to work on because we didn't have an incentive package that I remember and I appreciate that and I

appreciate all the hard work you've you've put into it and all the phone calls that where you've answered my questions have always been forthright and I I really do appreciate that we will miss you thank you and And a shout-out to Kaki because of the HARTs team.

[01:29:58] Thank you for that. And I know you're not retiring anytime soon. Better not. Thank you. Supervisor Malek. Thank you. And thank you for shepherding what has been a very challenging ongoing problem because what you walked into was no list, no people, no management of vouchers.

[01:30:17] I mean, it was awful. And all my complaints for 10 years never get anywhere. So I appreciate all of the order which you have brought to the operation, along with all the order that our county executive has maintained as well. And I will always remember the many things I learned during our drive to Culpeper and back on four programs because I had her all to myself and could ask lots of great questions, and she always had good answers.

[01:30:44] So thank you. Supervisor Duncan. One of the things that always kind of comes up in teaching history is, you know, considering the context in which things were formed and kind of the context that we're learning. And it's easy for me to, like, get frustrated of, like, why don't we do X, Y, Z?

[01:31:02] Why isn't this this way or whatever? But, like, it's helpful to remember that we are currently, like, a growing, like, we're in the middle of becoming a growing county and kind of modernizing policies and changing kind of a lot of things. And so thinking about housing, like, the fact that, like, you know, We didn't have a housing plan, you know, a few years ago, and so kind of recognizing the work that goes into creating the future county that we want to have and who we want to have living here and how we make that possible is it's hard work, it's a lot of work,

[01:31:41] and it's easy to forget that, like, it's a process and it takes time. And so I'm really grateful for the work that you've done in kind of helping to shepherd that and move it along. And it's, you know, we have made a lot of progress in that area with you.

[01:31:58] And so thank you for that. Supervisor Pruitt. Yeah, talk about, like, ways in which departments have changed really dramatically during people's tenure, right? Like, your tenure has been shorter than Chief Reeves, but, I mean, we barely had.

[01:32:15] It was administer these federal grants or these vouchers, and sometimes we'll give you a proffer, and it's your job to figure out where it goes. That used to be the job. And now it is a department with multiple direct reports, a policy arm, administering a fund that you create and develop policy around, developing a massive plan that's implementing, that's cross-functional.

[01:32:38] It is a radical shift in this organization. I remember you were the first person I talked to in county government. And one of the first people I talked to in the county who was not affiliated with UVA, right?

[01:32:54] Like five years ago, not long after I moved, I was like, I want to get involved in housing policy. I'm going to call this lady. She seems relevant. And you just made like half an hour to maybe even an hour of your day saying, yeah, you know, I just broke this department out. And it's now here's all the plans I have.

[01:33:12] And in that way, Stacey, you were very much like my entryway into county government and all the things that we were planning and could do. And you had a whole vision of what you were going to

accomplish in the next five years, and it's really exciting to have come alongside in that process and also seen all those things happen.

[01:33:37] Thank you. Supervisor Missal? Thank you. Yeah, echo all of these things, Stacey. I had a chance to catch up with you before the meeting, and it's really exciting what you're about to do, and I wish you all the best in that initiative and that endeavor. You know, I think, I mean, you spearheaded the launch of what is probably one of the most critical issues facing this community and laid the groundwork for moving forward with that initiative.

[01:34:03] So thank you for your insight. Thank you for your community partnerships, partnerships with me, with the university on projects, and I'm just grateful for all of that. So best of luck. Thank you. Best wishes. Well, I will say that just over the past year, part of an event happened that has made me suffer a lot of separation anxiety the past 12 or 13 months.

[01:34:28] And damn it, Mr. Richardson, today just hasn't been great for that front when you bring in two major departures to us today. So I'm holding you to account for that. Stacey, I mean, you came on shortly after I came on the board, because I know that not just working together in Albemarle, but the work that we did together through Central Regional Housing Partnership.

[01:34:50] And the one thing I've always appreciated is your candor and willingness to speak on things and topics and speak freely about it and echo all the comments that housing Albemarle would not be in place or what it would be but for your efforts.

[01:35:06] So we're very appreciative of that. I will say, and I guess it's always a sign when somebody leaves the organization and we always talk about, oh, we're going to stay in touch and we're going to, you know, let's do that, do that, and we'll see if you, you know, tell me to buzz off or not when I reach out to you in your new position.

[01:35:22] But I think one thing that's critical and that we've learned or I've learned in working on these housing issues is that it's because we know it's not just in your jurisdiction and everybody's trying to figure these things out. So as you move to your new opportunity and wish you the best of luck in that, I hope that you will continue to be like, you know what, this is an idea, this is a process that would work really well in Albemarle, that we can still have that idea exchange and that relationship.

[01:35:50] Because without it, just like we learned when we go to VACO or the NACOs or we go to housing conferences or talk to folks who are doing housing around the country, without that collaborative effort, none of us are going to make any progress. So, again, thank you for all of your time and efforts at Albemarle. Sincerely appreciate it.

[01:36:07] And we wish you the best of luck in your new role. Thank you. I don't really have a lot to say because I didn't know y'all were going to do this. You're welcome to say anything that you would like, if you would like. I have really, truly enjoyed and appreciated the time I've spent here in the county.

[01:36:26] K. King Ron White's Place, the former chief of housing who was in that role for two decades or a little bit more than that, It was a bit intimidating, right? Because I'm like, this guy's been there forever. So thank you initially for taking a chance on me to say that.

[01:36:43] And I truly appreciate it. I'm not leaving because I don't like my job and I don't like Elmorrow County government. It's just new roles that I'm looking for. And I've appreciated everybody in the county

that has worked with me because I know I can be a pain in the neck to get what I want. And so CDD is probably going to take a sigh of relief that I'm not going to constantly poke them for.

[01:37:06] can we do this, can we do this, can we do this housing-wise? So thank you for everything all of you have given me since I've been here, and it's nice to hear that I've given back to the county. Thank you. Thank you. All right, board, we will move to item number 10, work session zoning modernization phase 2, articles 5, the overlay zoning districts, and 6, use tables.

[01:37:34] Sounds exciting. It is. And we have Leah with us today. Good afternoon. Good afternoon, members of the board. And company. Use tables.

[01:37:50] I'm so glad you're so excited about this.

[01:38:15] So, as we have mentioned, we are here to talk about Articles 5, Overlay Zoning Districts, and Article 6, Use Tables, drafted into their Phase 2 of the Zoning Modernization Project.

[01:38:32] My name is Leah Brumfield, Senior Planner 2 in the Zoning Division of Community Development, and here we go. The focus of this presentation is going to be to share updates and keep the board informed on our progress of this project with a couple of questions at the end.

[01:38:48] To start, we're going to do a project background recap, a brief look at Article 5, looking at the regulations for our overlay zoning districts, And then we'll look at Article 6, which has a lot of broad language and formatting updates on the use tables.

[01:39:07] Then go into work session questions for the board and look at next steps and timeline of the project. So the focus questions that we're going to be looking at at the end are whether the use and formatting changes recommended in the executive summary are acceptable to the board.

[01:39:27] And then also whether the types of changes recommended in the executive summary align with the expectations of the board for phase two, which is intended to be non-substantive without public engagement for the zoning modernization project. I will ask the board to generally hold their questions until the end of the presentation to avoid repetition or answering a question that's going to be on the very next slide after you ask that question.

[01:39:55] So for anyone just tuning in to the Zoning Modernization Project, we have a quick recap. In Phase 1, we established the tone, language style, and ordinance format of the new drafts, working with Berkeley Group to draft new Articles 1, 2, 3, and 10, which were focusing on administration, processes, and the nonconformities of the ordinance, with very few changes requiring either staff or public input, really just copy editing.

[01:40:26] This phase laid the framework for the rest of the project with the language and the tone and the style of the entire articles. These four articles were brought before the PC and the board, and they were given general approval. They were not adopted at that time because the reformatting and reorganization of the ordinance will require a wholesale adoption all at once.

[01:40:49] Phase two, which is the topic of this work session, includes rewriting the rest of the ordinance with staff topic expert input to make sure that when we are rewriting the ordinance, we're not changing how we actually administer any of our regulations.

[01:41:08] Where possible, some of the regulations are being clarified or slimmed down. These are things that are administrative practices already or that don't really change how we do anything. Again, no

substantive changes are intended to be included in this phase, except for the minor things that I have highlighted at the end of the presentation.

[01:41:30] So today we're addressing Articles 5 and 6, but after we have drafted the rest of the Articles for Phase 2, we anticipate the ordinance being adopted this winter in a new style and new format, replacing the current ordinance wholesale.

[01:41:48] We're currently scheduled for a December public hearing for adoption, but with Route 29 form-based code coming before the board in November and the timeline for making things match up to get into the board packets, we are recommending moving that public hearing to January. And the enactment of that ordinance would follow shortly. We would need a little bit of leeway to get Municode, access, and cross-references in other sections of the ordinance to line up with the new zoning

[01:42:20] ordinance. So that would be a short delay for enactment. Phase three is rewriting the regulations to bring them into alignment with the comprehensive plan, which is all of the bigger changes, which is the substantive things. We anticipate that after cleaning up our ordinance in phase two, this work will be much more straightforward than if we had just tried to do it now as we work on phase two we are discovering things in our ordinance that we haven't really been enacting but which we need to

[01:42:52] clean up and so this is one of the really great outcomes of phase two because of this more substantive work phase three will involve both staff and public input and we are going to be looking for topic level expert discussion groups for that public input so as we do have the goals in the alignment of the comprehensive plan to work with and they were so recently adopted we are going to be translating that document into the zoning ordinance as was prioritized by the board earlier

[01:43:27] this year and we met through all the actions and and looked at those ones so the the staff and public input that we're looking at, we'll focus on more of the details of how we're enacting that direction. So we have our direction, and then we're looking at which ways we are going to be enacting it with very specifics. But as noted, our priorities, our emerging goals, they are set from the comp plan and they are prioritized by the board's direction earlier this year.

[01:43:55] So then at the end of phase three, we hopefully will adopt all those alignment changes and then have a zoning ordinance that matches our comp plan so as we are looking at phase two today we do want to keep in mind the goals specified for this phase of the project we are rewriting the ordinance in phase two to just do better formatting plain language make it easier to understand we are consolidating and clarifying uses to have a more streamlined ordinance we are removing duplicative language so something that

[01:44:29] is self-enacting in the Code of Virginia. We're not putting into our ordinance. And then we are simplifying our review process where possible. So again, these changes are not really substantive policy. It's just whether it's on the page in a certain way or not. Where we do have any drafts on phase two that do appear to contain policy changes, these are either required by state law.

[01:44:57] So we had some new laws that were passed in July, and so some of those would be reflected. We have either a clarification, so something that looks new, but actually it's just explaining what we have been interpreting this as for a long time.

[01:45:16] Or we have a minor change, which is being brought to the board's attention. So first we're looking at Article 5, our overlay zoning districts. These regulations are currently located in our ordinance

in Article 3, Section 30 of the zoning ordinance.

[01:45:34] So that's where all of the overlay district regulations are right now. And since the overlay zoning district regulations are pretty specific, they're very self-contained, rewriting them was fairly straightforward. Each overlay zoning district is separated into its own subsection.

[01:45:51] They don't really cross-pollinate much. And so rewriting it, we established the intent and purpose of each in a more consistent way. We wrote the application of the Overlaid Zoning District in a very clear way so that if someone reads the applicability section, they understand if that applies to them or not.

[01:46:15] But again, the substance of the regulations has not really changed. Two things I did want to bring to the board's attention about Article 5. First, we did move the language about the floodplain administrator power and responsibilities into Article 2, which was an article brought to the board previously.

[01:46:34] It's the administration section. Because the establishment of the floodplain administrator is not actually how we administer the floodplain. It is establishing the person who does it. So that's a different process. That's not in the regulations. I did also want to note we reserved some sections in the entrance corridor regulations for future language because we do have a zoning text amendment in process right now that our ARB staff is actively working on for outdoor storage sales and display of vehicles so that is reserved in the draft that you saw in your packet so

[01:47:13] article 6 was the really the bigger lift on this particular section of work it It consolidates all the uses across all of our district sections into a consistent use permission tables format. So in the current ordinance, anyone who's unfamiliar, permitted uses are listed under each district.

[01:47:35] We have the RA, VR, Monochelle Historic District, R1, R2, R4, et cetera. And there's just a long list of every single use that you can do, either permitted by an administrative approval by right, permitted by a special use permit approved by the board so some of these are also spread in section 4 which is our basic regulation section if something applies everywhere so our accessory solar facilities that is in section 4 but you can do it in all districts if you don't know to look for it in section 4

[01:48:15] you might think you can't do it in any district and then again we have some things that are only in section 5, which is our supplementary regulations. So that makes looking for use permissions a bit tricky. And our new format is widely accepted to be a more modern, user-friendly approach. And so the other big change of other formatting is updating the names of our uses for consistency across districts and for consistency with current usage in modern planning and also consolidating uses where uses are similar and the use permissions that exist

[01:48:51] right now are the same today so no changes for the use permissions just what they're named this is kind of a visualization of what we just said we had the old list just going down the line very long very descriptive and then a cleaner neater table we did have another specification here which is uh clearly here it's alphabetized um looking at the use permissions clarifying

[01:49:28] whether something is only permitted as an accessory use which we have a number of those uses where you can only do it if you have the use that you can have the secondary use as an accessory to so you cannot have an accessory apartment unless you have a primary residence there um so much more

much easier to read, much more streamlined, and consistent across all the districts of the naming conventions. So other than the formatting, the big changes in Article 6 were the language updates.

[01:49:59] Here I just pulled out a couple of the examples to show you general trends and a few of the specific uses to bring to your attention. One consistent change across multiple uses was to give uses that are primarily the same but different in their intensity a major minor naming distinction so things like a religious assembly use over 200 or under 200 that comes major and minor a home occupation which we actually have that naming convention major and minor but we also have class a and class B again

[01:50:38] consolidating those as they are essentially the same but just in different districts now it's the same name across all districts similarly farm worker housing motor vehicle repair renewable energy systems country stores data centers these are all currently differentiated in two different categories and so we just renamed them under that naming convention one thing that i did want to bring to the board's attention that is kind of a example of how we are

[01:51:16] pulling things out of the ordinance and cleaning up and seeing more easily what we are actually allowed to do is updating language for clubs and lodges. Clubs and lodges is listed in multiple zoning districts, almost all the residential and commercial as well. But clubs and lodges within the supplemental regulations sections contains the use of gun clubs and shooting ranges as a secondary use. And this table pulls it into two separate uses. We have social clubs and lodges,

[01:51:54] and then we have gun clubs and shooting ranges. This isn't a change because in the supplementary regulations, we specify that anywhere you can have a club or a lodge, you can have a gun club and shooting range by special use permit. That's what's currently in the ordinance.

[01:52:11] This was a little bit surprising to staff. When they were reading some of this, we were a little bit surprised that that was actually in there because we don't get a lot of permits or applications for that but this is something that is an excellent illustration of how this process combing through the ordinance looking at what we actually have without making changes first is really giving us a clear scope of what we have to do in future phases so also as you may have noticed on the prior slide, a few of the language updates included consolidations. So where

[01:52:51] the uses were essentially the same, we did consolidate them to focus more on regulating the impact and the nature of the use as opposed to the individual uses. There's a lot of examples here where all the uses that are essentially offices, they have the same impact, the same traffic and they are allowed the same in all different districts they're just listed individually in different districts now they're all just office business professional admin same thing with light industrial heavy manufacturing and then also in the next layer retail where a use

[01:53:29] could have been fit into this easily but it doesn't actually match up with the exact permissions we separated out that use so for example the wholesale distribution and warehousing use is a light industrial use it is by its nature a light industrial use we did not consolidate it into that category because in two different districts it has a slightly different use permission so in phase three we might be looking at whether those uses can actually all be consolidated into a more simplified use category and whether we had made unnecessary distinctions

[01:54:08] in the past. And it was just maybe a holdover from previous expectations or an old way of zoning. So as I mentioned, we have a lot of retail uses in our current ordinance. We have 25 different

named uses, which are all retail sales and service. And so we have consolidated these into the three retail uses that are listed here, Retail Sales and Service General, Neighborhood Retail Sales and Services, and Site Intensive Commercial.

[01:54:40] So the current zoning ordinance describes a type of retail use that is supportive of surrounding residents or office or the surrounding industrial uses, but it doesn't actually name that separately as an individual use. In consultation with the long-range planning team who just completed our lauded AC44 plan.

[01:55:05] We have named that Neighborhood Retail and Services, highlighting that these uses are intended to serve the surrounding neighborhood. They're not something that people are necessarily going to drive 50 miles in order to come to. They're not the big box stores, and it's not a big department store.

[01:55:25] It's not a business-to-business, that kind of thing. We will be writing the limitations on this, on these types of stores, to kind of put those boundaries on it in the use performances stage, which is going to be Article 7 of this current phase.

[01:55:42] And that's just, again, what do we actually do right now? If someone came in for an application today and wanted to have a use that is listed in the ordinance as retail stores and shops on a single floor compatible with the residential characteristics of a district with a closed floor not exceeding 4,000 square feet, that becomes our supplementary regulations or our use performance standards.

[01:56:04] So we also created the category for site-intensive commercial. These are uses that can't be contained within a building usually. They're more intensive. They use a larger number of acres most of the time. These would be uses that are permitted in highway commercial and industrial districts.

[01:56:25] And again, this is just a consolidation of these types of uses that already exist. So the use changes that I mentioned that were actually changes are still very minor changes that we do not believe will impact any applications due to their infrequency of receipt of application are the removing crematoriums and outdoor drama theaters from the rural area zoning district, combining agricultural museums and historical centers into a single use, and removing livestock sales from our commercial districts.

[01:57:04] This is a little bit of an attempt to get ahead of Phase 3 and feel out how we're doing here because we don't believe that these will have any application forthcoming over the next few years.

[01:57:20] We haven't had any previously. I think that the last application for an outdoor drama theater was over 25 years ago or something like that. Seventies, I bet you. Yeah, it was the time.

[01:57:38] So that, I think, will be something that will not really have an impact. Crematoriums are currently permitted under funeral homes in the commercial district of the county, which is more logical given truck traffic, necessity proximity to our urban centers.

[01:57:56] And then agricultural and historical centers are largely permitted the same across most districts. So combining them doesn't really make a lot of change. It creates a small amount of change in permission, but the primary goals of both of those uses is focusing on the agricultural history of the county.

[01:58:18] So both of those would be essentially the same. They're just named slightly different, and I think that a use that could be applied for under either term could be argued to be applied for under the

other term. So as such, we recommend these changes for review by the board here listed on our screen for easy reference.

[01:58:50] The other thing that we had, which was per recommendation from the Planning Commission, which is a little bit more formatting, is changing the permissions for farmers markets in industrial districts to align to mirror the ones in all other districts, which would just be a square footage and a permanency distinction between major and minor farmer markets as opposed to a square footage in an existing building, which is the current distinction.

[01:59:24] So with that in mind, I would ask the board these two questions. Are the just mentioned use and formatting changes acceptable to the board? and do, overall, the types of changes that we're recommending that you saw in your executive summary packets for these two articles aligning with your expectations for this phase.

[01:59:48] All right. Supervisor Lepisto-Curley. I like your simplified review process. Can you tell me the simplified review process, will that save time for developers?

[02:00:08] we do believe it well um the biggest simplified review process um change was uh regarding initial site plans um which we currently have a requirement for an initial uh a preliminary and a final site plan for all applications even if there is no change between those two site plans um and then with with guidance from the current development planning team who reviews those applications and also with encouragement from our local development community we made the preliminary

[02:00:48] site plans and i might be calling them wrong i'm not sure if it's preliminary initial but the first site plan is going to be optional unless there is grading or architectural review board requirements So that will remove an entire step of the process. Okay, so that will save time both for commercial and residential?

[02:01:07] Yes, that is. Thank you. And you mentioned about major and minor, and you mentioned data centers. Do we have, and we get a lot of questions regarding data centers, but do we have numbers on that regarding, because you had mentioned for churches, You know, under 200, over 200, major, minor.

[02:01:30] Do you have the same thing, numbers for data centers? Yes, it's a square footage distinction that's currently in the ordinance. I must have missed that page. Yeah, let me pull that up. 40,000 square feet.

[02:01:46] Yeah, 40,000 square feet. Pardon? 40,000 square feet. Okay, so that's the considered, and I'm familiar with the 40,000 square feet that we currently allow. That's considered a minor? no that's a major that's a major and I do not believe there is actually any difference in treatment between them right now let me go to that yes they are both special use permits which I believe was the previous distinction when the

[02:02:20] board most recently talked about that so they are different but they're they're They're just a different distinction based in the supplementary regulations. The uses are the same. They're both special use permits. And it has nothing to do with square footage since there's just one set.

[02:02:40] You just had the 40,000, correct? I'm sorry. Could you repeat that? Okay. So you have the 40,000 square feet, but what you're saying is you have no distinction between the major and minor. Regarding the 40,000 square feet, there are other things you may consider it to be a major or minor, but not the square footage, is that correct?

[02:03:00] For commercial districts, it's the same. For industrial districts, the minor are permitted by right. Okay. And again, that's what we have now, so, yeah. And could you explain a little bit more regarding the farmer's markets?

[02:03:19] Sure. So the farmer's markets' distinction in the commercial districts and in the residential districts is a distinction between whether the farmers markets are permanent and how many days a week they can be held so um we would call it a farmers market still but if we think about something like eastern market in um in washington dc or a french outdoor market where there are stalls that are permanent um and the farmers come out you know three four days a week

[02:03:57] and sell their wares, that would be a major farmer's market. The minor farmer's market is the one where they come out, they put a pop-up tent up, they put their table out, and then they go away and it's only one to two days a week. So that is the distinction currently in the ordinance.

[02:04:13] And the difference between industrial districts is that we have a distinction for a total square footage of whether it's a major or a minor farmer's market. and then we're just saying, you know what, let's just make it the same as all the other districts.

[02:04:34] Thank you very much. Those were all my questions. Supervisor Malik. Thank you. Yes and yes to your questions, but I do, your questions, but I would love some clarifications and or put them on a list to clarify later and bring back because I just want to make sure that you know well in advance of things that may or may not have made sense to me and maybe others as well.

[02:05:00] So I'm going through my pipes here. We are in blood hazard district. It's page 11 of my homework here. Amendment of district boundaries. There are three categories of when the district, the decider agent, could make a decision.

[02:05:22] And natural man-made changes, more detailed studies have been conducted by the Corps of Engineers, or an individual documents the need. What? I mean, do they just see the last individual request take the place of A and B? It was not clear if you have to have all three of those things or just one.

[02:05:42] So the flood hazard overlay district, we actually didn't make hardly any changes to, even in the language. That is what's currently in our ordinance right now. The language there is interpreted by the floodplain administrator.

[02:06:04] And the need that is required would be something that would be meeting a much higher bar than just, I want this. Yeah, okay. Very good. I just wanted to make sure. That was not clear when I read it, and I thought, aha, somebody else may see the same thing and get equally worried.

[02:06:22] That one I don't need to do. Okay, now I'm on to the use table in Section 5 of, still Article 5, okay. Oh, no, skip that one, never mind.

[02:06:38] Public utilities. I don't think this came up in the later channels. So this is on page 22 of 36 of the packet on Article 5. Electric, gas, oil, communications facilities as permitted in all districts. There's no mention of transmission lines. And I think in your future work, there should be. Because we can't look away from an issue that is making everybody crazy for the next many, many years. And so I think since it's not in here, if there's a different place for it, then you can explain that in the future.

[02:07:15] But to me, that's a very big gap right now. SEC is fighting with itself about how to do this. So we need to be prepared and have our things done before they change something, in my opinion. This is

Article 5, still Natural Resource Extraction, Division 5.5A, 552A.

[02:07:38] A use permitted in the district is unlikely to create and affect adverse public health, safety, and welfare. I'm extremely troubled by unlikely to create. This is a 40-year-old approach that I remember as causing all sorts of trouble for many other generations of work, and I would ask you to be a lot more specific and get some other criteria there because that does not give citizenry a lot of confidence that somebody is watching.

[02:08:08] They want to assume that government is doing its protection job, and if we're not going to, we need to very explicitly tell them that they're on their own. Okay, Article 6, agricultural districts use table. I assume that used to be a rural area, and now it's just called, because we don't officially have ag districts in our zones.

[02:08:29] So that's a question you all will have to figure out how to explain. But my concern is artisan manufacturing, while it's listed in the industrial page, is not showing up in the RA. And we've spent like five years talking about this, and it was proposed.

[02:08:47] great when applicants are told many many years ago this is going to be done in the zoning remod and then it's not in here i would just ask you to make sure that it gets in there so we don't have to have a repeat i can list off a dozen pre-existing artisan cabinet makers all throughout the white district and the ravina district for sure and probably others as well that um so i just think some fairness there is important um oh you're so welcome i'm a slow reader which is why it makes it Easy for me to do these things and makes everybody crazy, like, oh, God, here she goes again.

[02:09:25] Farmers' markets major and minor, you did talk about that a little bit. When the farmers' market, farm sales, off-farm sales, on-farm sales was done in 2012, it was very specifically done for no permanent structures allowed. And then all of a sudden, one popped up in the Jewett District a couple of years ago with no process whatsoever coming to the Board of Supervisors.

[02:09:48] Many, many constituents raised concerns to Ms. Duncan's predecessor, and nothing was done about that. This is a grocery store in the rural area. It is not selling local stuff most of the time.

[02:10:05] There are out-of-season vegetables, and they're selling meats and things like that. So I just ask you to very carefully define, going forward, what we're talking about here, because it's a big, big leap from a cluster of tents at any number of different places, Earliestville churches, Crozet churches, other places where they do have true farmer's markets and are using existing approved VBOT entrances, and that was the whole point of that.

[02:10:36] So that is something for the future. 6.4, commercial districts. Commercial districts. inert waste fill is that considered as a standalone in commercial that you would have our commercial zone used to make a dump for asphalt it's permitted right now yes okay work to do on that i will not worry about that right now industry okay we talked about an artisan i think i am one

[02:11:13] more folded over what is that oh okay yeah that's just referring back in to the transmission line gap under public use services and utilities. I will stop there. Thank you very much for all your... I love the read of this, having struggled with small print from the old one and always having to go back and forth from chapter to chapter.

[02:11:34] You've made huge progress. So thank you. Supervisor Duncan. Thank you for the presentation and how well organized it was. It was, in reading through the packet, it was kind of hard for me to wrap my mind around what exactly the changes were and now it makes a whole lot more sense.

[02:11:53] I really like the change in having the tables when you are trying to figure out what you can do and reading through the code. It's a good exercise to learn the code and clicking through and reading the text, but it's very confusing and time-intensive, so having the tables is great, and I am very much looking forward to Phase 3.

[02:12:17] Yes, me too. Supervisor Pruitt? I agree. The use tables are great. Use tables are really standard practice, and I'm happy to see us using them. I had a few questions. Can we actually go to the previous slide that had some of the recommended changes?

[02:12:36] These all feel pretty innocuous. I will say I just don't know that I understand why we're doing the first one. Like you said, we're not currently getting them, but we already have the policy, and we could get them.

[02:12:54] So I'm like, do we not want to have? It almost feels like it's a sneak policy decision. Like, we're taking this opportunity to remove crematoriums and amphitheatres as things in the rural area.

[02:13:10] And I'm not sure that feels like, one, that doesn't feel like an intuitive thing for me to make a decision on today. And I'm not sure it feels like a thing I necessarily even agree with, right? Because crematoriums are like funeral homes, but they're also unlike funeral homes.

[02:13:26] They're much more, in my experience, having burned up two family members, they are wider touch. They're smaller facilities because they're not doing the same degree of wraparound services. So can I understand why this is in front of us in this exact moment?

[02:13:46] Absolutely. So I will address the two questions separately because they're on the same line, but they are actually two different reasons. The crematoriums is a public service kind of thing that we would normally put in our commercial districts or industrial districts per our comprehensive plan.

[02:14:09] So businesses that people come to from all around the county are intended to be located in our development areas, not in our rural areas. So that's the reasoning for the crematoriums and then also the services that they would need as far as utilities.

[02:14:28] So that's just kind of bringing it into line with what we have now. We have different crematoriums than we did in 1980 when this was first adopted. The outdoor drama theaters are something that we acknowledge, hey, this seems like it should be something that we actually really like.

[02:14:47] It's something that's really interesting. How does it play into all the other outdoor recreational things that we want in the rural area? And so when we're looking at that, we're trying to consolidate uses. Well, what's the difference between an outdoor drama theater and an outdoor acoustic amphitheater?

[02:15:05] How do we treat these two different uses that are basically the same? Well, right now, you can do one in the rural area, but you can't do the other one. And we need to investigate that more in depth. And that is on the current work plan for the rural area plan, rural area uses plan, that I believe will be forthcoming from the planning division.

[02:15:33] Kind of engaging a little bit more discussion on this, like to just having not thought deeply about either of these two issues prior to this moment, my instinct is I like both of these in the rural area.

Disposition of human remains is a right of cultural significance and community significance.

[02:15:59] It's a community-based thing. We just heard from people talking about the history and the place-based nature of Coveseville. A thing most insular black rural communities have is their own funeral parlor. It's like a very anchoring thing in a culture.

[02:16:15] And while I appreciate the point you're making, I think you need the ability to have a funeral parlor in the rural area because it's a place-anchoring service. And so that kind of almost step...

[02:16:30] In that way, I'm agreeing with your point, right? Crematoriums should be treated like other kinds of funeral parlors. But I maybe in this moment am realizing that we don't allow funeral parlors, period, in the rural area. And so maybe that's the thing I'm concerned with. And I think I might be having a similar, for different reasons, concern on outdoor drama theaters.

[02:16:52] Because both of these I heard, I'm like, I can see concerns in the rural area. right like i don't want to put wolf trap on langhorn road because i don't know that we can support it right now but i want wolf trap to be in albemarle county and i would think it would belong in the rural area um so like both of these feel like uses i hope if i say yes to this first bullet we aren't leaving it alone we are going to come back and actually talk about how we want to

[02:17:29] locate place those uses because both of those i think have tremendous value in our rural area and i think it sounds like that's kind of the plan that we will have a more fulsome discussion of this later and right now we're just tidying them up and cleaning them together with like uses but i want to just clarify if am i going to get another crack at this to talk about where it does belong um yeah absolutely especially with your note about the funeral homes being something that maybe we do need in the rural area that that would be something that I think should be investigated thoroughly and should be part of a community discussion also just kind of the

[02:18:08] clarification the outdoor drama theater that is currently allowed in the rural area is only for a historical production about an event that happened in Albemarle County's history that's Such a funny use to have. What a funny thing.

[02:18:25] What a funny county. Okay. Because for the 200th anniversary, we had a pageant. And, you know, cast of thousands pageant for where we've been. I was little. History man. Okay.

[02:18:42] Stepping aside the rest of this. Yeah, sure. The major minor change, you know, some of the comparable uses previously were broken into class A, and I immediately think, ah, I might not want, I might want enumerated classes subdividing a use rather than major minor subdividing a use because I have more than two subdivisions.

[02:19:09] Is major minor going to be granular enough for all uses? Is it possible we outgrow the level of granularity it offers? It's possible. We don't have any uses currently that I believe are really divided into three categories like that.

[02:19:27] We only have things that are similar, that are divided into two. Something that falls under this that may not have been obvious is automobile repair shops and body shops. So those are basically the same thing. They look very similar.

[02:19:43] one has a much higher impact. So that becomes the automobile repair shop major, and then everything else falls under minor. Is currently the subdivision of uses always going to mean the same

thing? Like is it always going to mean ministerial versus legislative? No, not always. Is the goal for it to always mean the same thing, ministerial versus legislative? Some of them are actually differentiations on the use performance standards, so how many buildings you

[02:20:17] can have. The home occupations is a good example of this. We have many home occupations are just administratively approved with basically a formality. It's just a home office for most people but a major home occupation you have an exterior building and we require a site visit so it's really process as opposed to ministerial versus administrative understood

[02:20:49] I guess I'm just thinking if we're going to have a uniform subdivision type I might intuitively assume like going through as a as a lawyer preparing to sue Albemarle for something that's the context in which I normally read other counties' codes, I might assume that those breakdowns are always going to mean the same thing. I can see why maybe that's not possible, but I don't know. That's just a hiccup. I see that presenting. Major here means you bump up to legislative review. Major here means you're still saying an administrative

[02:21:26] review, but you have to have an extra toilet. I don't know that I have anything I would change on my nodding my head today on that, but that's just a consideration that would pop in my head. There's the change in language on manufactured home communities. I'm assuming, based on our previous conversation about the rural area, this is also something that we might have a more fulsome discussion, because currently we have no subdivisions in one use type, right?

[02:21:55] That is not the case in all localities. Plenty of Virginia localities have multiple subdivisions of types of use in the same way we have R1, R2, R4, et cetera.

[02:22:12] You might have M1, M2, M3 that are different kinds of mobile homes of varying types of density and the level of infrastructure. We don't have that as far as I know. Last I checked. And this doesn't contemplate that change?

[02:22:31] Does that mean that change is not being contemplated or does that mean it's not in front of us today? So one of the things that the General Assembly did adopt in July, which I'm sure you're familiar with, essentially just treats manufactured homes as stick-built homes everywhere.

[02:22:49] So we aren't changing, for the rural area at least, how we do the subdivisions. The new term in the use tables is a manufactured home community.

[02:23:04] That does have a different, essentially a different density than a stick-built home, and that's for rentals. So where you're only renting a pad and then you put your own manufactured home on the pad and the land is not subdivided.

[02:23:23] So that's really the two different ways is either you subdivide it like a normal neighborhood or you have the communities where everything's a little bit closer together. intended to be more affordable and the land is not actually subdivided right i i want to make sure we that i'm correctly understanding the impact of the general assembly's legislation on this uh having not thought about it deeply but i i understood it to be an anti-subordination rather

[02:23:55] than an anti-classification kind of rule something that says that um we can't non-preferentially treat we can't require more onerous uh land use restrictions that we would not apply to a comparably positioned state-built house but i i didn't think it prevented us from having permissions for a higher

density than we might otherwise provide a state-built house and i'm just making sure i understand that correctly um that as far as i understand it is correct

[02:24:29] we don't currently allow a higher density of manufactured home in the rural area so this does not this does not bring that up i don't know whether that i don't believe that would be something that would fall under the recommendations from housing albemarle although that may just be an interpretation question i i i think you're right i also think this board has um wrung its hands on this issue a bit and not to speak for the board but i i have expressed an interest in

[02:25:01] revisiting that question um because currently from a dollars and cents perspective uh in part thanks to our friends on the service authority um it does not seem economically feasible um to build them elsewhere and and i think if we're not having that conversation then we're not really having a conversation about mobile homes and I realized that was not really what this draft that's in front of us is doing but it was there and so I'm asking the questions I apologize this is my last thing so I apologize chair can you

[02:25:40] explain to me one more time that the gun club it sounds like it gun clubs were previously an accessory use that was always approvable with all other clubs and you're making them separate clubs, is that a fair categorization?

[02:25:58] So the current ordinance does not mention gun clubs anywhere except for 5.1.02, which is the supplementary regulations. And the regulation reads there, regardless of any zoning district regulation, gun clubs and shooting ranges shall be permitted by special use permit only, and that is underneath the clubs and lodges supplementary regulations.

[02:26:22] so it's a type of club and lodge um it's not necessarily accessory to a club and lodge it's a type and it's saying that if the type of club that you are trying to open is a gun club or a shooting range regardless of what the use permission says elsewhere it has to be by special use permit i understand which one makes it confusing what one needs to do to create a shooting range and two makes it so that all shooting ranges have to be social clubs if i'm reading that correctly that's a consequence i think that the assumption is that they are okay so that's helpful i'm also just thinking there are gun clubs that don't have physical locations i have

[02:27:00] a friend who created a gun club that doesn't have its own range they go to other ranges what does it mean to be a gun club i think this makes sense thank you for explaining that's all i got supervisor missile great thanks thanks leah appreciate it um i've been waiting for the ai image of all of us i didn't see it so maybe it's still to come but to answer your questions briefly yes and yes um and um i'm encouraged also to hear that this is intended to simplify the process one thing to consider i know you're um i think you mentioned that you're

[02:27:33] self you there you're self-extracting wait items that are self-extracting therefore already in virginia code are being removed um yeah so the self-executing sections of the code of virginia there you go um is things like uh this ordinance um is intended to um make places better and protect the water and um provide light and air and all of those lists of things there are many many lists that are like that in the ordinance um we are not copying them into this new ordinance

[02:28:13] unless it's something that we really feel like makes a good impact got it so it's not necessarily process related things it's more sort of background information yeah we have a lot of the background information if there is a process that the code of virginia has then we're not copying into our ordinance so

code the the state they might change those regulations and in fact they did recently yeah they changed a review timeline and so now if we weren't doing zoning modernization we would need to go through and change our entire ordinance where we have those review timelines written down totally and so now we just need to do what the state says yeah my only

[02:28:49] two cents is if there are areas that you notice when you're looking at it that could potentially be helpful for applicants to reference maybe there's a link to the state code or something that's a backup because that's an evergreen document you can kind of you know if the link is there maybe the link will expire but it might also track to an update um i also had the same Similar question that Supervisor Pruitt had, which was those four recommended use changes, felt to me like, why not put those into phase three?

[02:29:23] Is it beneficial to get public input for those? It's the one thing that felt to me like it was a bit of a subjective change that might benefit from public input. So that's, again, my two cents. Is it helpful to leave those the way they are, pull them out, readdress them in phase three?

[02:29:40] Because I think a lot of our discussion was sort of around similar conversations that we'll be having in Phase 3. Or is it better to put them here? Yeah, I think these were really highlighted and selected because we don't get applications for these.

[02:29:57] So arguably the public doesn't care about them. That's obviously not true. The public cares about everything. But we have not received any applications for these. And they are things that are very in line with the comprehensive plan.

[02:30:16] And also, we are trying to shorten the lists of all the uses. So these are things that just unnecessarily pad the list. They're only in one or two districts. It's not really something that is contributing anything to the new ordinance.

[02:30:36] I totally get it. I think for me, just that the fact that there hasn't been an application for 25 years, to me, doesn't remove it from consideration. Who knows, right? Somebody might come along tomorrow with an application. Just a thought. And then a clarification, and I'm done.

[02:30:55] I think I'm saying this. You can correct me if I'm not saying the right thing. That none of what we're looking at today is and doesn't expand or restrict existing permissions within the ordinance, correct?

[02:31:11] Except for these four things on the screen right now. Yep. Okay. Thank you. That was also why I called out those four. Thank you. All right. I'm a yes on your initial questions. We're a little past time for this item. I can offer my comments at a different point.

[02:31:29] Do you have what you need from the board and what you've heard? Any clarifications needed? I think before we come to public hearing, think we would just want kind of like a general round-robin feeling on on should we put these uses back because we've had two members of the board say yes they should be put back until we talk about them more in in more engagement so this is this was kind of getting to the second question which was the types of

[02:32:03] changes expected for this phase so is is this in expectations for this phase or Or do we need to pull back on this? All right. Did you have additional comment? I'm not sure I was in the pullback until public discussion on certainly the theater one.

[02:32:26] Because I would love it if four county players could have things here rather than just up in Orange County at the ruins. So I would agree that while the original one out in Beaver Dam out there on

250 was, people were concerned about traffic.

[02:32:45] But it was a totally different time, and the roads and everything were very different. And I would expect, I mean, I would dearly love to be able to have a Worf Trapp type place here. Maybe not with 10,000 people at a time, but a couple thousand we can certainly handle. So I hope that there will be more discussion about that going forward.

[02:33:04] And so my yes is a yes with that caveat in there. So it sounds like I don't hear strong feelings to keep them out. It sounds like put them back is the census. I would also agree, and I thought Supervisor Pruitt made a lot of good points.

[02:33:23] So, yeah, I think that should be safe for later. So, does that clear it up, or does it make it less clear? I will note, four-country players, unfortunately, would not be able to operate under outdoor drama theater unless they are reenacting a battle that happened in Albemarle County.

[02:33:47] So, what I neglected to say was we need to change that description, period, in the public process so that it can do things better. Unless you interpret Shakespeare in the realm of an Albemarle County battle. I think what staff has suggested to remove all the four things on the previous slide actually do all make sense if we understand we're revisiting in a more substantive way, particularly the first two, which I feel pretty strongly.

[02:34:18] It sounds like other people feel strongly about the first two. but i think as an intermediary non-substantive step type i i don't want to make you keep dust on your work table while you're going into stage three right i don't know yes it sounds like i would imagine that no matter what we do if a theater wanted to set up shop it would figure out a way to get to us to be able to approve it wherever they were but that is a i'd love to have to see how that conversation plays out knowing knowing a little bit about it what it would mean

[02:34:53] in the rural area um but i do is it clear what we've i don't know that i'm clear on what we're saying to do but the uh it sounds like for the theater use and the crematoriums we're going to leave that and it can't address it later we can maybe discuss it but that's the piece that we're saying keep in so when you say leave it leave it in the ordinance and then we will take it out in phase three or change it or expand it or do additional research when there's a chance to have further discussion and some... There are currently two small legacy uses that are narrow, that are

[02:35:32] permissible. I think we want to keep the permissible, narrow, underutilized things in place and potentially have a discussion on expanding them rather than remove them in the interim to have a later discussion on expanding them. Makes sense. Okay, great. Sorry, Chair. Didn't want to step on your prerogative. No, that was good. Glad you stated it. Any other things? All right, we were slated to go to recess at 3 30 so let's uh we're running a little behind but let's just do a 10 minute and we'll come back at 3 50. did you have everything you needed before we moved it uh make sure that

[02:36:10] we know where our next steps are um if we can really just quickly run through that um we are uh drafting currently articles 7 and 8 which is use performance standards and community design standards. And then we will be working with the building the topic-based discussion groups for phase three. So that's kind of like happening in the background right now. And then we are going to be coming back for our public hearings in December and in January. So just letting everybody

[02:36:46] know where that is. Thank you. All right. Beyond recess. All right, everyone, we are back from our recess and we are ready to move to item number 11 strategic plan execution analysis and reporting or the SPEAR report for fiscal year 26 and Ms. Shiflett's with us and will lead us through this

[02:37:20] item. Good afternoon. Okay so you received our SPEAR report and today we're just going to walk through that information and just highlight obviously there's a lot of metrics and a lot of great work in it today is just going to be a highlight of those things and it is also provided online for our community as well and so this is going to be a two-part presentation i'm also going to introduce one of my staff gabe giacalone is going to go through the report as well he plays

[02:37:55] a key role on our team in managing all of the metrics and data work with our departments i want to also acknowledge all of the department leadership that's here today. They're in my backup plan, in case you ask a really hard question that we don't have the answer to.

[02:38:11] But no, all joking aside, I want to acknowledge them. This has been a journey that Albemarle's been on for several years. We keep getting better and better and refining it as we go, but we could not do it without their dedication and their staff managing the work and measuring in that work. So as I said, you know, this is a program. It is more than just data. We're going to walk through the report, and then we're going to also talk about what's next. So the program, you know, you've seen this slide before, but it's important for the public to understand why we do

[02:38:49] this work and why we in Albemarle believe that the measurement is so important. And so we talk about where are we succeeding where should we pause or stop or where are we not making headway is it about our staff our structure our systems lack of resources and where are we in trouble what what areas do we need to refocus or redeploy something or re-engineer and so that data is really something that helps our decision making so we want to continue to have accountability

[02:39:24] with our staff our processes our partnerships we also want to have that decision making but we want to be transparent to our community about the work that we're doing how hard we're working and in some areas where we may not be meeting expectations and then again those community outcomes this information is not to be stagnant but to be used to make change and to continue to improve so as you'll see this sphere our strategic plan but also sphere

[02:39:58] is just one component of a much larger picture you all just discussed ac44 this morning or this afternoon there was an amazing award that the team received and great work from community development and others but that is that 20 year long range view but when you look at your strategies you need to break that down and so we're looking at those strategic plans and then with that how are we performing how we're performing on that progress then informs our annual budget and so we work

[02:40:33] together to make sure that these things stay connected and consistent so with that i'm going to bring up gabe and he can introduce himself and his role and i'm going to help him guide through this report good afternoon board gabriel jackaloni performance measurement program manager I'll be walking us through part two of this presentation, where we will cover each strategic plan goal, sharing key metrics, and several stories of success from FY26.

[02:41:07] Starting off with goal one, safety and well-being, we have a number of metrics on this and the next slide. CPS and APS metrics are both looking very good. Fire rescue is looking great for rural areas.

[02:41:24] And while Fire Rescue's development area response isn't quite where we want it yet, this 81% is a significant increase from last year's 72%. And this is a direct result from investments made in the FY25 budget. And it's a great success story to get to share today.

[02:41:42] And I'll speak a little bit more about it in a few slides. Police response time metrics are similar to what we saw last fiscal year, as investments that we made with the FY26 budget have not yet come into play. And it should also be noted that we continue to see an increase in the number of calls for service over time and year over year.

[02:42:06] So that is always at play here. With that said, as of very recently, we have seen early signs of a positive shift in these success rates due to FY26 investments and some amazing data-centered strategic deployment by police.

[02:42:22] If we continue to see these trends, those improvements may be reflected in next year's SPEER report. But we are keeping a close eye here as we continue to prioritize this and carry out the recommendations of the recent public safety staffing studies. And now some great stories of success in FY26 with safety and well-being.

[02:42:47] First here we have a story about Albemarle's HART team at the forefront of research and facilitation where they presented at an international conference and were recognized as leaders in their field and gave two presentations on their work. Our next story, in December 2025, county leadership gathered for a continuity planning event where we ran through several crisis scenarios and a tabletop exercise.

[02:43:12] And these activities allowed our executive team and department leadership teams to role-play how their departments would collaborate in the event of a crisis. And then lastly, as I mentioned before, in FY26, we saw the real impact of county investments with the additional response resources that were allocated to Seminole Trail and North Garden districts back in FY25.

[02:43:35] These resources were first deployed in January 2026 and immediately improved response time and reliability in those districts. All right, goal two metrics. In goal two, resilient, equitable, and engaged community, we have three key metrics for FY26.

[02:43:57] The first is our expected reduction in GHG emissions from FY26 climate projects. We did a great job here in reaching 95% of our goal, and our climate team is very proud of their work here on a number of projects that made this happen.

[02:44:13] Our second metric here is what we wanted to meet 100% of the pollution reduction requirements mandated by the Chesapeake Bay TMDL standards. And these standards are generally concerned with the amount of pollution that localities are sending to the Chesapeake Bay through their waterways.

[02:44:32] And thanks to many efforts, largely including the Biscuit Run stream restoration, we reached 100% of these requirements in FY26, and it's a fantastic story to bring to you today. And lastly, on the engagement front, we held 18 Get Engaged in local government pop-up events and exceeded our target for unique interactions, reaching over 3,800 people at those events.

[02:44:54] and some stories out of goal two starting with the climate summit climate summit in October 2025 brought Albemarle County high school students together with county staff and community

organizations to explore local climate challenges equity and solutions while building climate literacy and civic engagement the biscuit run stream restoration which i mentioned earlier was a huge success albemarle county and the city of charlottesville completed substantial construction on a project to restore approximately one mile of the Biscuit Run stream.

[02:45:33] They addressed erosion, sedimentation, and habitat loss while supporting those Chesapeake Bay TMDL standards that I referenced before. The project included planting approximately 9,800 native plants and installing 47 structures designed to mimic beaver dams and improve stream health.

[02:45:51] And then lastly, we have the Invasive Species Management Program, where we expanded our efforts to protect natural areas from invasive species, improving habitat health and biodiversity, and long-term ecosystem resilience. With additional staffing in FY26, active management on county parkland for invasive species grew from 95 acres to 128 acres.

[02:46:19] Now for Goal 3, Infrastructure and Placemaking. Our first metric is focused on our digital infrastructure and our efforts to improve accessibility through ADA compliance on our public website. And I'm proud to say that we reached 84% compliance by the end of FY26, and we continue to improve on that.

[02:46:38] The second and third metrics are focused on our physical infrastructure and connection through sidewalks and rides on microcat. And we exceeded each of our goals here, which is another great success story to report. Stories in goal three, we start with some really great transportation project stories.

[02:47:00] Through VDOT's revenue sharing and smart scale programs, Albemarle County completed several major transportation improvements in FY26. We have upgrades in Crozet. We have a new bicycle and pedestrian bridge over U.S. 29. And we have new roundabouts at Route 240, U.S. 250, and Hillsdale Drive and Greenbrier Drive.

[02:47:19] Together, these projects improve safety, connectivity, traffic flow, and access for residents across the county. And I use those roundabouts a lot, and I can testify to the fact that they speed things up. secondly we have the monacan nation tribute park this park was created through a partnership among abama county habitat for humanity the monacan indian nation and community partners to honor the monacans enduring connection to the land dedicated in september 2025 the park features native plantings interpretive elements and spaces for reflection that celebrate monacan history

[02:47:56] resilience and living presence and then lastly here we have our partnership with jaunt to improve multimodal connectivity. In FY26, Jaunt's Connect services for 29 North and Crozet areas saw ridership increases at 4.8% and 22.6% respectively, collectively representing over 50,000 riders.

[02:48:19] Jaunt demand response saw a modest 2.1% increase over 28,500 riders, and local funding of 3.5 million was leveraged with \$4.9 million of federal and state dollars to provide these services. All right, goal four, quality of life. We start with two really impactful metrics.

[02:48:42] Our first metric here is the percent of assessed real estate value from commercial sources. Our longer-term goal here to achieve is 15%, and I know that's been said here a lot. And for FY26, we were trying to stay as close to 11.3 as possible. The percent did drop here a bit, but given the incredible work of EDO and many big wins they supported in the past year, which we will talk about in the next slide, we are still optimistic that this value will meet our longer-term 15% goal, especially when AstraZeneca is operational. The next metric we have here is

[02:49:19] supporting the creation of affordable housing units, and we have reached 2,576 units as of the end of FY26, with an additional 2,863 potential units currently in the pipeline. Given these units in the pipeline and the recent investments in affordable housing, we're optimistic that we will remain on a productive path in reaching our goal of 10,070 units created between 2019 and 2040. We have some amazing stories and milestones in goal four this year, starting with AstraZeneca's

[02:49:55] record-breaking investment at Rivanna Futures. AstraZeneca's \$4.5 billion investment at Rivanna Futures is a landmark accomplishment in economic development for this county, and it reinforces the region's growing reputation as a life sciences and advanced manufacturing hub. The project is expected to create roughly 600 high-quality jobs and strengthen the local biotech supply chain.

[02:50:18] Next, we have the expansion of pickleball courts at Dardentau Park. Dardentau Park now has 12 dedicated public pickleball courts following a successful community engagement partnership effort led by Albemarle County Parks and Recreation, the Albemarle County Parks Foundation, Central Virginia Pickleball, and local supporters. And the courts officially opened on June 20, 2026. We have lastly here the Agrospheres ribbon cutting. Agrospheres, a University of Virginia startup, celebrated the opening of its first commercial biomanufacturing facility in Albemarle

[02:50:55] County in April 2026, marking a major milestone for the region's agricultural biotechnology sector. And the company's success highlights the power of local research, entrepreneurship, and the public-private collaboration to drive sustainable innovation and economic growth.

[02:51:11] Goal five, education and learning. On the education and learning front, we start with Albemarle Career Exploration Academy. Construction on the 60,000-square-foot Albemarle Career Exploration Academy, or ACE, Lamb's Lane Campus advanced to near completion by the end of FY26, and the new facility will house eight scholar studios and serve up to 400 students daily from Albemarle Monticello and Western Albemarle High Schools with specialized career-focused learning opportunities. Next, we have Mountain View Upper Elementary Construction. Construction

[02:51:49] on Mountain View Upper Elementary reached substantial completion by the end of FY26, expanding the Mountain View campus alongside Mountain View Primary School. The new school will serve students in grades 3 to 5. And then lastly, we have our PVCC partnerships.

[02:52:07] In FY26, Albemarle County partnered with PVCC to provide professional development for county staff, including training in conflict resolution, planning and time management, and meeting facilitation. More than 110 employees participated across 14 sessions, strengthening workforce skills, and supporting continued improvements and service delivery.

[02:52:30] And now our last goal here, goal six, workforce and customer service in FY26. Both of our workforce health metrics are looking very strong in FY26 and represent clear improvement and success since FY24 when this strategic plan was written.

[02:52:46] And three really great stories out of goal six here. We start with our supervisor conference. The Supervisor Conference in February 2026 had more than 120 county supervisors participate in a conference focused on employee development, emerging technology, and including Microsoft Copilot.

[02:53:07] The training equips supervisors with practical strategies and modern tools to strengthen organizational performance and streamline their work. Next, we have a really cool story about optimizing temporary employee records. Thanks to our new financial management system, the county identified an

opportunity to reduce costs and improve payroll records by removing approximately 250 inactive temporary employee records from its system.

[02:53:36] Streamlining this process is expected to save approximately \$45,000 annually in software licensing costs while improving data accuracy. And then lastly, we have the enhanced modernization of mapping and geographic information systems, GIS.

[02:53:53] The county modernized its GIS services with improved search and parcel tools, new sketch and measurement features, and expanded data export capabilities. These upgrades make accurate spatial information more accessible, supporting greater operational efficiency, data-driven decision-making, and a better experience for staff, partners, and the public.

[02:54:14] Thank you, board, for your time, and I will now hand the presentation back over to Christy for questions and close-out. Thank you. Sorry, there was a Q&A in there. So let me go backwards.

[02:54:30] Are there any questions about the data that you saw or the report in general or comments? I'd love to hear from the board. And then after that time, also I'll go through a little bit of what's next. Okay. Supervisor Lapista currently?

[02:54:47] Yes. I noted that when we talked about jump, there was a modest two-point something increase. And I was wondering, since they use the word modest, I was wondering whether or not that is in competition with our micro-cat service.

[02:55:06] In other words, it's a decrease in John because there's an increase in micro-cat. I'm just wondering if that might be true or not. Mr. Sumner can come up, because he's the one that worked with us on this metric, to answer that point for you.

[02:55:24] Good afternoon. Jacob Sumner, Chief Financial Officer. Great question. It is not in competition. It's just a different level of service. We use the word modest because the other statistics that were preceding that part of the story was substantial increases and substantial ridership and services related to the Connect routes.

[02:55:43] So is 2.0 something more of a normal? It is more of a status quo for that level of service as opposed to the Connect service, which is seeing expansive growth. Okay. Thank you. And I have a – I just wanted to give a shout-out.

[02:56:01] I know we did the pickleball courts, brand-new pickleball courts at Darden Howe. I want to give a shout-out to the Parks and Recreation Foundation for doing – and we have Amy here – but, I mean, for doing that because that was at no cost to the county.

[02:56:17] That was paid for by the Parks and Rec Foundation. Great. Supervisor Malek? Thank you. I've really enjoyed seeing this evolve and learn something new every time. And I have some questions, but I think I'll just send them to you because it's not really as much helpful.

[02:56:38] But one suggestion, I guess, that I can't resist under a goal two, we talk about implementing the Climate Action Plan and Biodiversity Action Plan. Making those part of the development review seems to be the biggest gap because we're always finding out afterwards about impacts when, if we found out beforehand, it would be very helpful.

[02:57:00] So I will just leave that with you to think about. And others I'll send in. Thank you. Supervisor Duncan. This is all really great and helpful. I don't have any questions. Supervisor Pruitt. Nothing to add.

Thank you all so much. Supervisor Missal.

[02:57:16] I don't know whether to ask this question now or to wait for the next steps, but I'll just ask it, and then you can tell me it's coming up. So when we reach a goal, like we've hit our 100% target, for example, whatever that goal is, what next? Do we just shelve that and then take it off the list, or do we actually increase the target?

[02:57:36] And how do we do that as an evergreen document? I will say that this board gets to drive that answer. This is the first time, like I said, we've been doing this three years. So I think we can determine together how we want that to work.

[02:57:56] My professional answer would be that you would measure and maintain that for a little while. to make sure that that doesn't change. Got it. And then it would probably become operational or maintained. Right, right, right. Again, what we'll talk about next is like the definition of strategy.

[02:58:17] Okay. And when something is achieved or is starting to become so routine, you move on to different strategies. Got it. Great. Thank you. You're welcome. Do we have the information development area or urban area, depending on which one, if you're talking fire or police?

[02:58:45] I mean, every time I see that the number is lower than what the target is, it just reminds me of the situation that they're in with the volume of calls. You might not be able to meet a time frame because if they're on the backup call and you need the third backup team to get to the call.

[02:59:05] So traffic could be an indication, too, beyond just the volume of service. And I would imagine that's the same for the police response time in the urban area. So do we have that level of detail beyond just volume of calls but also going, look, these particular areas in the urban area because of the traffic situation also is a problem and adds X amount of time?

[02:59:35] I think that is what is so wonderful about our SPEAR report, is that you are able to get a glimpse of all of the services, or at least most of the services in the areas. When you want to deep dive into, so something rises to the occasion, catches your eye, you want to know more about it, then that allows us to go directly to the department like you're asking and ask for those specifics and those details.

[03:00:00] And I would say absolutely. Both Fire Rescue and the Police Department have a lot of information about their calls for service what's happening in the field why things are occurring and so we have that information that actually is something that gabe tracks as well and that we can dig into i think it would be hooves to have just because of well i mean i've i rant often about transportation funding in the state but i don't recall really diving in beyond calls for service the volume of

[03:00:36] calls and service and what that puts on the team, but discussing transportation system and how it works and what it could be adding to the delay and trying to meet these. Because that is something that the state needs to understand, that if you're not getting your transportation or your road projects done, either maintenance or better projects that need to be put into place, that that's impacting public safety in a way that is beyond just saying, I don't want to sit in traffic or you know whatever um so i'd be interested in some of that as we continue especially with

[03:01:13] our legislative agenda and and some focus that transportation i hope will get throughout the fall in a couple of different venues okay and in the rural area just from hearing from other counties about it um same thing for paving versus unpaving for some of them um so it's more than just an urban area

issue there could be transportation projects out there that slow down the time so even if you were well staffed and even if you had the proper ratio that you wanted for the level of service that you're receiving do you miss the target because of infrastructure constraints and i don't i don't know the answer i'm assuming so but i don't know i don't have any

[03:01:53] hard and fast data on that um both of our chief uh acting chief and chief were here they've stepped out when you see both at the same time it makes you nervous they're probably doing something really important but um trevor kept his head down so i was like well trevor's still here so we'll absolutely connect with them about that transportation question um and i'd also like to offer for us to talk about you know in the future are those targets that the department set i think we have high expectations of ourselves um and especially when it comes to public safety they

[03:02:32] want it to always be 100 percent um and so there's also that of you know what is fair uh what's a fair expectation versus uh that high performing one um any other comments or questions yes sir if i may the discussion on kind of the i've previously expressed that i find i said this particular response to our fire uh rural response times in that i i don't think it's realistically possible to have a hundred percent um and when you have a standard right a standard can only

[03:03:10] serve its purpose if it's able to incentivize and and gesture towards something that's feasible and and when there's too much of a disconnect between a law or an expectation and what is feasible then it becomes a dead letter and it actually can disincentivize like leaning in toward that goal so that's kind of a thought i have along that axis and that i think the same could probably be said of our police rural response times but as i was sitting here thinking about this uh while you and uh chair gallery were speaking it it also is i don't know that i need a

[03:03:44] response to this but i i am wondering if we are using spear as a storytelling tool or as a program evaluation tool i feel like it's been conceived of and talked about as a program evaluation tool but in practice not being the person who's feeding the inputs it feels more like to me as a supervisor it's being used as a storytelling tool which isn't a problem we need

[03:04:16] both of these things but i think it it will be better at whatever it is when it is very firmly one of those things if that makes sense a storytelling tool that says i am a storytelling tool and that's what i'm doing is going to be a more effective storytelling tool and a program evaluation tool that says that's what i'm doing i'm about informing the OODA loop i'm uh i'm not gonna explain that um uh i am about like helping inform and orient and make second decisions and follow-on decisions and informing and orienting and making second on decisions is better equipped

[03:04:54] to do that it feels right now that maybe Spear is somewhere in between so yeah that is a reflection i wanted to share supervisor malik did you have an additional i was just going to echo that i think i would love to learn more at some point about the drop to 10 minutes for pd response in the rural area because i mean it's been a long time since they had to come 2014 when we were broken into but it took them 25 minutes and that was completely understandable because of the distance

[03:05:28] the car accidents and other things along the way so i just always i know that there's a great desire to improve and have, but I agree that reality is really important, especially for people considering moving to a certain place.

[03:05:45] We can't have people moving half an hour beyond where I am, and you are, and then say, I want 10 minutes something or other, because it ain't going to happen. And so it's not fair to anybody to set people up to make those kinds of issues.

[03:06:03] And the other side of the story I would tell for the transportation issues is, and it came to mind because of the storm last Friday, and four roads of four roads in and out of early silver all blocked by huge trees and wires down and everything, a 36-hour power outage.

[03:06:27] But we need to also, and it's not even addressed in here, so I'm probably saying it out of turn, but figuring out improvements to our communication strategies when things like that happen. is really important to keep people from going to these same places where they're going to have to turn around or stop and get stuck in large traffic jams, et cetera.

[03:06:49] People were basically just parking their car in Roger's parking lot and walking home because they weren't going to get anywhere any other way. So that was crazy. But it's just one of these emergency resiliency planning things that, as I said, doesn't really fit here, but I'll leave it on your doorstep anyway.

[03:07:07] Thank you. Any others? All right. I think we're ready for next steps. Okay. Oops. All right. And I'm going to respond to Supervisor Pruitt's comment. I think you are right.

[03:07:23] It is both right now. And it is to try to meet our constituents where they are, which is some people do not love data like we love data. And some people just want to hear about impact. And so we have done both.

[03:07:40] But I would tell you that behind the scenes, it's a lot of program evaluation. We just don't publish that in this report, but it is published online. Every data point that we collect is on our website. But I also would say that the more feedback we get about making it more and more program-specific and evaluation, we can make that shift and we can do that.

[03:08:03] So for this, I think I just want to go back to a few key, like we've said, to the point of it's a program, which is SPHER is one component of where we have started to measure performance and have data.

[03:08:22] And so you're very familiar with that one. We've mentioned that there's the budgetary analysis and reporting. So that was new last year and went into the adopted budget. That was really for us to speak to your decisions about putting key investments in.

[03:08:38] I remember very vividly Chair Galloway saying, okay, we invested money in this thing last year. How can we tell if that investment is working? And so we have taken that effort and built this budgetary analysis and reporting. So you'll see that more and more each year as we can track.

[03:08:56] Because sometimes it takes multiple years to see that impact. And then lastly, we have the delivering the services. And so you're very familiar with the annual community report that our communications and public engagement team has been doing for some time. Our team and their team are working together to connect more of the core services and have that data connected as well.

[03:09:20] So you'll be seeing some updates to that in the future. So this is for our public to understand kind of what's next, and that is that we're in year four of the strategic plan. And we're going to begin to determine how we fund that last year of this plan as you move through the fall and spring.

[03:09:41] and then we're going to look for insight and perspective early in the process as we move through the next strategic plan effort sorry i hit the wrong one let me go forward and so as you know we have this process that we're going to that you're going to be going through where we're going to look at long-range planning you're going to take the last year of the strategic plan try to invest and move and progress things forward as you see fit and then we're going to have

[03:10:16] a discussion about the next strategic plan and that is coming up and so we'll be doing that again and i'd also like to offer to you all that the next spear report is going to have multi-years and so instead of having the one-year snapshot we have enough data to show the progress over time and so that's the next iteration and refinement that we'll be providing so with that i am done for my presentation any additional questions for your time go ahead no did you have additional questions

[03:10:48] no oh well did you want to make a comment yes i like i like the idea thank you i like the idea of having a multi-year snapshot that we can see and look at our progress thank you any others great Do you have what you needed from us?

[03:11:09] Yes. Thank you so much. Thank you very much, Kristen. Thank you, Kristen. Great job. Thanks. All right. The next item, number 12, we're ready for our closed meeting. Do we have a motion to go in? I move that the Board of Supervisors convene a closed meeting pursuant to Section 2.2-3711A of the Code of Virginia under Subsection 8 to consult with legal counsel regarding specific legal matters, including possible agreements with AstraZeneca LP, requiring the provision of legal advice by such counsel.

[03:11:39] Second. All right, the motion has been made and seconded. 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.

[03:11:54] All right, good evening.

[03:12:51] We are coming back from our closed meeting. Is there a motion to certify the closed meeting? 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.

[03:13:18] Second. All right, the motion has been made and seconded. Without objection, if the clerk will please call the roll. Mr. Galloway? Yes. Ms. Lapista-Kirtley? Aye. Ms. Malik? Yes. Mr. Missal? Aye. Mr. Pruitt? Aye. Ms. Duncan? Yes. All right, thank you, board.

[03:13:34] And there are no motions coming out of closed meeting. So we can start with item 14 this evening from the county executive. Do you have a report this evening, Mr. Richardson? Yes, sir, I do. Abby Stump, our director of community and public engagement, will cue the report up.

[03:13:51] And board this month, we will be reviewing the Almar County Police Department's mid-year report. So we'll take a little bit of a different approach this month and just really delve into one department specifically with some performance metrics on how they are doing.

[03:14:07] And I think that's certainly Ms. Stump's idea. She looked at the report and said, I think this would be really good to showcase in August. And it just so happens that earlier today, the board honored

our retiring police chief, Sean Reeves.

[03:14:22] So today feels like a little bit of a deep dive into police. And so with that, we'll go through the report. Total calls for service in the Almar County Police Department rose just over 17% year over year.

[03:14:39] And that's a combination of public-generated and officer-initiated activity. I want to say a little bit about the officer-initiated activity, the calls for service. This includes conducting extra patrols, follow-up investigations, house checks, warrant service.

[03:14:59] All of that combined together rose by 28%. And that really speaks to one of the many things that we look at in how hard our police officers work. when they're in the field for their shifts it's a proactive policing effort that occurs in our county in addition to that the police department responded to 324 priority one calls in the urban area in the last six months 87 in the rural area and we had response rates within the parameters of

[03:15:33] 75 percent in the urban area 56 percent uh respectively meeting response time goals in the in the rural area and this board talked about that earlier this afternoon in the annual spear report we'll have further opportunities as we move toward the budget process if there continues to be interest for us to continue to explore that data the department has also transitioned into three distinct but interconnected bureaus that strengthen accountability and functional leadership that better align specialty teams with patrol operations to improve efficiency deploy the deployment

[03:16:11] flexibility and response across both rural and urban areas in the county. I want to take a second and talk about quality of life concerns. We'll package together calls for service in areas of disorderly conduct, animal related calls, and trespassing. When we bundle those together they account for 71 percent of all quality of life calls for service. The quality of life calls cover minor, often non-violent incidents, but they're affecting residents' day-to-day sense

[03:16:47] of safety and well-being. Disorderly conduct alone makes up nearly a third of the quality of life calls, followed by animal-related calls, and then third is trespassing. Animal-related calls themselves are concentrated in a few categories, led by animals running at large and welfare and neglect calls and concerns.

[03:17:11] Violent crime, over the same six months a year ago, violent crime went up 2.56%. This was driven by one additional robbery and five additional aggravated assaults. Part one crime counts are relatively small in our community and even a handful of additional incidents can produce a large percentage change year over year, so we have to keep an eye on that.

[03:17:40] Despite the increase that I reported violent crime figures remain low, especially compared to the same period in 2024, we monitor Part 1 crime trends that allows the department to adjust their strategies in response to emerging patterns. These efforts are guided by intelligence-led strategies and data provided by department analysts.

[03:18:00] We do have crime analysts in the police department that do tremendous work to help our response teams be more efficient and more effective. Talk for a second about property crime. Overall, property crime decreased 5.3% in the first half of 2026, continuing a larceny decline that has held steady since 2022.

[03:18:23] Overall property crime, this includes burglary, larceny, and stolen motor vehicles decreased compared to the first half of 2025. Burglary declined sharply. It's down 51% from year over year.

[03:18:42] Stolen motor vehicle reports have increased, and I've noticed in talking to the police department that there's just been an upward tick in stolen motor vehicles, and I would take this opportunity, just because this is a public meeting, to remind our public, please lock your cars, and if your cars are unlocked, please do not leave your keys in the car.

[03:19:03] That's something that is pretty common that our police officers find, is how often cars are unlocked, valuables are inside, and at times keys are inside. The police department continues to promote crime prevention awareness, including reminders, just as I've talked about.

[03:19:23] Gun violence incidents, the police department, Albemarle County Police, along with Charlottesville Police and the University of Virginia Police Departments, They meet monthly to address gun violence and trends, data sharing that they're seeing in our region.

[03:19:42] It's called Regional Comstat, and the review includes verified incidents to include aggravated assaults, robberies, homicides where a firearm is used, as well as confirmed shot-fired incidents.

[03:19:58] The collaborative approach allows all three agencies to identify patterns and coordinate response across jurisdictional boundaries. And I think that's really important, Board, for our community to see us working collaboratively with the Charlottesville Police Department and the UVA Police Department.

[03:20:16] I'm really proud of the three organizations and how they work together. Gun violence incidents in the county are mapped and tracked to help direct patrol and prevention resources to the area of concern. and I'd respectfully ask the board to think back to how much extra duty the officers put in with extra patrols. So they're going to look at this data and that may inform them as to where they go and spend their time with extra patrols. The continued regional partnership reflects our department's goal of enhancing community safety through data-informed collaboration.

[03:20:51] Our police department responded to 766 crashes in the first half of 2026. Speed, distracted driving, and impaired driving contributed to 39% of those incidents.

[03:21:11] Seminole Trail, Richmond Road, and Rockfish Gap Turnpike were identified as the top three roadways for crash concentration. Our police department conducts regular traffic safety initiatives targeting these dangerous driving behaviors, including focused enforcement along the high crash corridors.

[03:21:32] This is really one of the favorite things that I watch happen on a regular basis. Our police department hosted community members for its Spring Citizens Police Academy, offering an inside look into all of the daily department operations.

[03:21:49] The demand to attend was so strong that we've now got a wait list that has formed for the program. The academy gave community members an inside look into daily operations of the police department, how they work, some of the data that I've talked about tonight, understanding better about how our resources are deployed.

[03:22:09] And it really reflects our department's commitment to transparency and building trust through direct community engagement. Board, I think you know about this. This is Sergeant Ryan Sheridan and his

K-9 Demby. They were recently recognized as one of three finalists for the NAC Foundation First Responder of the Year out of 600 nominations nationwide.

[03:22:33] The award recognizes first responders who go above and beyond in their communities. Sergeant Sheridan and his K-9 certainly do that. throughout 2025. This duo supported critical operations and high-profile arrests across the county. Officer Sheraton and his canine responded to 373 calls for service in the county, many requiring urgent assistance to patrol officers. That concludes the August report, which again is reflected in the mid-year report from the police department. Board Abby and her team do a good job

[03:23:12] of packaging this and sending it to you in emails in case you are at community meetings or you want to borrow data from this report in case you're responding in emails or just back and forth with constituent discussions that you have. I'll certainly answer any questions tonight, but again, I appreciate your time earlier today to Spear and the emphasis that you folks looked at as well as the time you spent with the retiring Colonel Reeves.

[03:23:38] Thank you. Thank you, Mr. Richardson. So questions or comments? Supervisor Lepisto, currently? Thank you very much for that report, and I know I'll be using that in some of those in my CACs. Thank you. Supervisor Malik? Thank you.

[03:23:54] It's a great example of the breadth of the police department response from runaway chickens to all the public safety things and the accidents and keeping track of everybody. So thank you very much. Supervisor Duncan? Can you go back to slide three? I had a question, but I didn't write it down, but I remember the slide.

[03:24:12] hope i can answer it the is there data on i guess like the outcome of the calls because like anybody can call and kind of complain about their neighbor's dog barking um or trespassing or whatever but i'm curious how many of these are like somebody actually was trespassing and the dog you know somebody's animal was breaking the law versus they go out there and they're just like oh everything's fine what i'll do i'll take that as a question to follow up on and what we will do is we'll circle back to the police department and ask the crime analyst

[03:24:50] if they've got any additional information that would say a little bit more about this activity and did it result in charges? Did it result in arrest? I'll find out more about those details. Thank you. That's all I have. Thank you. Supervisor Pruitt?

[03:25:06] I'm going to similarly request a slide. Can we get the Police Citizens? Yeah. The Citizen Police Academy? I just wanted to call out an enduring Scottsville district tradition of people graduating service to county government to become super citizens.

[03:25:26] We have former Director Jody Filardo, current Scottsville resident, being a super citizen here. Mr. Richardson, I look forward to one day you being a fellow super citizen. I'll keep a seat open on the Housing Advisory Commission when we form it for you.

[03:25:43] Yes, sir. Thank you. Scottsville seat with your name on it there. Yes, sir. Thank you. Supervisor Missal. Thank you. Only quick question. On the motor vehicle stat, which was up 120-some-odd percent, was that theft of the vehicle itself, or was it theft from the vehicles, like taking things from it?

[03:26:03] Is it actually the theft of the vehicle? That would be, that's motor vehicle thefts. That's the actual vehicle. Yeah. Yeah, there's been a ton of concern on that. I'm actually looking by Andy at one of the officers over there. He's probably familiar with what I'm talking about. We've just seen a surge in motor vehicle thefts in the county.

[03:26:22] We've done some public service announcements on that, too, as I recall, Abby. Yeah. Yeah. It's a great catch. That's very helpful information. Thanks. All right. Well, thank you, Mr. Richardson. Very good report, and look forward to having that. That is one that I know folks on my CAC like the stats when these reports come out, so I'll be sharing with them.

[03:26:41] Very good. We will move to item number 15, public comment on matters previously concerned. are currently pending before the board other than scheduled public hearings do you have a sign up so vice chair will walk us through the rules and the speakers all right happy to thank you chair during this portion of the meeting individuals may address the board regarding matters previously considered by the board are currently pending before the board other than I am scheduled for public hearing speakers are limited to one opportunity of up to three minutes per meeting in-person speakers will be heard first followed by online participants coordinated by the clerk to ensure equal treatment and Courtesy for all speakers, the board requests that the following guidelines be observed.

[03:27:21] 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. Speakers may not share unused time with another speaker.

[03:27:36] Back-and-forth debate is not permitted, and speakers should not speak from their seat or out of turn. For in-person speakers, the podium timer will guide your time. Green indicates your time has begun, yellow means one minute remains, red indicates your time has expired. All comments are recorded live streamed and published on the county website. We have one speaker this evening and it is Mr. Gary Grant. The other 115,000 people

[03:28:08] would occasionally show up. Gary Grant, Rio District. Before I start, for fiscally responsible recycling and reuse, I'm returning the notebook that was gifted to me Monday on the retreat. I took the materials out, but this will save the taxpayers some money from that retreat on Monday.

[03:28:30] I have a question that I doubt will get answered. Do you board members not have enough money or time to feed yourselves breakfast at home before the start of a morning meeting? Same question for the county executive and several of the staff that were at Monday's retreat. Albemarle residents, constituents, voters, and taxpayers had to pay for breakfasts in addition to the expensive

[03:29:02] hotel meeting room suite? To those of you who were fed by county government taxpayers, I would make this suggestion. Maybe reimburse taxpayers for your breakfasts or make a personal financial donation to the Blue Ridge Area Food Bank. Next, are you all afraid of us? The public?

[03:29:31] You needed a taxpayer-paid uniformed police officer at the secure hotel for your retreat? Are you protecting yourselves from us? We're not that fearful. We're not that scary to you, I don't think.

[03:29:47] Finally, for those of you who were on this board and staff in 2023, that was the year of the most recent statistically valid and reliable outside independent community survey of Albemarle County

residents. Results, only 8% of Albemarle residents rated your county executive's leadership as excellent. Only 7% of Albemarle residents rated the Board of

[03:30:24] supervisor's leadership as excellent. How come this most recent statistically valid and reliable menu of data was not chewed on and digested at your retreat? Oh, I forget. This board still does not have an official policy, procedure, or practice of responding to questions from residents,

[03:30:54] constituents voters and taxpayers hungry for answers thank you that concludes our list all right thank you for to our speaker we will move to the next item on our agenda number 16 this is a public hearing on zma 2025 4 which is r10 to prd and zma 2025 5 steep slopes preserved to manage attained on 5th street phase 2 with se 20 20 25 19 which is a step back

[03:31:33] waiver and se 2025 36 which is a parking modification we will handle this all together there's two two public hearings in here so you'll just be ready though some of the timing will change per the norm because there's two items and then the two there's two additional items that we'll handle during the presentation but we'll take separate actions on that are not part of the public hearing did i get all that right yes sir very good so good evening rebecca good evening i'm rebecca ragsdale planning

[03:32:08] manager in community development and i will be guiding you through those four items thank you for that introduction and as a reminder you will take four separate motions but we will have a combined presentation and public hearing for the rezonings. I'm going to go through a quick summary of what those requests are. You mentioned it's a rezoning from R10 to the planned residential district. That's to add some additional units and then increase the density to 21 dwelling units per

[03:32:43] acre for this infill development. There is an area of steep slopes. The applicant is seeking to rezone from preserved to managed. And then there are the couple of special exceptions for a 15-foot step back and then a parking reduction request. Those will be your four motions at the end. This is a location map for folks that might not be familiar with the site and to provide context. The site is located on 5th Street as it transitions to being known as Old Lynchburg Road.

[03:33:16] It's accessed from Wahoo Way. It's just south of 64 and across from the 5th Street County Office Building. Looking a little bit more closely at the site, the subject property is in the middle of the screen. And as I mentioned, it is between 5th Street and 64.

[03:33:35] There is a transit stop that's existing at the corner of Wahoo Way and 5th Street. The property was first developed for student housing and rezoned in the early 2000s. The site plan was approved in 2001 and the site was developed with the current structures in 2002, which were originally planned as student housing.

[03:33:58] So that resulted in a surplus of parking. We will delve into parking a little bit more in a little bit. So the idea is that with this rezoning, they can increase density and infill buildings on some of that underutilized parking.

[03:34:15] With that is generally the proposal, and like I said, we'll go into a little bit more detail. We mentioned that the existing zoning is R-10. There is some surrounding R-10 commercial zoning in the pink, residential to include some other apartment buildings nearby, and then the Albemarle business campus development.

[03:34:39] This is the comprehensive plan. The property is primarily designated urban density residential, which calls for up to 34 dwelling units per acre. The secondary green designation of parks and green systems is primarily showing those slopes on the property to the rear of it adjacent to 64.

[03:35:03] This is what we refer to as the application plan, showing the major elements or important site features that the ordinance requires or the applicant has made a commitment to.

[03:35:19] The increase in the number of units would be 165 new units for a total of 309 units. It's about 20, 21 dwelling units per acre. There is a parking reduction request to make sure they don't have cut down on that surplus parking but still provide enough parking for the needs of the residents.

[03:35:42] The existing amenities plus some enhancements that would be required or additional amenities will be provided based on the increase in the number of units and the applicant is proposing a number of sidewalk and crosswalk improvements throughout the site even in areas where they may not be infilling but they will be making those improvements with new sidewalks crosswalks there is shared use path improvements along the frontage and also the frontage being along 5th Street, and also the bus stop will be enhanced.

[03:36:19] The site does have bus service currently, so the bus shelter will be improved. Affordable housing was a topic for you earlier. The rezonings are analyzed based on the number of new units, which is 165.

[03:36:37] 20% of those new units would be 33. In this case, the applicant concurrent to this process had already expressed their interest in pursuing the Affordable Rental Housing Incentive Program, which we know is based on the total number of units in the total site that is, as you're aware, approved earlier this evening.

[03:36:59] So this proposal or this site will actually end up with 62 affordable units. And I have the slide referencing those terms again, but I believe you are familiar with those based on your prior action this evening. The second rezoning is a rezoning of about a half an acre of steep slopes preserved, which are circled in red and shown in green.

[03:37:25] They are between the existing development and 64. Those are slopes that were actually created as part of the development of this site. They are within recent history man-made manufactured slopes.

[03:37:42] We included the detailed analysis in our staff report of the criteria that we go through, but we believe that they meet more of the criteria of managed slopes rather than preserved, so they would be allowed to be disturbed along the edges there to do the grading and infill with the new buildings the ARB has reviewed this for any entrance corridor concerns they did not object they believe there'll be ample landscaping or excuse me area for landscaping at the rear of the site and these aren't slopes that are associated with any water features or other

[03:38:19] resources identified for preservation. This is a more detailed look at where those slopes are in relation to the new buildings that would be proposed. And there, like I said, along the edges of the property, there are still some slopes and vegetation that would, of course, remain in the right-of-way. Switching gears to the special exceptions, y'all, we quite often have a step-back waiver request. There is the little diagram from our ordinance, but the idea is that the building

[03:38:58] itself at three stories is set back 15 feet at three stories or, excuse me, yes, at the third story. In this case, this request is for those infill, for those buildings that are anticipated to be four stories. None of the existing buildings have step backs. They predate those requirements.

[03:39:22] We, staff, looked at, typically with step-back requests, we look at the relationship, what we refer to as the spatial enclosure, the height of buildings in relation to the setback and parking or streets and landscaping in front of them. We didn't have any concerns with massing or any detrimental effects for not requiring a step-back in this case, so we're recommending approval of that.

[03:39:47] The parking reduction request, as I mentioned, they have a surplus of parking because it was originally planned as student housing, and then they would like 20%, about a 20% reduction. We have processed a number of reductions for apartment or multifamily complexes, and this is consistent with some of those that have been previously approved.

[03:40:11] This one, this particular site is located at a bus stop and along an area that has existing or will have future improvements to the pedestrian and bike network. When I say this is based on prior approvals, when applicants submit these parking reduction requests, they submit studies, IT traffic engineers, parking generation figures.

[03:40:39] We look at comparable sites and look at, again, whether it's served by transit and the pedestrian facilities within the area. So a summary, as we included in our staff report, this is a project that we feel is good infill that is consistent with the Southern Master Plan and Southern and Western Master Plan and the urban density residential designation.

[03:41:08] We mentioned that we don't have any concerns with the steep slopes rezoning because it meets the characteristics of managed rather than preserved, and then we have discussed the affordable housing already. As a reminder, this Planning Commission had their public hearing on this, and they voted for approval of each of the four requests.

[03:41:34] So I'll pause there for any questions. Great. Supervisor LaPista currently, questions? No good presentation, but I have no questions. Thank you. Supervisor Malek any questions. Not yet. Thank you Supervisor Duncan. You said that you guys have processed a lot of parking reduction requests I'm curious kind of like I don't know a rough guesstimate of like Percentage like how often do we get requests like that? How often do you guys suggest waiving them? I'm just wondering if

[03:42:09] revisiting our parking minimums ordinance is worthwhile at some point we see them in about at least 50 to 75 percent of our multi-family off the top of my head in recent history and we do believe that revisiting our parking regulations as part of zoning mod will will be beneficial that's all i have right now supervisor pruit i would echo that concern which i think staff already knows like in general i think parking minimums in commercial make zero

[03:42:43] cents in residential make probably the least sense and a medium amount of sense in for sale units there's some valid purpose for a parking minimum but like as as this applicant i think actually aptly explained no it was a it was another applicant aptly explained you know if you have a rental uh that does not have adequate parking that is a problem that the market resolves itself because the tenants complain and it is obvious when you're applying for a rental, that they do not have parking.

[03:43:16] So it is not necessarily something that I think we benefit from a government-established minimum. Actually, a similar question I did have as I was thinking about the step-back waiver, and you

gave a little bit of the context of it. Has this board ever denied a step-back waiver?

[03:43:35] No. Okay. I'm sure you know the thing I'm going to just say is that seems like something that there is an administrative review of the appropriateness of a step back waiver you talked about how there's like the the qualitative factors of the how it how oppressive is it to the space to not have those step backs that that also seems like something we could be discussing whether or not we actually need this to always be a legislative review because i don't know that i care for it to be a legislative review it seems like there's appropriate discretion applied at the staff level that's all i have uh supervisor

[03:44:13] or missile. Thank you. Ditto on the whole parking thing, 100%. And this is a great example of how infill is the right option because it also doesn't increase the impervious surface, so that's great. Question on the pedestrian connection. Forgive me if you mentioned this. Did you talk about the pedestrian connection at all? Is there a 10-foot shared use path? I did. Along the frontage, they will be along the front edge of their property upgrading and installing the 10-foot

[03:44:47] shared use path and there's a missing connection right there is uh there are facilities and we refer to them as substandard so that would be uh what we said was a gap in something that was current standard but we have county efforts for along that corridor got it okay that could remedy that and uh only other question a traffic study was not required correct uh they i'll have to look back at my it's been a while uh i think that they uh they definitely provided the it figures but i

[03:45:25] think they might have been just below uh the requirement uh right it did not trigger the need for it okay all right that's it thank you great i don't have any questions at the moment So we will open the public hearing and the vice chair will read the rules.

[03:45:46] So this is the two ZMAs. Is anyone online? Do we have anyone signed up? All right, I'll do the short version. Speakers are limited to one appearance of up to three minutes.

[03:46:01] Applicants are allowed 10 minutes for their presentation and five minutes for a rebuttal at the close of the hearing. To ensure equal treatment and courtesy for all speakers, the board requests 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.

[03:46:18] 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.

[03:46:34] Back and forth debate is not permitted. And speakers should not speak from their seat or out of turn. The podium timer will guide their time. Korean, guide your time. Korean indicates your time has begun. Yellow means one minute remains. And red indicates your time has expired. All comments are recorded, live streamed, and published on the county website.

[03:46:51] Great. And just since there are two items, the applicant will have 15 minutes total. You don't need to use all 15, but you haven't. Valerie, I understand you're coming forward as the applicant or on behalf of the applicant. Other side.

[03:47:26] Thank you, Mr. Chairman.

[03:47:49] And pardon me, I neglected to load my slides before we started. I apologize for the delay. Valerie Long with Williams Mullen. We're representing the applicant tonight, which is Bonaventure Holdings. We do have representatives of the applicant team here tonight, including Mr. Dwight Dutton, who's the CEO of Bonaventure, as well as the asset management team.

[03:48:11] And we also have Clint Shifflett with Timmons Group. They're the civil engineers for the site. So I may need to, I don't know if I need to switch it. share normally it comes up automatically again pardon me i'm going to skip through a lot of this

[03:48:49] because i know you're all familiar with the site from this morning this afternoon's discussion as well as ms ragsdale's presentation but just some quick a little bit more orientation this is a new slide in aerial that really shows well the relationship and you can see some of the unutilized parking that's really never been used since day one happy to come back to any of these slides These are also, these are recent slides really show, again, the amount of excess parking and the opportunities for infill redevelopment.

[03:49:22] A few others there. Again, the zoning is R10. This is the comprehensive plan designated for urban residential. Some views from 5th Street southbound. Lots of mature vegetation.

[03:49:39] This is from the northbound. You can see the bus stop there is just a pole. This is the entrance to the site. you can see some citizens getting ready to get on the bus looks like and then this is from the entrance itself and from the interstate and this is it also connects all the way to old lynchburg road again a lot of this you heard already we have 144 units now in 13 buildings one of which

[03:50:12] is the office and the clubhouse and exercise facilities and there are 657 parking spaces The ordinance requires, this was built, as was noted, as student suites, so four-bedroom, four-bath units.

[03:50:29] And the county's zoning ordinance parking regulations for a student suite requires 1.25 spaces per bedroom. So that's why we ended up with so many parking spaces. These are obviously just highlighting some of those vacant areas.

[03:50:46] This is the conceptual application plan, again, showing where those new buildings in Brown would be located. the arrow kind of purple area is the amenity area this is just a little bit more color on it so it's a little bit easier to see phase two as we're calling it would have 165 additional units in five buildings you also see along the frontage there as ms ragdell indicated there is an existing asphalt path i have some photos of it that i'll show in a moment they the path does not meet standards for shared use path it is a tricky site because the guardrail is there and then there's a

[03:51:22] steep drop off but the applicant is proposing to convert that to a standard shared use path along the entire frontage as well as upgrade the bus stop and make a bus shelter so that's that area there we're also substantially enhancing the sidewalk network throughout the project as part of our due diligence when Bonaventure was first looking at the application we identified and the County staff helped with this as well during the rezoning review, that there were a number of opportunities where sidewalks didn't exist and could be added.

[03:51:58] And then staff helped us understand or realize that there were actually a number of sidewalk connections that were shown on the original site plan by the original developer that never were actually built. So we went back and compared all those sites and filled in all the gaps anywhere that we could identify where sidewalks would enhance the connectivity of the site for both existing and future residents.

[03:52:25] This was one in particular that was supposed to be built and never was. A little bit tricky with some grade there. But Bonaventure is committing to upgrade and install all of those. We also worked with staff to identify a route to enhance and create a seamless sidewalk connection from one end of the project to the other.

[03:52:46] all the way through so it does zig and zag a little bit but that was a way to so we have that and we're happy to commit to that improvement as well you saw the slides earlier with the preserve steep slopes at those areas in green those are definitely man-made they're shown on the site plan from the original development to support that the grade there so we're asking for those to be rezoned from preserve steep slopes to manage steep slopes so they could be disturbed as part of the new phase two units. We've talked a lot about affordable housing, but again, it's a

[03:53:25] 20% of the total project units, phase one and phase two. So 62 total units, 10% of them or 31 would be affordable to those making up to 60% AMI for 30 years. And the other half would be affordable to those making up to 80% AMI for 30 years. Just a quick summary. I don't need to read through all this. One thing, the density is increasing. It's 10 units per acre with just phase one. With the additional phase two, it gets up to 21, just over 21 units per acre,

[03:54:02] which is obviously much closer to the comprehensive plan recommendation for 34 units per acre. The buildings are going to be between two and four stories. And I've got some photos I'll show in a moment about the amenities. When Bonaventure acquired the property it had been in quite a state of disrepair and the amenities among other things had not been upgraded probably since they were first built they've gone through and upgraded all of those amenities there's now a dog park and the tennis court was converted to a pickleball

[03:54:36] court they've added renovated the pool area and the pool deck and there's now grilling stations I'll show you some photos, and things like package lockers for their residents so they can safely have their packages delivered and stored in a secure package locker for them to retrieve, which is now a very common amenity for apartments, but always important.

[03:55:01] Mr. Missal, just for clarification, we actually did trigger the need for a traffic study, so we did have one prepared. it's it is an attachment to the application package but miraculously i don't know if that's the right word it required no road improvements and actually because of the conversion from student suites to just market rate apartments the traffic generation counts actually went down that's great yeah so um so we've got some of that data there um you know it's just it wasn't a huge drop but it was it was a small reduction and so that combined with the fact that the roundabout

[03:55:40] at 5th street that's underway now that will further reduce congestion and delay and the traffic study did not make any or identify the need for any improvements this is just a little bit more about the shared use path along the frontage just in general some of the project benefits we like to highlight. It's obviously infill, redevelopment, and an unused parking area, affordable units, new residential units, and the heart of the development area. It's very convenient to

[03:56:14] employment areas, shopping, transportation, other infrastructure. Bonaventure renovated all of the existing phase one units. Not just the amenities were in rough shape when they purchased. They've converted all of them from student suites to two and three bedroom apartments, and the improvement is dramatic. I was able to tour them not long after they purchased them, and they were in a very poor state, and now they are extremely nice, and they will have the same quality finishes and

[03:56:48] layout and so forth as the new units that would be built as part of phase two. So again, improving the on-site and off-site pedestrian infrastructure and no impact on traffic just a bit of an update and this may be of less interest now that with the passage of time but with when bonaventure really originally purchased the property there there were residents there they did renovate those units and we provided some information about some of the their success in releasing

[03:57:22] some of those converting some of those existing phase one residents into residents of the newly renovated units after the renovations were complete they also did a lot of things to help those existing tenants you meet other roommates so that if they wanted to rent apartments together in the renovated units they could they also offer discounts to first responders and teachers and so forth as you can see happy to talk more about that if anyone would like this is just showing the renovation the photo on the left is the before i don't think it really does justice to

[03:57:59] how poor of quality they were when they were purchased but the ones on the right are how they are renovated and hopefully you can tell the high quality of the amenities there and just the finishes modern market standard amenities for apartments like this they've also renovated the entire clubhouse, like I said, in the pool and fitness areas, and they carried out substantial amounts of deferred maintenance throughout the entire complex. Again, some before and afters of

[03:58:32] the restrooms as well, showing the improvements. These are new images of the renovated amenities. You have the clubhouse on the left, obviously very high quality there, and that will be shared by the phase one and phase two, and then this is the volleyball court that was converted to pickleball, and you can see the renovation.

[03:58:53] Maybe you can tell, but there's some tables and a grilling area for residents to use, and it's just a much nicer upgrade to the pool. Just, again, an image of the conceptual application plan for reference, and I think that's everything.

[03:59:10] Don't have anything else? I'm happy to address and answer any questions you may have. Thank you. Great. Supervisor Lupisto Curley? Thank you very much for that presentation. I understand the developers are in the business of rentals and taking care of their properties and such, so this would be in addition to what they already have in other locations, so they're used to managing rental properties, correct, and keeping them up and everything.

[03:59:42] Yes. I'm getting a nod from behind you. I think that answers my question. No other questions. Thank you. Supervisor Malik. Thank you very much. I'm looking for one, but I haven't found it yet, so I will come back later. Thank you.

[03:59:58] Supervisor Duncan. This is sort of a, I guess, big picture kind of theoretical question, but just as far as the step backs on the picture, you know, you cut in, and could you just kind of explain or talk about it feels like you lose space when you do step backs, and I just sort of explain, I guess, the positives or why you're why you'd like to remove the step back requirement that but you've

[04:00:31] identified the problem with that 15 foot of building removed from the top floor you now no longer have room sufficient for bedrooms that meet you know standard requirements so you lose units and then you have to try and figure out how to convert that space that's left over and make it efficient and functional and it's just wasteful and the original intent as we understand it with step backs was to avoid

what they called the canyon effect um we don't and it i don't know if it was intended to apply to all buildings when it was adopted but it has been interpreted to apply

[04:01:07] to all buildings so we think here um that there's no risk of any adverse impacts with the canyon effect and that the step-back waiver requirement can be waived without creating an impact that's really about it harms the unit design that's all I have you supervisor Pruitt I just wanted to call out the work that you highlighted toward the end of the presentation related to relocation and transition work that the applicant has put into I know that was a an issue and

[04:01:43] And I'm really pleased with the direction that went. And I think I've talked to this board about the need for us to memorialize and institutionalize some kind of relocation plans in the future because it's something I think is a gaping hole in county policy.

[04:02:03] And I am hopeful that we could glean some best practices in the direction that this went moving forward. Thank you. I can't take credit for any of that, Mr. Pruitt. It's all the applicant team, but thank you.

[04:02:20] Supervisor Missal. Thanks. It's a great project, and I echo, you know, I thank you all for pushing the envelope, and I think, you know, we're learning through these kinds of projects. I think, you know, you're setting an example in some ways as to how we can do better and how we can work with developers, but maybe even do that in advance so that this isn't something that takes quite so long to get through the pipeline.

[04:02:44] And so also, it's great that you're taking advantage of the R-HIP. You know, that's excellent, and I look forward to that. There's a lot of really positive things in this development, and thank you. Thank you. Did you find your questions there?

[04:03:00] It'll feel like a very small question, I expect, but anyway. That's all right. Historic resources. It says in your packet there are no known historic resources. What sort of looking was done to generate that answer? Good question. It's part of the due diligence when the property was purchased.

[04:03:15] They always do sort of a site assessment to identify, are there any risks or concerns? They do surveys to look, and there were no issues identified. So no phase one archaeological survey was done, just the surface looking? Not when, to my knowledge, tell me if I'm wrong, but you didn't do a phase one archaeological study.

[04:03:35] They did an environmental study, which is typical, but there were no, you know, usually there's an archaeological study done if there's any indication of any resources in that area. Since the property had already been developed, there was no indication for the need for that.

[04:03:52] I see. Thank you. Certainly. The, you know, not that I'll be sad to see our classic Albemarle bus stop go away, but the one that's going to replace it, is it facing 5th Street?

[04:04:08] Is that how? I don't believe any decisions have been made, but usually the way it works is that the site plan stage, They coordinate with the transit staff to identify the appropriate layout, I guess, for that.

[04:04:24] I suspect it would face 5th Street, but I don't actually know. Maybe it would be more comfortable for residents and riders if it faced Wahoo Way. And it looks like there's a right turn only, so I guess the bus would stop in the right turn only lane.

[04:04:39] Yeah. I just call this type of, I mean, you went through this with me with Arrowwood. It's like if you've got a major spot, like on Rio or Fifth Street, and a bus is stopping on the right turn lane, then people could start trying to jump around the bus to turn right.

[04:04:55] So I just, I would say to staff and to the applicant to maybe just give some thought as to where that bus stop could be, how the bus is stopped to pick up related to the traffic that's out there. You just don't want, I mean, I think that's how people get into recs because they're like, oh, I can't wait an extra 20 seconds for the bus to pull off.

[04:05:14] So I'm going to jump around it, and then they're not looking. Right. And it may be that eventually it, you can see on the screen where the Elmar Business Campus access road is. Maybe eventually as that continues to build out, the transit route might go through that travel way and be available to pick up their residence before it comes out kind of on the other side of the business campus.

[04:05:37] Because there's just the one stop. You don't have anything on Old Lynchburg. I mean, anything internal would be better. I just know that even Cat doesn't love internal because it adds time to the loop. But, you know, so be it. But thank you. That's important feedback.

[04:05:55] Yeah, I'll just look at any others down here. Mike, go ahead. I apologize. I've never mentioned this before because I think I've not been thinking of the physical space as much, as much as I have been the numbers and the housing. But I'm looking at it. And I'm suddenly curious, is Wahuay, is that private or is that a VDOT road?

[04:06:14] It's not a private road, excuse me, it's not a public road for sure, and it's a, I believe, a travel way. Okay. I'm just thinking that section of Old Lynchburg is heavily foot trafficked, right? There's a lot of low-income residences behind there, a lot of people who have their lives in the city, and they're right by Azalea.

[04:06:34] In fact, Mr. Missel and I have recently been briefed on a public works project where we're building a sidewalk on that underpass right there. I would anticipate you will get a lot of foot traffic. Well, I anticipate you probably already get a lot of foot traffic through Wahoo Way from non-residents.

[04:06:52] And with higher quality, thinking about higher quality amenities for the bus stop, I would anticipate that there's going to be continued foot traffic through Wahoo Way. It's never a thing that I think people plan on, but I'm aware of your ability to trespass people in that context.

[04:07:11] And I'm wondering if this is something that the applicant has thought about or has entertained that possibility. What do you mean specifically, allowing the public to walk on the sidewalk? It's something I never assume someone has a malicious intent about, but this came up previously with the cell tower at the place where there's a soccer field right near this, actually.

[04:07:40] I'm sorry, I'm blanking on it. Oh, the UVA Credit Union site. UVA Credit Union, right? A place that people have no legal right to be playing on that soccer field, but they do, and it would be nice if they continued to. Similarly, people have no legal right to walk down Wahoo Way.

[04:07:58] It's convenient for the public. It would be nice if they could continue to. Well, that was part of the reason we worked hard with staff's guidance to make sure there was a continuous pedestrian connection from 5th Street all the way to Old Lynchburg. And staff made us aware of the sidewalk project

that I'm not sure if it started yet, but I think it has been funded to provide a sidewalk under the interstate underpass there to lead to the park.

[04:08:24] So that was a lot of how that all came together. I think as long as people are not creating problems, I'm going to speculate that that is not going to be an issue. But ultimately, you know, they've got it. Understood.

[04:08:43] Thank you. I just want to make sure we're thinking about that. Okay, we'll go ahead and then Supervisor Vistols go next year. Clarifying this, all the interior streets, I'll call them, are really like the view. They're interior travels for residents, not public ways or even private streets, but just.

[04:09:04] Mostly it has more to do with the designation with regard to how is it designed and built. There are different standards for travel ways as distinguished from a private road even. Right, okay. So that's where I fell off the wagon as far as having people not being allowed to walk on the sidewalk.

[04:09:23] I'm going, what? And that's pretty, at least in my experience, very typical that they are travel ways in a single-owner apartment community like this or multifamily. Supervisor, quick question. Purely curiosity, and you don't need to share any details, but I'm curious.

[04:09:41] The existing shared stormwater facility, is that going to be sufficient to handle the additional runoff? I think, actually, maybe Clint. Yeah, I believe it's been calculated. Maybe I'll let Clint answer that question because I can't remember the precise. I can't remember if it even needs to be upgraded.

[04:09:57] It would be great if you could continue to use it. Oh, it's certainly intended to be used, and there's an agreement between the two properties to coordinate on that. Gotcha. Yeah, maybe upgrading. Thank you. Yeah, Clint Shidlow with Timmons Group. Good evening. Yeah, we looked into that.

[04:10:14] Given the situation with this proposed development, You mentioned there's a very small increase in impervious area since we're using parking areas. Our intention when we looked at that pond, is that a slight adjustment to the existing outfall structure? Got it. Like a two-inch change in the orifice that allows water to leave the facility would be adequate to facilitate this development.

[04:10:37] Great. So that is the plan. Because I figured there are new regulations in place that might impact some of that too. Great. Thank you. Thanks. All right. Any additional questions? I'm just going to say I really appreciate all the work that has gone into this to put so many more affordable units in place.

[04:10:57] So I commend you. Any others? All right. We will close the – well, did you need your rebuttal time to that? Okay. So we will close the public hearing, and the matter is back before the board for any additional questions or comments.

[04:11:13] I'll do a quick pass just to see if there are any. Supervisor Lapista, currently anything in addition? No, no other questions. Supervisor Malik? No questions, thank you. Supervisor Duncan? I actually do. One, I guess the main one is what I referenced earlier this afternoon.

[04:11:31] I guess I'm sort of curious about the timeline of how long this took. There's a few different dates mentioned in the applicant's narrative, but then the staff report at the top of several of the pages, It talks about, like, when they applied, when comments were received, resubmitted, because I don't totally know how kind of the process of, like, a development comes through the county and how this kind of works.

[04:12:03] And so trying to learn and understand this. But the fact that it was, like, before planning commission in October of 2025 and we're just now getting it and, again, thinking about affordability and how long these take and, you know, the time is money.

[04:12:20] I guess I'm kind of wondering if staff has, I don't know, there's like an answer, an explanation, but sort of like, is this typical to take this long for development to go through, you know, their CAC meeting was, you know, more than a year ago. It was in May of 25.

[04:12:39] Does it normally take, you know, eight or nine months after Planning Commission before it comes before us? In this case, there was the RHIP application. So the time, the majority of the time. The R-HIP application was received in December. And as I said, they chose to pursue things concurrent, well, pursue both sort of at the same time. So that is what led to a bit of a longer timeline to get that decision on the R-HIP application before then the decision on the rezoning. The rezoning could have been acted on sooner, but the R-HIP application

[04:13:19] timeline I can't speak to. But it was received in December. The Planning Commission public hearing was October 28th, and then we are here today. And then just a couple sort of comments in general about this. Obviously, this is a fantastic project. I'm very excited that we're getting, you know, public good out of it as well with the shared use path. The bus stop at the shelter is huge. Those are, you know, as the city is kind of working through it with CAT, expensive and kind of time-consuming to do, so I think that is really fantastic.

[04:13:58] The other point that I think is important to make is it's, again, included in the narrative of we're able to convert these to family housing because more student housing has been built in the city closer to the university.

[04:14:15] And so when you build student housing for students, it creates this effect where students move into that and we get more opportunities for family housing. And in addition, you know, it actually helps traffic. Again, when you build student housing, I know not everybody is thrilled with all of it, but when you build it close to the university, close to where there's transit, students can ride UTS, they don't need cars, you can have reduced parking minimums there, but again, it frees up all of this parking space that we can convert into more housing.

[04:14:49] So, you know, we continue to need more student housing closer to the university uh you know more housing for families um this is you know really great my only complaint with this is that there are not more units that they are not taller units and you know hopefully in the future we can have taller buildings and more units supervisor puritt i have nothing to add supervisor missile nothing to add thank you all right then this we

[04:15:19] have to take, let's see, we will first vote on the ZMA 2025-4. I move to adopt the ordinance attachment E, attached to the staff report to approve ZMA 2025-4. Second. All right, the motion has been made and seconded. Without objection, if the clerk will please call the roll. Mr. Galloway?

[04:15:43] Yes. Ms. LaPiesto-Kirtley? Aye. Ms. Mallett? Yes. Mr. Missel? Aye. Mr. Pruitt? Aye. Ms. Duncan? yes all right that motion carries very good we'll move to the second zma i'd like to move to adopt the ordinance attachment heft attach the staff report to approve zma 2025 5 second all right motion has been made and seconded without objection if the clerk will please call the roll mr galloway yes miss lapista kirtley i miss malik yes mr missel hi mr pruit hi miss duncan yes

[04:16:17] that motion carries very good now we will go to our first se the step back waiver i move to adopt the resolution attachment g attached to the staff report to approve special exception 2025 19 yeah or second all right motion has been made and seconded without objection if the clerk will please call the roll mr gallows yes miss lapista kirtley i miss mallet yes mr missel yeah mr

[04:16:46] Pruitt. Aye. Ms. Duncan. Yes. Yeah. All right. And our final essay. I move to adopt the resolution attachment H attached to the staff report to approve special exception 2025 36. Second. All right. The motion has been made and seconded without objection. If the clerk will please call the roll. Mr. Galloway. Yes. Ms. LaPiesto-Kirtley. Aye. Ms. Malik. Yes. Mr. Missel. Aye. Mr. Pruitt.

[04:17:15] Aye. Ms. Duncan. Yes. And that motion carries, 6-0. Very good. Thank you all, and good luck with the project. I'm looking forward to seeing it come up. All right, board, we will move to item 17 from the board, committee reports and matters not listed on the agenda.

[04:17:31] Supervisor Lepisto-Kirtley. Yes, we had an EDA meeting yesterday, And some funding was given for Seville Biohub, \$50,000 over two years.

[04:17:49] They are increasing their size. They've had 95 people go through their program. This gives them an opportunity to have someone who could then go out and to businesses who are looking for people who are ready to either have their own startup or get a job in a life science field.

[04:18:15] The other one was Beacon Hill Kitchen. There was what's called a short-term bridge loan. That amount was for \$400,000, which will be repaid in mid-2027.

[04:18:34] So that's all to assist them in making it larger because it's been so successful. that they need to now enlarge their building. And like I said, this is a bridge loan, so it's no cost to us in theory, in essence.

[04:18:52] Great. Supervisor Malek. Thank you very much. A couple of Ravana River Basin Commission met yesterday for our quarterly board meeting and wanted to pass along that the River Basin Commission annual conference will be Wednesday, September 30th from 9.30 to 3 at the center. And the keynote speaker will be Crystal McKelvey, Chief Recreation Grants Manager for DCR. And certainly we all have different

[04:19:26] items we need to improve in our recreation sector. And so let's go get some grants and learn how to do that. There's also a presentation about the Biophilics Cities Initiative and local business regarding outdoor recreation and then a local panel of the different partners and how things are going. County folks are talking about the riparian barrier buffer ordinance, she said barrier, riparian buffer ordinance, and the three-notch trail. And also the Biscuit Run renovation and Old Mills Trail. So all sorts of news to learn about and hopefully people will come

[04:20:02] on that day. And Jesse Wingo from the Parks and Rec Department, whom I had never met before, did a fabulous presentation to the Natural Heritage Committee about all the work that the parks team is doing at the parks for invasive species control.

[04:20:21] They have, as the announcements had said, increased the acreages that they have done, but it's pretty horrifying, the things that they're finding. So I will be sharing around some of the details of that with everybody about different monsters, invaders to keep an eye out for, and some pictures involved as well, because we have to get ahead of these things in order to keep them from taking over absolutely everything.

[04:20:47] Beach tree disease and all these other things I didn't know anything about. So that was really exciting to learn about. And I missed SWAC this year, so I'm this time for a different conflict, so I don't have that to report on. Thank you very much. Supervisor Duncan?

[04:21:05] I have nothing. Supervisor Pruitt? We have had a meeting of the... Thomas Jefferson Planning District Commission since our last meeting we learned about a few things I think the thing that I found most interesting because I think it gets under discussed is we had a discussion over the implementation of a rural health transformation program that is basically a devolved grant program and the TJ PDC needed action in order for them to

[04:21:43] take a kind of organizing role similar to what they did with Vadi a little bit more complicated because unlike with body there's not going to be a fairly sophisticated partner beneath them that they're coordinating for in that case that was of course the broadband authority here there's not yet a devolved partnership underneath this this is all like a level of technicality that I don't think this board cares about not to be too pointed in this particular moment but I think it is interesting in how we think about and how we communicate to our state and federal partners

[04:22:20] grant devolution, right? There is often the sense that, ah, the wisdom in how to best distribute these kinds of resources and planning dollars and implementation dollars is going to be through some kind of devolution to the state and federal level.

[04:22:39] But, of course, we're always going to have performance criteria that we need to see. And sometimes that does not get devolved to us in a thoughtful or effective way. Sometimes it gets devolved to us who can handle it, but maybe to Powhatan County who doesn't have the level of expertise to do those kinds of tracking.

[04:22:59] And it is a thing I worry that our federal and state partners are blind to, that the way their implementation dollars that are so lofty and high-minded and wants to put us in the driver's seat end up actually screwing us because we don't have the organizational capacity to manage it, and we don't have the kind of technical assistance being provided by those higher levels of government that we would want.

[04:23:28] And specifically technical assistance from the federal government is one of the first things that's been torpedoed, right? Like, there is a regional HUD office. Did y'all know that? Do y'all know how to reach over to our HUD counterparts in Richmond to get technical assistance on applying for grants, are they helping you?

[04:23:48] No, none of that's happening, right? This is a long rant to just say these are things that I think is really important that we try and capture as often as we can because Cree doesn't know about these problems if we're not telling them, right?

[04:24:03] And of all the localities that, again, to use just the example that Cree represents, Cree represents, what, five localities, six localities? We're the ones who are in the best position because we have higher institutional capacity to notice and capture these things.

[04:24:20] That's a long rant. I'm going to be interested to continue seeing how Nelson County's economic development initiative is going to go. Nelson County recently bought, very similar, frankly, to us, a very significant track of rural land for economic development.

[04:24:38] Question mark. That is about as far ahead as they've gone thinking about that. It can be a lot of things, and I think the board has a lot of divergent opinions. Nelson County is a different county than Albemarle, but I think it will be very interesting to see how they engage with this kind of similar problem set.

[04:24:59] Well, Maureen can pull it off if anybody can, that's for sure. That's great. Supervisor Missal? Thank you. Just looking ahead to tomorrow, we have our 5th and Avon Street Community Advisory Committee meeting. Yeehaw. Pardon me? I said yeehaw.

[04:25:14] Yeah, I don't think we've had one for quite a while. It feels like a couple months. I think three months. So looking forward to that. And the main agenda item is AC44 implementation update, which will be, I think, helpful for them to hear. That's it. Awesome.

[04:25:29] Do you have another there? Yes, I apologize. I forgot there is a bio conference August 25th from 9 to 12 at the Code Building. Thank you. Bio conference. Bio. I'll mention three things. four things i hope you all caught the message about the changes with our vdot folks our i think we wish the best of luck to sean nelson as he moves into the acting chief deputy commissioner role stacy who uh stacy laundry who has been his basically his right hand or his deputy will move

[04:26:07] into his role then carrie will move into stacy's role and then we now have greg cooley will be our new carry, so just be aware of that. She says she is updated upon that, as you see in the emails, but just calling all that out. That's all to say, then, that the Commonwealth Transportation Board, our region, has a new representative that Ann, I believe, you were able to make that, right?

[04:26:31] Yes, I did. So his name's Jim Moye? Moye, M-O-Y-E, Moye, yeah. So Ann was able to meet with him, I think that was last week, potentially, but anyway, we have a new representative for our region on the Commonwealth Transportation Board, i wanted to follow up well i'll just stick with transportation last week at the summer session for vaco um i've i have learned that i've been appointed the vice chair of the steering committee the transportation committee with brian nickel from orange county he's the new chair um and he's a long-time transportation professional but we kicked off a very nice conversation about

[04:27:11] transportation funding and how it could impact vaco's legislative packet which that all gets settled in November but building off of maybe the same type of approach where I mentioned to this board about a letter I've drafted for the governor so I'll be sharing that letter in anticipation for our next time that we do our legislative update but it might be nice to see or it did seem based on the conversation and and was in the room as well that it really did kick off and it was a good conversation about you know we know the reasons why revenues have declined we know that those reasons aren't going to go away do we really need to keep studying what those

[04:27:49] reasons are and we've had conversations about things that could happen so taking that approach again of why don't we call on some convening to happen to see what kind of progress can be made so i was thrilled that that was received positively uh at that committee and then the last thing i'd mention is the last time i mentioned the olympics piece and i forgot to mention to jeff or to staff there is an actual thing a site you can go to for counties to kind of get in with them and try to work and coordinate and i don't know what that means right i just know that the link was there

[04:28:28] because we got it that day when at the naco conference i would love to share that with somebody because if we had an opportunity to do some coordination with the olympics in 28 in our

community I think that would be a real plus and we're worth that so who should I share because I didn't ask that last time should I just share that with you and we'll go from there or would you just please share it with certainly Abby in the county executive's office and then we can begin to figure it out from there what it looks like I don't really don't know what it's entailed but it just is there there's like a community I've portal or something

[04:29:06] where it's like I've got it saved on my phone so I'll go get got it who to do that with. Thank you. But that's all I had. Any other items? I will add one thing. CTV Member Moy did talk at length about the maintenance, the growth of the maintenance demand in the Commonwealth for transportation and how much now again, as it did during the recession, it is eating into the construction dollars, which led very well into the Governor Belisle's moment rant that I often go on in these kinds of circumstances because of what he accomplished in 1996

[04:29:42] to get a massive, it turned out to be \$10 billion over 10 years, 10 B with a B, billion, for transportation. And we've used it all up now. And another governor needs to step up and say, okay, legislature, we have to do this again. And so he wants to be in touch locally at least quarterly.

[04:30:03] And so I think that's a great thing. Because for Allison, we knew her for so many years, and she was there for so many years. And then we also knew Daryl, but he was new to transportation. So he was absolutely, I think, overwhelmed, and justifiably so, because it's a lot.

[04:30:22] But his retirement was very appealing to him, so I wish him all the best. But this fellow lives in Louisa and works in D.C. and lives in Louisa and has big banking planning, used to long-range planning and all this big stuff.

[04:30:40] So I have a feeling that he will be able to represent us well. And we just, he said, I want you to tell me what you need. Great. That's great. Thank you. All right. Okay. Well, if there is nothing else, then we will adjourn to September 2nd, 2026, 1 p.m. here in Lane Auditorium.

[04:31:00] Thank you very much. Have a good evening.



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