



Joint Meeting with Scottsville Town Council

Wednesday, May 14, 2025, at 7 pm

Location: Town Hall (Victory Hall)

401 Valley Street, Scottsville, VA

AC44: Where We've Been



Phase One

- Developed the Guiding Principles
- Performed the Land Use Buildout Analysis
- Reviewed the Growth Management Policy

Phase Two

- Updated the Goals & Objectives
- Developed Land Use and Transportation Planning Tools (including Activity Centers)



Plan Organization & Components



Part One: Community Vision

- Context and Background Info for Albemarle County
- Guiding Principles

Part Two: Growth Management Framework

- Growth Management Policy and DA/RA Application
- Development Areas Utilization Review

Part Three: Implementation

Topics addressed: Land Use, Natural Environment, Parks and Recreation, Thriving Economy, Community Facilities, Housing, Transportation, Cultural Resources

- Overarching Goal, Objectives, and Actions



Scottsville Related Content



Identified as an Urban Development Area, allowing for Scottsville to apply for state funding programs like VDOT's SMART Scale program.

Actions:

DALU 3.3 - Include Scottsville on opportunities for transportation improvements, parks and other public infrastructure projects, and enhanced social/human services and affordable housing projects.

DALU 4.6: Engage with nearby jurisdictions for a regional approach to improving access to nature and integrating nature with urban design.

TE 3.2 - Leverage local and regional partnerships to build the County's tourism sector.

CFS 3.6 - Collaborate with JMRL to identify the need for improved or new facilities and services in the Development Areas, the Rural Area, and Scottsville.



Public Engagement



May 5, 2022: Pop-up project kickoff event (Yancey Community Center)

September 15, 2022: Guiding Principles Roundtable (Yancey Community Center)

February 28, 2023: Pop-up to discuss community opportunities and challenges in Scottsville

June 6, 2023: Open House on Activity Centers and multimodal transportation (Walton Middle School)

February 12, 2024: Workshop on Rural Area land use, community resilience hubs, land conservation, and transportation topics (Yancey Community Center)



AC44: Where We're Going



Upcoming Work Sessions and Events Transportation

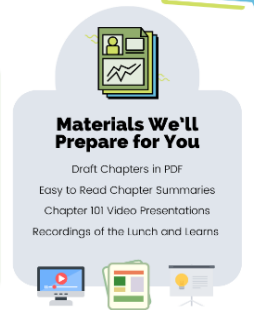
- Planning Commission Work Session: May 6
- Community Check In: May 22
- Board Work Session: May 28

Cultural Resources

- Planning Commission Work Session: May 27
- Board Work Session: June 4
- Lunch and Learn: late June

Check website for the latest: engage.albemarle.org/ac44

AC44 Phase Three is Coming to You!
Here's Our Rollout for Plan Chapters:



NEW
CHAPTERS
RELEASED
EVERY
MONTH

The Plan chapters are shown below. Green buttons are clickable, and grey buttons indicate that the content is coming soon.





Economic Development Strategic Plan Update



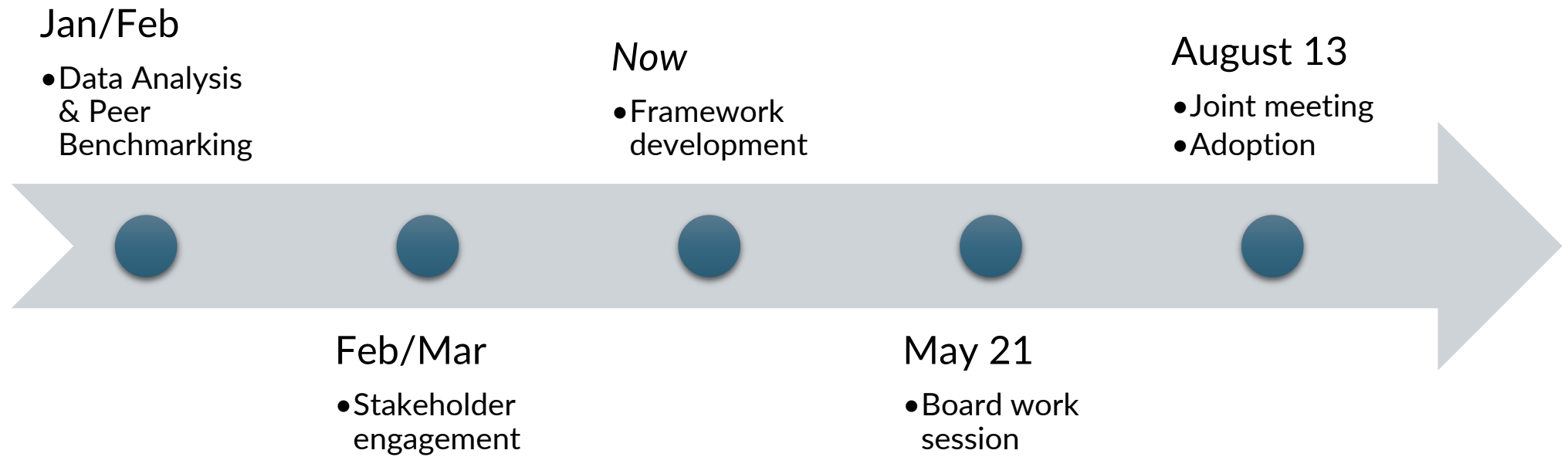
Economic Development Strategic Plan

Rationale

- Existing plan (Project ENABLE) began in 2019
- Board goals for Economic Development have evolved (e.g., Rivanna Futures)
- The economy has evolved
- Strategic plans guide resource deployment



Timeline





Stakeholder Engagement

- 2 (full!) days of effort
- 85 participants
 - EDA Directors
 - Stakeholder Committee
 - Intelligence & National Security
 - Biotechnology/Life Sciences
 - Business & Financial Services
 - Agribusiness
 - Small Business & Entrepreneurship
 - Workforce Development
 - Development/Real Estate
- Primarily roundtable and interview format
- Ecosystem support – meetings “hosted” by ecosystem leads



Key Themes

- **Albemarle's assets are real—but underleveraged.** From UVA's research engine and Rivanna Station's federal presence to the County's food economy and quality of life, Albemarle has ingredients that most places would envy. Yet these assets are not always aligned, visible, or activated in a way that maximizes their economic potential.
- **Growth is happening—but infrastructure isn't keeping up.** Stakeholders consistently pointed to land constraints, outdated zoning, insufficient lab and industrial space, and slow permitting timelines as key bottlenecks. Infrastructure gaps—particularly in housing, broadband, sewer, and cold storage—threaten to stall momentum.
- **Talent is strong—but not "sticky."** The region attracts and produces high-quality talent, especially from UVA and PVCC. But mid-career recruitment, retention, and career-building pathways are limited. Rising housing costs, limited visibility into career options, and the pull of bigger metros are driving people away just when they're ready to contribute.



Key Themes

- **The ecosystem is collaborative—but fragmented.** Albemarle is home to passionate leaders and strong support organizations. But stakeholders described a landscape of disconnected efforts, unclear points of entry, and duplicated systems. Whether in workforce development, entrepreneurship, or agribusiness, there's a need for better coordination and more inclusive access to support.
- **Albemarle's identity is powerful—but still unclear.** There is no shortage of pride in the region. But stakeholders voiced confusion about the County's external image, especially in relation to the City of Charlottesville. A clearer, bolder identity—one that speaks to innovation, inclusion, and impact—is needed to attract investment, talent, and policy support.
- **Economic development must be bold, focused, and values-aligned.** Stakeholders are ready for the County to lead—with a strategy that picks smart bets, invests in infrastructure, and delivers measurable outcomes. But they also emphasized the importance of maintaining Albemarle's character. Growth should reflect the region's values, benefit a broad range of residents, and strengthen—not replace—what makes the County special.



Cluster Analysis

➤ 6 sectors examined

- Bioscience and Life Sciences
- Business and Financial Services
- Clean Tech and Renewable Energy
- Defense and Security
- IT
- Food Processing and Agribusiness

➤ Why

- Traded sector focus (not higher ed, health services, etc.)
- Legacy cluster
- Emerging



Cluster Focus for New Plan

Intelligence & National Security

- Recent investment in Rivanna Futures
- NatSec Data & Policy Institute
- National growth trajectory
- Data science/AI, Cybersecurity/IT, and Biotech crossover

Biotechnology & Life Sciences

- Has been a key driver of economic growth
- \$269M Gross Regional Product – highest of those analyzed
- Low automation risk
- High ratio of female workforce
- Highly educated workforce – for now.

Agribusiness & Food Processing

- Strong regional specialization in food processing and agribusiness
- \$400M in exported sales
- 2.33 location quotient



Potential Town Opportunities

Historic Downtown

- Main Street programming
- Tourism marketing
- Crossover with river activities
- Walkability (Live/Work)

River Recreation

- Batteau Festival
- Tubing/kayaking
- Batteau Tours

Tire Cord Plant site

- West Downtown Small Area Plan
- 61 acres
- LI Zoning
- Future Land Use – Mixed Use
- Public water capacity

Rivanna Authorities in Scottsville

PRESENTED BY:

DAVE TUNGATE, DEPUTY EXECUTIVE DIRECTOR

JOINT MEETING WITH TOWN OF SCOTTSVILLE

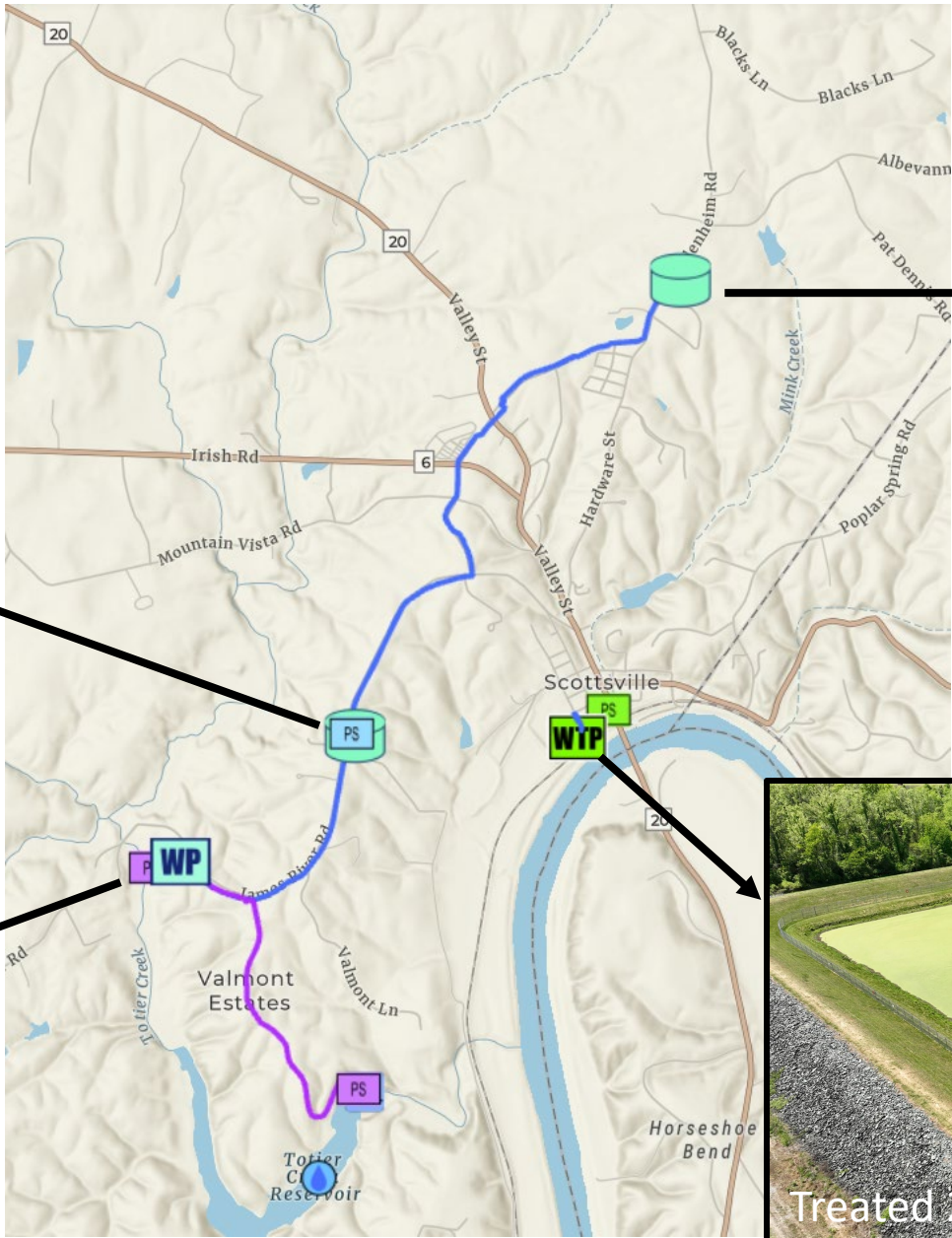
MAY 14, 2025



RWSA Scottsville Facilities



Produced 18 MG in 2024



Treated 23 MG in 2024

Rivanna Authorities Scottsville Capital Improvement Projects

Wastewater projects FY 25-FY 29	Budget
Emergency generator replacement *	\$0.520 M
Treatment plant improvements	\$1.15 M
Water projects FY 25-FY 29	Budget
Water main replacement	\$0.275 M
Treatment plant improvements	\$2.01 M
Water projects FY 30-FY 34	Budget
Treatment plant improvements	\$9.85 M
Total investment FY 25- FY 34	\$13.80 M



*- If successful, grant funding will require generator to be elevated

RSWA Southern Albemarle Convenience Center



Items Accepted for recycling

- Aluminum Beverage Cans
- Corrugated Cardboard
- Mixed Paper
- Plastic Films
- #1 Plastic Containers
- #2 Plastic Containers
- Office Paper
- Glass
- Newsprint
- Mixed Metals

• Tag-a-Bag Refuse (\$24 for 12 tickets)

Tag-a-bag stickers are available at Ivy, Rivanna.org website, Green Mountain Store, and Brown's Market.

Facility is open 6 days a week 8 am to 5 pm. It is closed on Thursdays

Scottsville Phase 4 Water Main Replacement Project

Public Meeting: May 14, 2025 at 7:00 p.m.

Location: Town Hall (Victory Hall)

401 Valley Street, Scottsville, VA



Conserve today, sustain tomorrow, and protect water and environmental resources forever.

Agenda

- Background Information
- Project Highlights
- Construction Challenges
- Anticipated Schedule
- Questions

Background Information

- Replace Cast Iron and Asbestos Cement Water Mains
- Mains have been in service for nearly 60 years
- Several water main repairs in the past decade, age-induced deterioration, brittle pipe
- Total Budget \$7.7M



**Albemarle County
Service Authority**

Serving • Conserving

*Conserve today, sustain tomorrow, and protect water and
environmental resources forever.*

Project Highlights

- Replace aging water mains with new 4-inch through 12-inch ductile iron mains
- Increase available fire flow and provide additional fire hydrant coverage
- Upgrade existing water service connections and meters
- Pavement restoration in accordance with VDOT standards

Construction Challenges

- Maintain existing water service; temporary waterlines required for Warren Street and Moores Hill Road
- Minimize traffic impacts (narrow streets, detours are likely, access to Valley Street business district, mail delivery)
- Pavement restoration (stone/asphalt); temporary loss of parking

Anticipated Schedule

- Now – Easement acquisition efforts underway (only 5 of nearly 30 have been obtained)
- Winter 2025 – Complete 100% Design and Complete Easement Acquisition
- Late Spring 2026 – Advertise for Construction
- Fall 2026 – Construction Begins
- FY 2026-2028 – Construction

Questions

- Contact information:

John E. Anderson, P.E.

janderson@serviceauthority.org

(434) 977-4511 Ext. 118



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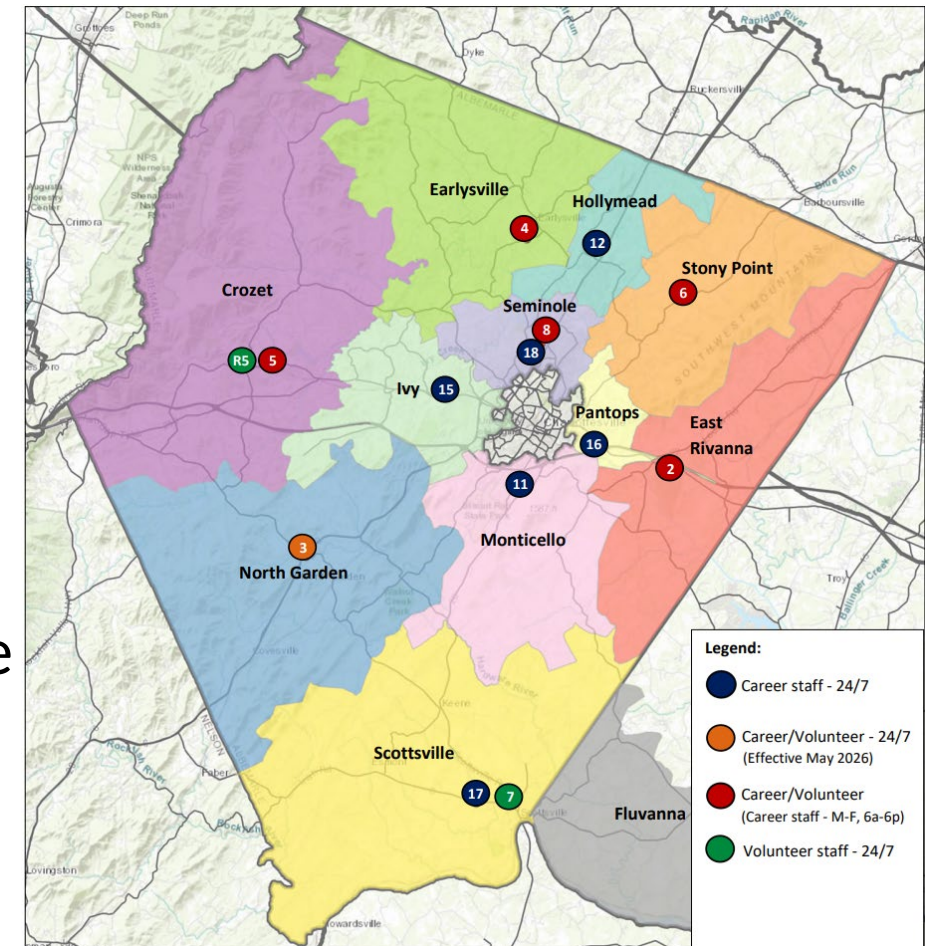
Southern Albemarle

Fire Rescue Service Enhancements



Systems Approach to Service Delivery

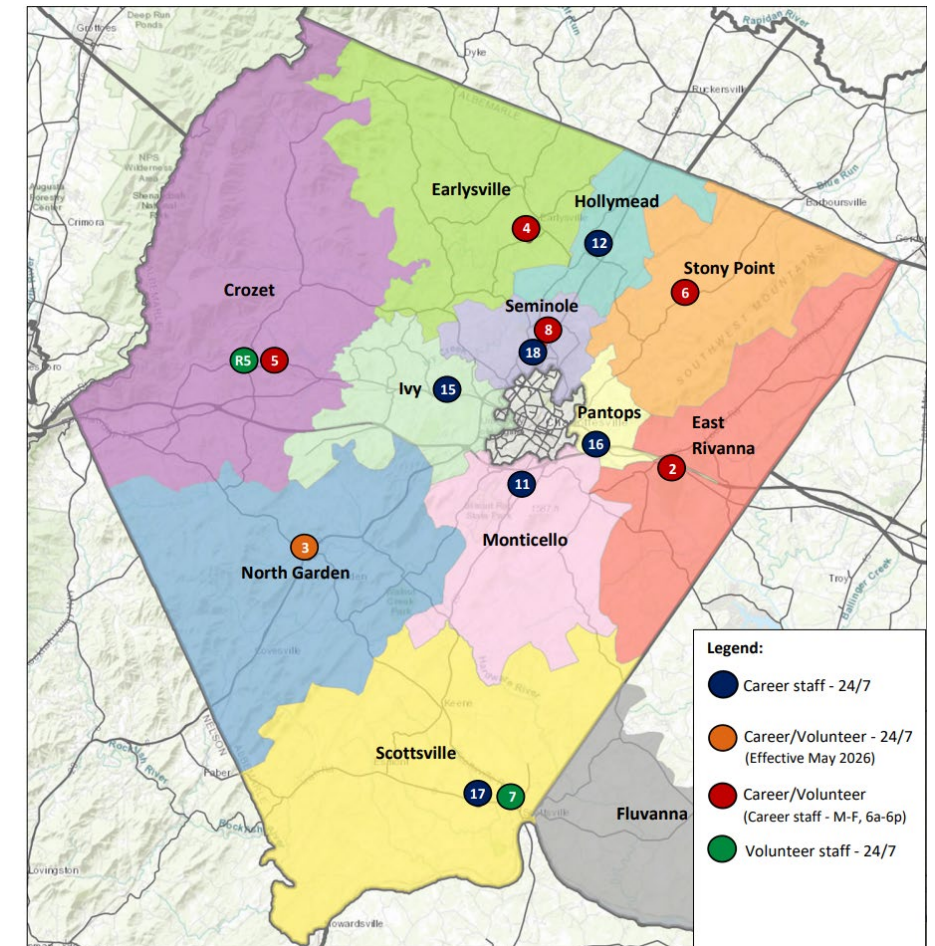
- Strategically located to meet response time standards
- Strengthens system redundancy and backup
- Southern area coverage
 - St 7 -Scottsville VFD
 - St 17 – ACFR FF/Medic Rescue





Five-Year Snapshot: Fire Rescue Response, Risk, & Resources

- Rising residential and transient population levels
- 20% Call Volume Increase
- Systemwide Volunteer Responder Decline
- 97 new Fire Rescue staff hired to meet demand





Southern Albemarle: Fire Rescue Response, Risk, & Resources

- Area scores higher on social vulnerability metrics
- Service demand increased, mirroring system trends
- Volunteer response remains inconsistent
- Limited redundancy - backup support is 22 minutes out



Improving Response Capacity

24/7 Engine at Station 17 – Planning Timeline

January 2020

- Identified growing service coverage gaps in Southern Albemarle

February 2023

- Initiated SAFER Grant application & began budget planning process

January 2024

- Hired and began training new personnel for Station 17

June 2025

- Launch of 24/7 staffed fire engine service at Station 17



Service Enhancements 24/7 Engine Company

24/7 ALS-Capable Engine Staffing

- Engine 171 will be 24/7 staffed with a three-person crew, including a paramedic

Backup Ambulance Coverage

- Engine crew will cross-staff a second ambulance when the primary unit is committed

Improved Response Times and Staffing

- Adds more personnel on scene faster, especially for structure fires/complex incidents

Support for Volunteer Operations

- Enhances the support already offered by Scottsville VFD

Ongoing Collaboration

- Encourage coordination on dispatching, joint training, and planning to ensure efficient and effective service delivery.

