

A regular meeting of the Board of Supervisors of Albemarle County, Virginia, was held on May 7, 2025, at 1:01 p.m. in Lane Auditorium, Second Floor, Albemarle County Office Building, 401 McIntire Road, Charlottesville, Virginia, 22902.

PRESENT: Mr. Jim H. Andrews, Mr. Ned Gallaway, Ms. Beatrice (Bea) J.S. LaPisto-Kirtley, Ms. Ann H. Mallek, Ms. Diantha H. McKeel, and Mr. Mike O. D. Pruitt (left the meeting at 5:50 p.m. and returned at 6:23 p.m.)

ABSENT: none.

OFFICERS PRESENT: County Executive, Jeffrey B. Richardson; County Attorney, Andy Herrick; Clerk, Claudette K. Borgersen; and Senior Deputy Clerk, Travis O. Morris.

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Agenda Item No. 1. Call to Order. The meeting was called to order at 1:01 p.m., by the Chair, Mr. Jim Andrews.

Mr. Andrews introduced the Albemarle County Police Department Officers present to provide their services at the meeting, Officers Caden Painter and Tayvaun Richardson.

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Agenda Item No. 2. Pledge of Allegiance.  
Agenda Item No. 3. Moment of Silence.

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Agenda Item No. 4. Adoption of Final Agenda.

Ms. McKeel **moved** to adopt the final agenda. Ms. Mallek **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.  
NAYS: None.

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Agenda Item No. 5. Brief Announcements by Board Members.

Ms. Mallek reported that this coming weekend marked the 36th Annual Arts and Crafts Festival in Crozet, with the event taking place both on Saturday and Sunday from 10 a.m. to 5 p.m.

Mr. Pruitt reminded everyone in the audience that it was a great time to visit the local farmers' markets, and most of them were open on Saturdays. He said that the Scottsville Farmers Market, located at the town's pavilion, offered a wide variety of products every Saturday, and several Scottsville district farmers also sold at the IX and City markets.

Mr. Pruitt also noted that the Scottsville Board of Supervisors joint meeting would take place on May 14th at 7:00 p.m. on Valley Street at the historic Victory Hall.

Mr. Pruitt stated that although this meeting was not within his district, he would exercise his privilege as a comic book enthusiast to share some exciting news: National Comic Book Day had been celebrated the previous Saturday, and they were thrilled to be able to recognize one of Albemarle's own Hello Comics, located in the Rio District, which had been nominated for an Eisner Award. He said that the Eisner Award was considered the "Oscars" of the comic book world, recognizing writers, artists, publishers, and independent comic book shops.

Mr. Pruitt reported that he had joined their 5th District Congressman for one of his local telephone town halls, at which a caller from the Scottsville District had expressed concern about their real property tax burden and noted that it was unclear how and where to address such issues. He stated that tax relief for the elderly and disabled was available in Albemarle County and encouraged qualifying individuals to contact the County Office Building front desk or search online for more details. He commented that efforts were made annually to raise the qualifying amounts for tax relief to assist more residents. He said that their congressman had remarked such issues were likely local but was working on reducing overall federal costs as a way to alleviate tax burdens. He stated that federal tax cuts could sometimes increase local service demands, which was why FEMA SAFER grants had been vital in expanding fire and rescue staff. He said that without these grants, local funds would have been required, likely increasing personal property taxes. He commented that reductions at the federal level might seem appealing but often led to higher local government spending, ultimately impacting residents.

Ms. McKeel stated that when she was first elected 28 years ago, the State covered 70% of public education costs and now was paying only 30%, leaving localities to shoulder the remaining 40%. She commented that she found this unconscionable. She noted that when the state reduced taxes, the burden fell on local communities for schools and services, and they had been hit twice, first by the federal government and then by the State. She said that after localities, the burden fell on HOAs, insurance providers, and eventually, individuals.

Mr. Andrews reminded the public that the Ivy Solid Waste and Recycling Center would continue with their collection days, and this Saturday was designated for appliances, with next Saturday

designated for tires. He encouraged everyone to take advantage of these services on those days.

Mr. Andrews said he would like to recognize Solid Waste Alternatives Advisory Committee (SWAAC) student member Zachary Landsman. Mr. Andrews stated that Zachary had recently won the UVA Sustainability Leadership Award, which was a notable achievement. He added that as a Ph.D. student, Mr. Landsman co-founded JunkLabz, a company that recycled lab materials into furniture.

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Agenda Item No. 6. Proclamations and Recognitions.  
Item No. 6.a. Proclamation Recognizing May 10-16, 2025 as National Police Week.

Ms. LaPisto-Kirtley **moved** to adopt the Proclamation Recognizing May 10-16, 2025 as National Police Week, which she read aloud.

Ms. Mallek **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.  
NAYS: None.

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**POLICE WEEK**  
**May 10 – 16, 2025**

**WHEREAS,** in 1962, President John F. Kennedy signed the first proclamation recognizing May 15<sup>th</sup> as Peace Officers Memorial Day and the week in which it falls as National Police Week, “to pay tribute to the law enforcement officers who have made the ultimate sacrifice for our country and to voice our appreciation for all those who currently serve on the front lines of the battle against crime;” and

**WHEREAS,** the safety and well-being of Albemarle County citizens being of the utmost importance to the prosperity and livelihood of Virginia’s families and communities; and police officers throughout Albemarle County are dedicated to protecting and serving Albemarle County communities – our neighborhoods, schools, and families; and

**WHEREAS,** police officers risk their lives each and every day in order to ensure public safety and enforce the laws of the land; and

**WHEREAS,** Albemarle County values the courage and devotion of our police officers, as our collective prosperity depends on the integrity with which our law enforcement officers maintain peace and security; and

**WHEREAS,** Police Week and Peace Officers Memorial Day are opportunities to honor the officers who have fallen in the line of duty, and recognize the sacrifices made by the families of those officers and the families of those who continue to protect and serve our communities.

**NOW, THEREFORE, BE IT PROCLAIMED** that we, the Albemarle County Board of Supervisors, do hereby recognize

**May 10 through 16, 2025**  
**as**  
**POLICE WEEK**

and **May 15, 2025, as PEACE OFFICERS MEMORIAL DAY** in Albemarle County, and call these observances to the attention of all our citizens.

Signed this 7th day of May 2025.

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Mr. Randy Jamerson, Deputy Chief of Police, accepted the proclamation and recognized all officers present and all who serve.

Board members expressed their appreciation for those who served in law enforcement. Ms. LaPisto-Kirtley mentioned that 3.2 cents of the County’s tax rate went toward public safety, specifically police and fire services.

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Item No. 6.b. Proclamation Recognizing May 4-10, 2025 as Public Service Recognition Week.

Ms. McKeel **moved** to adopt the Proclamation Recognizing May 4-10, 2025 as Public Service Recognition Week, which s/he read aloud.

Ms. Mallek **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.  
NAYS: None.

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**Public Service Recognition Week**

**WHEREAS,** public servants serve Americans daily at the federal, state, county, and city levels. These unsung heroes do the work that keeps our nation working; and

**WHEREAS,** public service is among the most demanding and noble of professions; and

**WHEREAS,** Public Service Recognition Week is observed annually to celebrate and recognize the valuable service that public servants provide to the nation; and

**WHEREAS,** over 900 Albemarle County Local Government employees work tirelessly to serve our residents, businesses, and visitors, providing them with outstanding customer service while maintaining careful stewardship of the resources with which they have been entrusted; and

**WHEREAS,** we appreciate the many accomplishments and contributions made daily by these public servants;

**NOW, THEREFORE, BE IT PROCLAIMED,** that we, the Albemarle County Board of Supervisors, do hereby recognize

**May 4 through May 10, 2025**  
**as**  
**Public Service Recognition Week**

and call upon the Albemarle County community to recognize the significant and important contribution that public employees make to our community.

Signed this 7<sup>th</sup> day of May 2025.

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The following Albemarle County employees made comments and accepted the proclamation:

- Margaret Maliszewski, Planning Manager, CDD
- Lieutenant Liz Gomez, ACPD
- Jay Chowdhry, Child Welfare Supervisor, DSS
- Jessica Strother, Tax Clerk, Finance and Budget

Board members commented individually on their appreciation for all Albemarle County employees, expressing their gratitude to the more than 900 local government employees who worked tirelessly to serve residents, businesses, and visitors, providing them with outstanding customer service while maintaining careful stewardship of County resources.

Agenda Item No. 7. From the Public: Matters on the Agenda but Not Listed for Public Hearing or on Matters Previously Considered by the Board or Matters that are Pending Before the Board.

Mr. Gary Grant, Rio district, stated that at the Board's April 30, 2025, meeting, a Supervisor had commented, "They do not know how, I never know how, anyone's going to vote on anything until I get here, because sometimes we change our minds."

Mr. Grant said that on September 9, 2020, the same Supervisor stated, "I think most of them, by the time they get there, if they've done their homework, they already know how they're going to vote." He asked the Board which was correct and asked if the Supervisor would apologize to the Board and the public for the comments made at the September 9, 2020, meeting.

Mr. Grant asked the Board and the County Executive to provide actual tallies to prove how many of the 40 different services they refer to when referring to phone calls, emails, and input from the County's 115,000 residents. He said the Chair was correct with his comment from the previous Wednesday that the tax rate was somewhat painful.

Ms. Karen Mann, Scottsville district, said she was the pastor of Sojourners United Church of Christ in Charlottesville and was deeply troubled by ICE agents arresting two men at the Albemarle County courthouse on April 23rd. She said that as a Christian pastor, she believed caring for immigrant neighbors was a core tenet of her faith.

Ms. Mann commented that her church was committed to justice, inclusion, and creating a community free of fear. She said that the ICE actions caused harm and contributed to fear in their community. She stated that such raids violated the sanctity of public spaces and were unjust. She commented that everyone had the right to worship, attend school, and access public services without fear or intimidation.

Ms. Mann said she shared concerns with other residents about what the County was doing to safeguard sensitive areas. She stated that she wanted clarification on whether the County had signed a cooperation agreement with ICE. She said she asked for moral leadership from County officials to ensure dignity and justice for all people, regardless of citizenship status.

Ms. Diane Brown Townes, Rivanna district, said that as a resident of the Rivanna District and a Charlottesville native, she had fond memories of attending Lane High School but she was not here to discuss them. She stated that she had written a letter six months earlier to share her research on her ancestral contributions to Albemarle County and sent it to Supervisor LaPisto-Kirtley. She commented that her discoveries underscored the need for a repository to preserve research on descendants of enslaved individuals, which she believed would safeguard their narratives and create a world-class African American museum.

Ms. Townes said such a museum would not only attract tourism but also enhance Albemarle County's social history and economic profile. She stated that as a former member of the Albemarle County Historic Preservation Committee, she had supported phase one of the comprehensive planning between 2019 and 2022. She added that she had a letter for the record from descendants of Dr. George Gilmer, who supported the museum proposal to highlight regional African American historical experiences. She said these descendants believed such a museum was essential to amplify often-forgotten stories.

Agenda Item No. 8. Consent Agenda.

Ms. LaPisto-Kirtley **moved** to approve the consent agenda. Ms. McKeel **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.  
NAYS: None.

Item No. 8.1. Approval of Minutes: October 17, October 18, October 30, November 1, November 15, December 4, and December 6 (Work Session), 2023.

Mr. Andrews had read the minutes of October 17 and December 6, 2023, and found them to be in order.

Mr. Gallaway had read the minutes of October 18 and December 4, 2023, and found them to be in order.

Ms. LaPisto-Kirtley had read the minutes of October 30, 2023, and found them to be in order.

Ms. Mallek had read the minutes of November 1, 2023, and found them to be in order.

Ms. McKeel had read the minutes of November 15, 2023, and found them to be in order.

**By the above-recorded vote, the Board approved the minutes of October 17, October 18, October 30, November 1, November 15, December 4, and December 6 (Work Session), 2023 as read.**

Item No. 8.2. Fiscal Year 2025 Appropriations.

The Executive Summary forwarded to the Board states that Virginia Code § 15.2-2507 provides that any locality may amend its budget to adjust the aggregate amount to be appropriated during the fiscal year as shown in the currently adopted budget; provided, however, any such amendment which exceeds one percent of the total expenditures shown in the currently adopted budget must be accomplished by first publishing a notice of a meeting and holding a public hearing before amending the budget. The Code section applies to all County funds, i.e., General Fund, Capital Funds, E911, School Self-Sustaining, etc.

The total change to the Fiscal Year 2025 (FY 25) budget due to the appropriation itemized in Attachment A is \$1,756,675. A budget amendment public hearing is not required because the amount of the cumulative appropriations does not exceed one percent of the currently adopted budget.

Staff recommends that the Board adopt the attached resolution (Attachment B) to approve the appropriation for the County government projects and programs described in Attachment A.

**ATTACHMENT A**

**Appropriation #2025036**

<b>Sources:</b>	State Revenue	\$5,000
<b>Uses:</b>	General Fund – Department of Social Services	\$5,000

**Net Change to Appropriated Budget:** **\$5,000**

**Description:** This request is to appropriate \$5,000 in state funding to the Department of Social Services budget to support the Virginia Driver's Licensing Program for Foster Youth (Drive to Thrive). This funding supports the cost of training, travel, supplies, and other expenditures related to the development and implementation of this driver's license program.

**Appropriation #2025037**

<b>Sources:</b>	State Revenue	\$255,878
<b>Uses:</b>	Capital Improvement Program – County Facility	\$200,000
	Maintenance/Replacement	\$55,878
	Grant Funds – Virginia Opioid Abatement	

**Net Change to Appropriated Budget:** **\$255,878**

**Description:**  
This request is to appropriate the following in grant and special revenue funding:

- \$200,000 in state revenue for the Virginia Department of Fire Programs to support the necessary repairs and renovations to Albemarle County's live fire training building to maintain compliance with the National Fire Protection Association (NFPA) Standard on Facilities for Fire Training and Associated Props. There is a fifty percent match requirement, which was previously appropriated as part of the FY 25 Adopted budget.
- \$55,878 in state revenue for the Virginia Opioid Abatement Authority. \$30,886 will support the Albemarle County Regional Jail Sublocade Medication for Opioid Use Disorder (MOUD) Pilot project. \$24,992 will support the County's embedded Mental Health Clinician at the Emergency Communications Center (ECC).

**Appropriation #2025038**

<b>Sources:</b>	State Revenue	\$1,495,797
<b>Uses:</b>	School Fund	\$1,495,797
<b>Net Change to Appropriated Budget:</b>		<b>\$1,495,797</b>

**Description:**  
This request is to appropriate the Public Schools' appropriation request approved by the School Board on April 24, 2025:

- This request is to appropriate \$1,495,797 in State funding to the Public Schools. The General Assembly Conference Budget proposes a bonus payment to school divisions to be paid to instructional and support positions no later than June 1, 2025. The State payment is based on a \$1,000 bonus and social security taxes for Standards of Quality (SOQ) funded instructional support positions. School divisions have the discretion to determine the amount of the bonuses to be paid per employee to maximize the use of the State funds to promote retention among instructional and support positions. Albemarle County Public Schools (ACPS) will provide a bonus of \$450 to \$600 for each regular employee.

**By the above-recorded vote, the Board adopted the attached Resolution (Attachment B) to approve the appropriation for the County government projects and programs described in Attachment A:**

**RESOLUTION TO APPROVE  
ADDITIONAL FY 2025 APPROPRIATIONS**

**BE IT RESOLVED** by the Albemarle County Board of Supervisors:

- 1) That the FY 25 Budget is amended to increase it by \$1,756,675;
- 2) That Appropriations #2025036; #2025037; and #2025038 are approved;
- 3) That the appropriations referenced in Paragraph #2, above, are subject to the provisions set forth in the Annual Resolution of Appropriations of the County of Albemarle for the Fiscal Year ending June 30, 2025.

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APP#	Account String	Description	Amount
APP2025036	1000-5-51001-324000-0000-9999-00000-00000-240114	SA2025036 - Drive To Thrive Revenue	\$5,000.00

APP2025036	1000-5-51200-453000-0000-9999-00000-00000-571710	SA2025036 - Drive To Thrive Expenses	\$5,000.00
APP2025037	9010-4-41409-324000-9541-9999-00000-00000-240500	SA2025037 - County Owned Facilities M/R: Virginia Department of Fire Programs Grant Revenue	\$200,000.00
APP2025037	9010-4-41409-443000-9541-9999-00000-00000-41409	SA2025037 - County Owned Facilities M/R	\$200,000.00
APP2025037	5332-5-51100-324000-0000-9999-00000-00000-240500	SA2025037 - VOAA Ind. Distribution Grant- ACRJ State Revenue	\$30,886.00
APP2025037	5332-5-51100-452000-0000-9999-00000-00000-593000	SA2025037 - VOAA Ind. Distribution Grant- ACRJ Pass Thru Grant Expenses	\$30,886.00
APP2025037	5333-5-51100-324000-0000-9999-00000-00000-240500	SA2025037 - VOAA Ind. Distribution Grant- ECC Mental Health Clinician State Revenue	\$24,992.00
APP2025037	5333-5-51100-493000-0000-9999-00000-00000-931000	SA2025037 - VOAA Ind. Distribution Grant- ECC Mental Health Clinician Tr to General Fund	\$24,992.00
APP2025038	2000-6-62000-324000-000-6599-00000-00000-240400	SA2025038 - Misc State Revenue	\$1,495,797.00
APP2025038	2000-6-69998-461101-0000-6501-00000-00000-160060	SA2025038 - Other Compensation-Bonus	\$1,389,500.00
APP2025038	2000-2-69998-461101-0000-6501-00000-00000-210000	SA2025038 - FICA	\$106,297.00

Item No. 8.3. FY26 Holiday Schedule for Local Government.

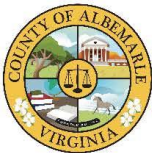
The Executive Summary forwarded to the Board states that in the County's Leave policy (§ P-86), benefits-eligible local government employees are granted 12 paid holidays. Annually, the Board approves the schedule of employee holidays for the upcoming fiscal year.

The Leave Policy §P-86 establishes the annual holiday schedule for benefits-eligible local government employees and also establishes the schedule for which the County office buildings will be closed to the public for day-to-day business transactions. Note that public safety and emergency services continue to operate 24 hours per day, each day of the year. Traditionally, the Board has granted an additional half-day holiday on the Wednesday preceding Thanksgiving, although this is not listed in the County's leave policy. In this proposed schedule, the local government holidays observed are consistent with the 2024-2025 holiday schedule.

No impact to the budget is anticipated.

Staff recommends that the Board approve the proposed 2025-2026 Holiday Schedule (Attachment A).

**By the above-recorded vote, the Board approved the proposed 2025-2026 Holiday Schedule (Attachment A):.**



# HOLIDAY SCHEDULE

## 2025-2026

### Local Government Employees

Friday, July 4, 2025	Independence Day
Monday, September 1, 2025	Labor Day
Tuesday, November 11, 2025	Veterans' Day
Wednesday, November 26, 2025 (Half Day) Thursday, November 27, 2025 Friday, November 28, 2025	Thanksgiving
Wednesday, December 24, 2025	Christmas Eve
Thursday, December 25, 2025	Christmas Day
Thursday, January 1, 2026	New Year's Day
Monday, January 19, 2026	Martin Luther King Jr. Day
Monday, May 25, 2026	Memorial Day
Friday, June 19, 2026	Juneteenth
Must be taken between: Monday, July 1, 2025 and Monday, June 30, 2026	Floating Holiday

Item No. 8.4. Website Privacy Policy Update.

The Executive Summary forwarded to the Board states that during a periodic review of the County policies and the state code, it was determined that the internet privacy policy was outdated. The policy has not been updated since 2000.

Staff from the County Attorney’s Office, the Information Technology Department, and the Communications and Public Engagement Office have worked to develop an updated policy (Attachment A) that applies to and will be posted on all County-maintained websites. This updated policy follows state law and best practices for privacy policies.

Virginia Code § 2.2-3803, part of the Government Data Collection and Dissemination Practices Act, requires local governments to develop an Internet privacy policy that includes what information is collected, whether any information will be collected automatically, whether and for what purpose the website uses “cookies,” and how the collected information is being used or will be used. The updated policy more explicitly and clearly addresses those requirements.

The policy is written for community understanding and supports current internet practices.

There is no budget impact associated with this item.

Staff recommend the Board adopt the attached resolution (Attachment B) to approve the proposed internet privacy policy (Attachment A).

**By the above-recorded vote, the Board adopted the attached resolution (Attachment B) to approve the proposed internet privacy policy (Attachment A):**

**RESOLUTION**

**WHEREAS**, Virginia Code § 2.2-3803(B) requires the Board of Supervisors to adopt an internet privacy policy; and

**WHEREAS**, the County’s website management practices have rendered the current internet privacy policy outdated; and

**WHEREAS**, the Board desires to adopt an internet privacy policy that accurately describes current website management practices in compliance with Virginia Code § 2.2-3803(B).

**NOW, THEREFORE, BE IT RESOLVED**, the Board of Supervisors of Albemarle County, Virginia, hereby approves the updated internet privacy policy as set forth in the documents attached hereto.

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**Albemarle County Internet Privacy Policy (Virginia Code § 2.2-3803(B))**

**Our Commitment to Your Privacy**

Albemarle County, VA, is committed to protecting your personal information to the best of our ability. In accordance with the policy of the Commonwealth of Virginia, information is only collected to the extent necessary to provide the service or benefit that you request. We collect only appropriate information and are transparent about why it's collected and how it is used. This internet privacy policy applies to all websites maintained or managed by Albemarle County local government.

**What Information We Collect**

- **Automatically Collected Information**

When you visit our website, we may collect technical data and analytics to ensure secure and effective operation. These data points do not identify the visitor personally. The data and demographics are used in anonymous reports to improve site functionality and performance and to detect potential security issues. This may include:

- IP address
- Browser type and operating system
- Date, time, and duration of visit
- Pages visited

- **Voluntarily Provided Information**

You are not required to provide data that identifies you personally to browse the site, download files, or view public pages. However, if you choose to participate in engagement activities or complete a form—such as submitting a survey, signing up for updates, or requesting a service—we may collect:

- Your name, email address, or other contact details
- Demographic information you choose to share
- Your comments or responses to engagement tools

If you choose not to provide personally identifiable information, some services may not be available to you.

**How We Use Your Information**

We use the information collected to:



- Improve website performance and user experience
- Boost County results in search engine optimization
- Communicate about County services, events, or updates you've signed up for
- Respond to your requests or inquiries
- Facilitate participation in surveys, discussions, or other engagement tools
- Create anonymized reports or summaries to inform County decision-making for programs, initiatives, and public messaging

Your personally identifiable information will not be shared with any other person, entity, or organization without your consent, unless required by law, court order, or other valid legal process. Albemarle County does not sell or rent visitor information, including email addresses, to any outside company or organization.

**Public Records Notice**

Any email or correspondence you send to Albemarle County in the transaction of public business may be considered a public record under the Virginia Freedom of Information Act (FOIA) and could be disclosed unless exempted by law.

**Third-Party Links, Third-Party Vendors, and Embedded Content**

This website may contain links to or embedded content from external websites or vendors. Albemarle County is not responsible for the privacy practices of these third-party sites, vendors, or their embedded content. We encourage you to review their respective privacy statements.

**Cookies**

A cookie is a small text file that is stored on your computer or other device when a website is loaded on your browser. A cookie is widely used to "remember" you and your preferences. Cookies cannot access any information on your computer and most web browsers automatically accept cookies.

We may use cookies to record anonymous information about your visits to Albemarle County websites to measure engagement interest. We may also collect anonymous information about your visit to our website, based on your browsing (click stream) activities. This information includes pages browsed, projects viewed, tools used, and other analytical data. We use these details to improve how our website functions and to understand how users interact with them.

We make use of different third-party applications and services to enhance the experience of website visitors. These include social media platforms or embedded content. As a

result, cookies may be set by these third parties and used by them to track your online activity. We have no direct control over the information that is collected by these cookies.

We use the following cookies:

- **Essential Cookies:** These cookies are necessary for enabling the core functionality of the site. The website cannot function properly without these cookies.
- **Analytical Cookies:** Analytical cookies help us to analyze user behavior, mainly to see if the users are able to find and act on things that they are looking for. They allow us to recognize and count the number of visitors and to see how visitors move around our website when they are using it.
- **Third-Party Cookies:** Third-party cookies may be on our webpage due to external services embedded on our website, such as social media sites, and are used by those third parties for tracking the behavior of users across websites.

#### **Security**

We maintain reasonable administrative, technical, and physical safeguards to protect your information from unauthorized access, use, or disclosure. While no system can guarantee complete security, we actively monitor and maintain our systems to minimize risk.

#### **Requesting access or correcting your personal information**

- Subject to applicable local laws and regulations, you may have some or all of the following rights with respect to your personal data:
  - to access your personal data and to rectify any inaccuracies within that personal data;
  - to request for the erasure of your personal data residing with us;
  - to request your personal data in portable, machine-readable format; and
  - to withdraw your consent to our processing of your personal data.
- If you wish to contact us with a request relating to personal information we hold about you, please contact us at the email address below including your name and contact details. We may need to verify your identity before providing you with your personal information.
- In some cases, we may be unable to provide you with access to all your personal information and where this occurs, we will explain why. We will deal with all requests for access to personal information within a reasonable timeframe.

To make a request or ask questions about this privacy statement, please contact us at **webmaster@albemarle.org**.

#### **Governing Law**

Virginia statutes, including, but not limited to, the Virginia Privacy Protection Act of 1976, the Government Data Collection and Dissemination Practices Act, and the Virginia Freedom of Information Act, govern our maintenance of public records and access to personally identifiable information in public records. Other sections of the Virginia Code, as well as certain federal statutes address confidentiality issues.

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#### **Item No. 8.5. Resolution to Participate in VDOT Economic Development Access Program (EDAP) Boulders Road Extension Design.**

The Executive Summary forwarded to the Board states that the Places29 Master Plan includes a future extension of Boulders Road from its current terminus to the intersection of Route 29 at Austin Drive, effectively turning that T-intersection into a 4-way intersection. Completing this road project is a critical path for the Rivanna Futures project.

The Virginia Department of Transportation (VDOT) has a funding program for economic development that is available to localities for strategic economic opportunities. The Virginia Economic Development Partnership has suggested that the Rivanna Futures project meets the intent for this program.

The resolution provided in Attachment A is required for Albemarle County to be able to make application to the VDOT Economic Development Access Program (EDAP) for design for the Boulders Road Extension. The funding available for this effort from VDOT, if awarded, does not require any local match.

There is no budget impact associated with this resolution.

Staff recommend that the Board approve the attached resolution in order to make application to the VDOT EDAP for design of the Boulders Road Extension project.

**By the above-recorded vote, the Board adopted the attached Resolution in order to make application to the VDOT EDAP for design of the Boulders Road Extension project:**

**RESOLUTION TO PARTICIPATE IN  
VIRGINIA DEPARTMENT OF TRANSPORTATION  
ECONOMIC DEVELOPMENT ACCESS PROGRAM (EDAP)  
BOULDERS ROAD EXTENSION DESIGN  
FISCAL YEAR 2026**

WHEREAS, the County of Albemarle desires to submit a grant application for the allocation of funds through the Virginia Department of Transportation Fiscal Year 2026 Economic Development Access Program (EDAP); and

WHEREAS, these funds are requested to implement the Boulders Road Extension Design to design the extension of Boulders Road to the county-owned property referred to as Rivanna Futures; and

WHEREAS, the County of Albemarle owns the property on which the alignment for the Boulders Road extension, and the Albemarle County Board of Supervisors hereby commits to provide all project right of way and utility relocation that may be necessary to ultimately construct the project; and

WHEREAS, the County is willing to accept the EDAP grant award of up to \$500,000.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby commits to implement the design project described in the grant application with the Virginia Department of Transportation EDAP program, if awarded.

BE IT FURTHER RESOLVED THAT the Board of Supervisors hereby grants authority to the County Executive to execute project administration agreements for any approved Fiscal Year 2026 Economic Development Access Program projects.

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Item No. 8.6. Proposed Easement across County-Owned Parcel 91-10.

The Executive Summary forwarded to the Board states that Albemarle County Public Schools (ACPS) is developing Parcel 09100-00-00-01100 for the Southern Feeder Pattern Elementary School Project. To support the future operation of the new elementary school, an Albemarle County Service Authority (ACSA) easement has been requested for a secondary domestic water line. This line would connect to the ASCA water main located in the Galaxie Farm Subdivision, run across County Parcel 91-10, and connect with ACPS-owned Parcel 91-11.

The additional water line connecting to the new school would allow for redundancy and help prevent the school from losing water supply in the event of a disruption to water service from the primary water feed from Founders Place. The installation of the ACSA line across the County-owned parcel would benefit the County if/when the County-owned parcel were developed, eliminating the need for additional easements and reducing future costs during development.

There would be no budget impact for this proposed easement.

Staff recommends that the Board authorize a public hearing to consider the proposed ACSA easement across County Parcel 91-10.

**By the above-recorded vote, the Board authorized the Clerk to schedule a public hearing to consider the proposed ACSA easement across County Parcel 91-10.**

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Item No. 8.7. Notice of Public Hearing on County Acquisition of Portions of Parcels 061M0-00-02-00100 and 061M0-00-01-00600 on Dominion Drive.

The Executive Summary forwarded to the Board states that the County currently is in the right-of-way acquisition phase for a project to construct sidewalks along Commonwealth and Dominion Drives. Completion of the project requires acquisition of portions of two parcels along Dominion Drive, just southwest of Shoppers World:

- 363 square feet of right-of-way and a 1,165 square foot temporary construction easement on Parcel 061M0-00-02-00100 (shown as Parcel 023 on Attachment A); and
- a 533 square foot temporary construction easement on Parcel 061M0-00-01-00600 (shown as

Parcel 027 on Attachment A)

Assisted by consultants experienced in right-of-way acquisitions, the County has successfully acquired or reached agreements on almost all rights-of-way needed for the project. However, extended negotiations with the owner of Parcels 061M0-00-02-00100 and 061M0-00-01-00600 appear to have reached an impasse. Specifically, though the pro-rated assessed value of the subject land is \$3,660, the owner has demanded compensation of \$29,875, an amount that the County's staff and consultants cannot recommend. A formal impasse letter (Attachment A) was sent to the owner of the two subject parcels on March 12, 2025.

Staff recommends the Board of Supervisors authorize a public hearing to consider and potentially authorize a resolution for condemnation and certificate of take for the subject rights-of-way. Negotiations can continue throughout the condemnation process.

Staff recommends that the Board of Supervisors authorize notice for a public hearing for the potential condemnation and certificate of take for these two parcels. Without this authorization, the project would likely be delayed and incur additional costs.

Staff recommends that the Board of Supervisors authorize notice and schedule a public hearing on the proposed acquisition(s).

**By the above-recorded vote, the Board authorized the Clerk to notice and schedule a public hearing on the proposed acquisition(s).**

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Item No. 8.8. Yancey Elementary School and Esmont Colored High School Historical Marker.

The Executive Summary forwarded to the Board states that The Historic Preservation Committee (HPC) has been working with the Office of Equity and Inclusion in support of the Board's initiative to broaden the scope of our publicly told histories to be more inclusive of our community by obtaining Virginia Department of Historic Resources (VDHR) approval of new historical markers recognizing stories and contributions of women and people of color. The HPC has coordinated with the Yancey Community Center on draft text for a marker commemorating Yancey Elementary School and the Esmont Colored High School. Albemarle County owns the property.

The historical marker text has been drafted (see below) to meet VDHR requirements and inform the public about B.F. Yancey, the elementary school named after him, and the high school that once occupied this site.

Yancey Elementary School (one side)

B.F. Yancey Elementary School opened in 1960 and was named after local educator, Benjamin Franklin Yancey (1870 -1915). Born in Howardsville, Mr. Yancey graduated from Hampton Institute and taught in southern Albemarle colored grade schools prior to his passing. Yancey school served area Black students in grades 1- 7 up to 1967, when Albemarle County fully integrated all schools. For the next fifty years the building served both as a school and a local community center, until 2017 when the School Board closed Yancey Elementary citing low enrollment. Today, the former school operates as the B.F. Yancey School Community Center.

Esmont Colored High School (one side)

Starting in 1868, several small schools operated in southern Albemarle for Black students. In 1911, the Colored Peoples Educational Board of Esmont purchased three acres to build the Esmont Colored High School. After years of negotiation, the county school board constructed a six-room building on this land in 1916 costing \$4,000. The school served students in grades 1 - 11 until 1951, when Burley High School in Charlottesville opened to serve Black students. The Esmont school reorganized to serve elementary school students in grades 1 - 7 but was replaced by the all-new brick Yancey Elementary in 1960. The original Esmont school was demolished a few years later.

The HPC approved the marker text on February 24, 2025. The proposed marker location is safe, easily accessible, and clearly visible to those entering the community center parking lot.

County funds have already been earmarked for this marker through the Office of Equity and Inclusion's Cultural-Historical Initiative.

Staff recommends the Board approve the proposed historical marker for Yancey Elementary School/Esmont Colored High School.

**By the above-recorded vote, the Board adopted the proposed historical marker for Yancey Elementary School/Esmont Colored High School.**

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Item No. 8.9. Resolution to Accept Road(s) in the Old Trail Creekside 3 Phase 2 Subdivision into the State Secondary System of Highways. (White Hall Magisterial District)

**By the above-recorded vote, the Board adopted the Resolution to Accept Road(s) in the Old Trail Creekside 3 Phase 2 Subdivision into the State Secondary System of Highways:**

The Board of County Supervisors of Albemarle County, Virginia, in regular meeting on the 7th day of May, 2025, adopted the following resolution:

RESOLUTION

WHEREAS, the street(s) in Old Trail Creekside 3 Phase 2, as described on the attached Additions Form AM-4.3 dated May 7th, 2025, fully incorporated herein by reference, is shown on plats recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia; and

WHEREAS, the Resident Engineer for the Virginia Department of Transportation has advised the Board that the street(s) meet the requirements established by the Subdivision Street Requirements of the Virginia Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED, that the Albemarle Board of County Supervisors requests the Virginia Department of Transportation to add the street(s) in Old Trail Creekside 3 Phase 2, as described on the attached Additions Form AM-4.3 dated May 7th, 2025, to the secondary system of state highways, pursuant to §33.2-705, Code of Virginia, and the Department's Subdivision Street Requirements; and


BE IT FURTHER RESOLVED that the Board guarantees a clear and unrestricted right- of-way, as described, exclusive of any necessary easements for cuts, fills and drainage as described on the recorded plats; and

FURTHER RESOLVED that a certified copy of this resolution be forwarded to the Resident Engineer for the Virginia Department of Transportation

\* \* \* \* \*

Form AM 4.3  
(Rev 04/04/2025)


ICR ID: 40602096  
SSAR

**COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION**  
Form AM 4.3

In Albemarle County

by Resolution of the governing body adopted 5/7/2025

The following VDOT Form AM-4.3 is hereby attached and incorporated as part of the governing body's resolution for changes to the secondary system of state highways

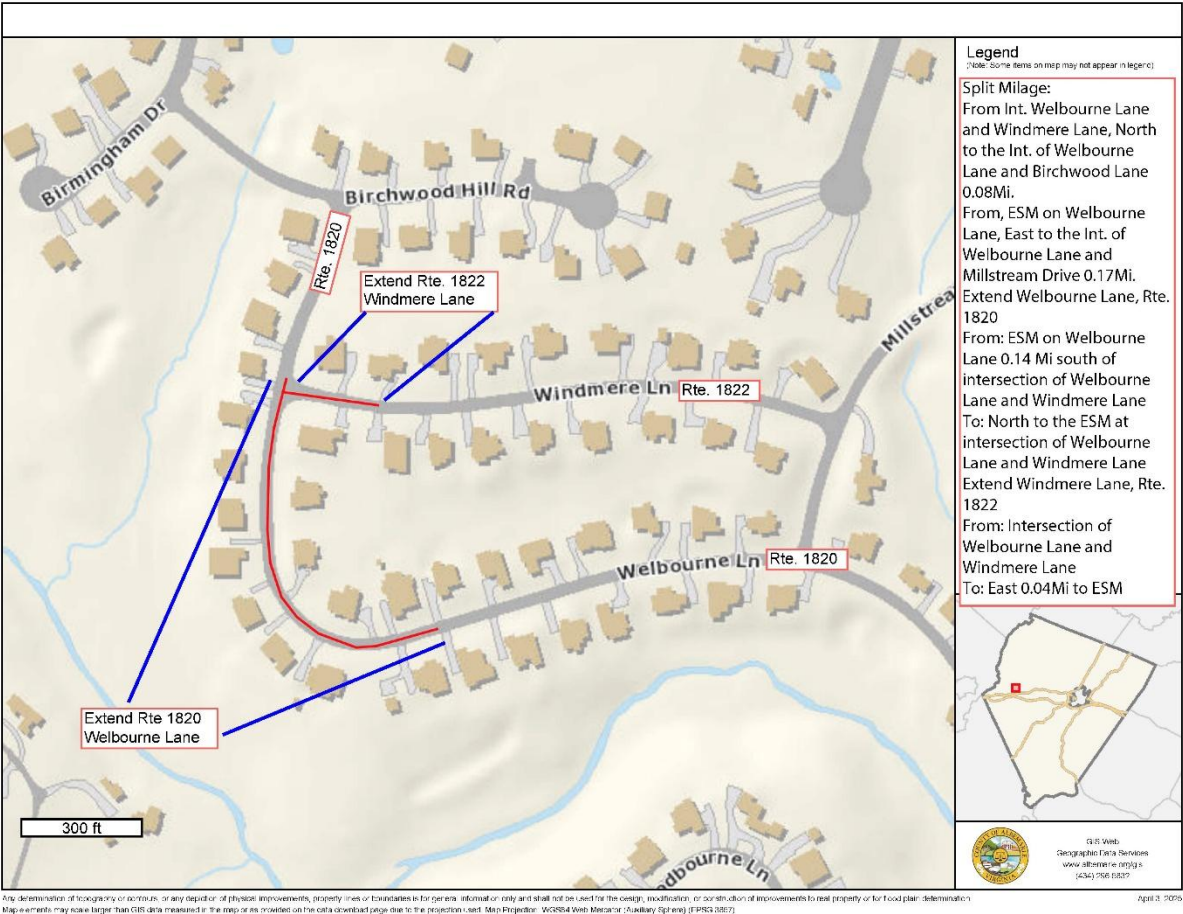
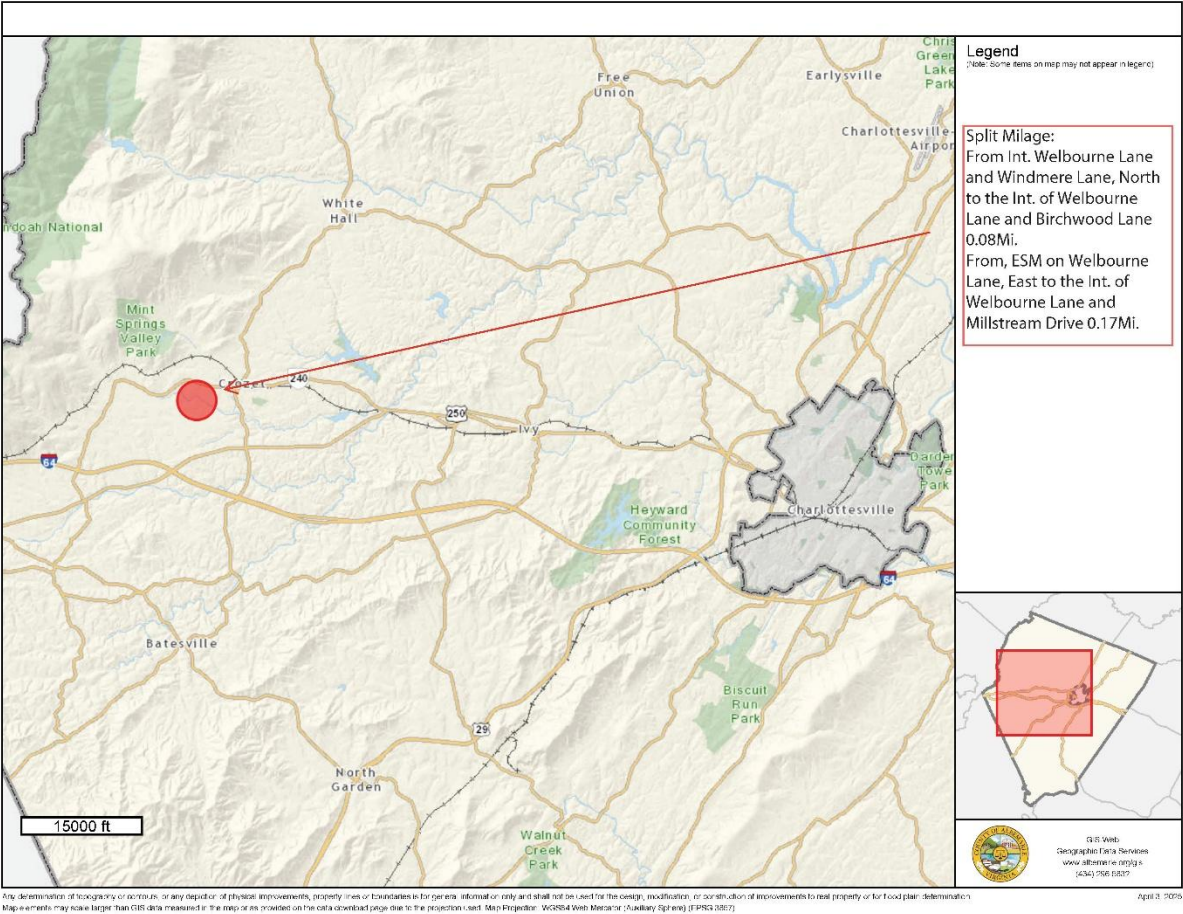
A Copy Testee      Signed (County Official): 

Report of Changes in the Secondary System of State Highways

Project/Subdivision: Old Trail Creekside 3 Phase 2

CHANGE TYPE	RTE NUM & STREET NAME	CHANGE DESCRIPTION	FROM TERMINI	TO TERMINI	LENGTH	NUMBER OF LANES	RECORDATION REFERENCE	ROW WIDTH
Addition	Rt. 1820 - Welbourne Lane	New subdivision street §33.2-705	ESM 0.14mi South of intersection of Welbourne Lane and Windmere Lane	North to the ESM at the intersection of Welbourne Lane and Windmere Lane	0.14	2	4287/627	40
Addition	Rt. 1822 - Windmere Lane	New subdivision street §33.2-705	Int. of Welbourne Lane and Windmere Lane	East 0.04mi to ESM on Windmere Lane	0.04	2	4287/627	40





Item No. 8.10. Resolution of Intent - Data Centers Phase 2 Zoning Text Amendment.

The Executive Summary forwarded to the Board states that the Board of Supervisors recently amended the zoning ordinance to address data centers. The regulations adopted were intended to mitigate the impacts of data centers and give the County the ability to review data centers through the special use permit process when they are over 40,000 square feet in industrial districts or of any size in commercial districts. The Board also adopted regulations for accessory data centers.

The recently-adopted zoning text amendments were intended as a Phase 1, after which staff would research the impacts of data centers and best practices to address those impacts. This review will include determining the appropriate districts in which to allow data centers as a by right use, or by special

use permit. The initial phase had no public engagement beyond the required public hearings. During the development of the second phase, staff intends to engage with the community, including formal and informal contact, online engagement, and open house(s), as well as required public hearings.

No budget impact is expected.

Staff recommends that the Board adopt the attached Resolution of Intent (Attachment A).

**By the above-recorded vote, the Board adopted the attached Resolution of Intent (Attachment A):**

**RESOLUTION OF INTENT  
ZONING TEXT AMENDMENT  
DATA CENTERS**

**WHEREAS**, the Albemarle County Code permits data centers not exceeding 40,000 square feet by-right in the Light Industry, Heavy Industry, and Planned Development Industrial Park districts; and

**WHEREAS**, the Albemarle County Code permits data centers exceeding 40,000 square feet by special use permit in the Light Industry, Heavy Industry, and Planned Development Industrial Park districts; and

**WHEREAS**, the Albemarle County Code permits data centers by special use permit in the Downtown Crozet District, Commercial, Commercial Office, and Highway Commercial districts; and

**WHEREAS**, the Albemarle County Code permits accessory data centers serving a permitted primary use; and

**WHEREAS**, data centers may have unique impacts due to energy demands, sound, water consumption, and visibility, among other impacts; and

**WHEREAS**, the existing regulations in the Albemarle County Code may benefit from further review to adequately evaluate and mitigate the impacts of data centers; and

**WHEREAS**, the Albemarle County Board of Supervisors desires to review the County's ordinances to better address the impacts of data centers.

**NOW, THEREFORE, BE IT RESOLVED THAT** for purposes of public necessity, convenience, general welfare, and good zoning and development practices, the Albemarle County Board of Supervisors hereby adopts a resolution of intent to consider amending Albemarle County Code § 18-4.14, § 18-5.1.65, § 18-20B, § 18-22, § 18-23, § 18-24, § 18-25, § 18-25A, § 18-26, § 18-27, § 18-28, § 18-29, and any other section(s) of the Zoning Ordinance deemed to be appropriate to achieve the purposes described herein.

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Item No. 8.11. Resolution of Intent - ZMA2025-00003 Data Centers Phase 2.

The Executive Summary forwarded to the Board states that the Board of Supervisors recently amended the zoning ordinance to address data centers. The regulations adopted were intended to mitigate the impacts of data centers and give the County the ability to review data centers through the special use permit process when they are over 40,000 square feet in industrial districts and of any size in commercial districts. The Board also adopted regulations for accessory data centers.

The recently adopted zoning text amendments were intended as Phase 1, after which staff would research the impacts of data centers and best practices to address those impacts. This review will include determining the appropriate districts in which to allow data centers as a by right use or by special use permit. When new regulations are proposed, it may be appropriate to establish new district(s). A zoning map amendment would be necessary to implement any new districts. The public engagement process for the zoning map amendment will be the same as for the zoning text amendment, including formal and informal contact, online engagement, and open house(s), as well as required public hearings.

No budget impact is expected.

Staff recommends that the Board adopt the attached Resolution of Intent (Attachment A).

**By the above-recorded vote, the Board adopted the attached Resolution of Intent (Attachment A):**

**RESOLUTION OF INTENT  
ZONING MAP AMENDMENT  
DATA CENTERS**

**WHEREAS**, on January 22, 2025, the Albemarle County Board of Supervisors adopted a resolution of intent to consider amending Albemarle County Code § 18-3.1, § 18-4.14, § 18-20B, § 18-22, § 18-23, § 18-24, § 18-25, § 18-25A, § 18-26, § 18-27, § 18-28, § 18-29, and any other section(s) of the Zoning Ordinance deemed to be appropriate to regulate and address the impacts of data centers; and

**WHEREAS**, on April 2, 2025, the Albemarle County Board of Supervisors adopted an ordinance amending Albemarle County Code § 18.1-3.1, § 18.1-20.8, § 18.1-22, § 18.1-23, § 18.1-24, § 18.1-24, § 18.1-26, and § 18.1-30.7.5, and adding § 18.1-5.1.65; and

**WHEREAS**, data centers may have unique impacts due to energy demands, sound, water consumption, and visibility, among other impacts; and

**WHEREAS**, the Albemarle County Board of Supervisors desires to consider amendment(s) to the Albemarle County Zoning Map that would designate areas in the County that are optimal for data centers.

**NOW, THEREFORE, BE IT RESOLVED THAT** for purposes of public necessity, convenience, general welfare, and good zoning and development practices, the Albemarle County Board of Supervisors hereby adopts a resolution of intent to consider amending the Albemarle County Zoning Map to achieve the purposes described herein.

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Item No. 8.12. Board to Board, May 2025, A Monthly Report from the Albemarle County School Board to the Albemarle County Board of Supervisors, ***was received for information.***

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Agenda Item No. 9. **Action Item:** Adoption of Calendar Year 2025 Tax Rates, Fiscal Year (FY) 26 Budget, FY 26 Pay Scales, Borrowing Resolution, FY 26-30 Capital Improvements Plan (CIP), and Appropriation of the FY 26 Budget.

- a. Adoption of the Resolution to Set Calendar Year 2025 Tax Rates.
- b. Adoption of the FY 26 Operating and Capital Budget.
- c. Adoption of the Resolution to Set the FY 26 Salary Scales.
- d. Adoption of the Annual Resolution of Appropriations.
- e. Adoption of the Resolution of Official Intent to Reimburse Expenditures with Proceeds of a Borrowing.
- f. Adoption of the FY 26-30 Capital Improvement Plan (CIP).

The Executive Summary forwarded to the Board states that At the May 7, 2025 Board meeting, staff will ask the Board to consider the following items:

1) Adoption of the Resolution to Set Calendar Year 2025 Tax Rates: The Board held public hearings on the proposed 2025 calendar year real estate and personal property tax rates on April 30, 2025. The 2025 calendar year real estate and personal property tax rates are for the year beginning January 1, 2025 and ending December 31, 2025.

2) Adoption of the FY 26 Operating and Capital Budget: The Board held a public hearing on the Fiscal Year 2026 (FY 26) Proposed Budget on April 23, 2025. The budget presented for adoption includes the Board's FY 26 Proposed Budget, technical adjustments recommended by the County Executive, and Board of Supervisors amendments, and is for the fiscal year beginning July 1, 2025 and ending June 30, 2026.

3) Adoption of the Resolution to Set FY 26 Pay Scales: County Government maintains a Classified Employee pay scale and separate Public Safety pay scales for the Police Department, Sheriff's Office, and Department of Fire Rescue.

4) Adoption of the Annual Resolution of Appropriations: To provide the authority from the Board to spend these funds, the Board's adoption of an Annual Resolution of Appropriations for the fiscal year ending on June 30, 2026 is required.

5) Adoption of the Resolution of Official Intent to Reimburse Expenditures with Proceeds of a Borrowing: In addition, the Board's adoption of a Resolution of Official Intent to Reimburse Expenditures with Proceeds of a Borrowing is required to provide the County with the authority to use bond proceeds to reimburse capital program expenditures for the specified projects.

6) Adoption of the FY 26 - 30 Capital Improvement Plan (CIP): This reflects the adopted FY 26 Capital Budget plus the out years of the plan, FY 27 - FY 30, reviewed with the Board of Supervisors during the budget development process. FY 27 - 30 will inform future long-range financial planning and are not requested for appropriation.

**1) Adoption of the Resolution to Set Calendar Year 2025 Tax Rates:** The FY 26 budget is based on a real estate tax rate of \$0.894 per \$100 of assessed valuation (increased from \$0.854 per assessed valuation) and a personal property tax rate of \$4.28 per \$100 of assessed valuation, (increased from \$3.96 per \$100 of assessed valuation), as set forth in Attachment A. The 2025 calendar year tax rates are for the year beginning January 1, 2025 and ending December 31, 2025.

**2) Adoption of the FY 26 Operating and Capital Budget:** The FY 26 Budget for the Board's approval is detailed in Attachment B and is based on the FY 26 Proposed Budget plus the adjustments detailed below:

**Board of Supervisors Adjustments**

All amounts in this executive summary and attachments reflect budget decisions made through the April 7, 2025 budget work session. Adjustments made during subsequent meetings will be made



within the attached resolution prior to adoption and reviewed as part of the staff presentation on May 7, 2025.

#### **County Executive Recommended Adjustments**

At the request of Public Schools' staff, the County Executive recommends that the \$6,219,994 one-time transfer to the Public Schools for the Health Fund be made in FY 25. This will reduce the FY 26 budget by this amount. An FY 25 appropriation will come to the Board in June 2025. This is only a change in timing, not a change in the amount or intent of this funding.

#### **Public Schools Adjustments**

All amounts in this executive summary and attachments reflect budget decisions made through the April 7, 2025 work session. Further changes were presented to the School Board on April 10, 2025 and April 24, 2025. Adjustments recommended during those meetings will be made within the attached Resolution prior to adoption and reviewed as part of the staff presentation on May 7, 2025. The School Board will adopt a final budget on May 8, 2025.

**3) Adoption of the Resolution to Set FY 26 Pay Scales:** This resolution (Attachment C) is to adopt the FY 26 Pay Scales. The Classified and Public Safety pay scales will be effective as of July 1, 2025 for all County employees.

**4) Adoption of the Annual Resolution of Appropriations:** The Resolution of Appropriations appropriates the total County Budget, including both County government and Public School operating and capital funds, Public School special revenue funds, and other County government funds appropriations in a single resolution (Attachment D). The Annual Resolution includes the following:

#### **Board of Supervisors Adjustments**

All amounts in this executive summary and attachments reflect budget decisions made through the April 7, 2025 work session. Adjustments made during subsequent meetings will be made within the attached Resolution prior to adoption and reviewed as part of the staff presentation on May 7, 2025.

#### **Public Schools Adjustments**

All amounts in this executive summary and attachments reflect budget decisions made through the April 7, 2025 work session. The School Board held budget work sessions on April 10, 2025 and April 24, 2025. Adjustments made during those meetings will be made within the attached Resolution prior to adoption and reviewed as part of the staff presentation on May 7, 2025.

#### **County Executive Authority**

The appropriation resolution authorizes the County Executive to do the following, with all such transfers or distributions reported to the Board of Supervisors as part of the County's quarterly financial report, in accordance with current practice:

- A. administratively approve budget transfers of unencumbered funds of up to \$500,000.00 per fund in the fiscal year from one classification, department, or project to another within the same fund;
- B. allocate funding between the below-identified classifications and the appropriate budget line-items for expenditure:

Expenditure Classifications Eligible for Transfer Under this Resolution:

General Fund - Business Process Optimization Reserve

- Climate Action Pool
- Reserve for Contingencies
- Salary and Benefits Reserve - Efficiencies and Other Savings

Capital Funds

- Advancing Strategic Priorities Reserve in CIP
- Transportation Leveraging Fund

- C. allocate salary lapse between the non-departmental lapse budget and the appropriate budget line-items;
- D. administratively approve the carry-forward of outstanding grants and capital projects and programs from year to year;
- E. close out Capital projects and transfer any unencumbered residual funds to the Capital Improvement Fund fund balance;
- F. close out grant funds; including the transfer of any unencumbered residual funds to the appropriate fund's fund balance.
- G. administratively approve the carry-forward of outstanding balances up to \$17,000,000 for estimated encumbered purchase orders.

**5) Adoption of the Resolution of Official Intent to Reimburse Expenditures with Proceeds of a Borrowing:** The Resolution of Official Intent to Reimburse Expenditures with Proceeds of a Borrowing, Attachment E, allows the County to use bond proceeds to reimburse the County for capital program expenditures.

**6) Adoption of the FY 26 - 30 Capital Improvement Plan (CIP), Attachment F:** All amounts in the executive summary and attachments reflect budget decisions made through the April 7, 2025 work session. Adjustments made during subsequent meetings will be made within the attached resolution prior

to adoption and reviewed as part of the staff presentation on May 7, 2025.

Adoption of the budget, tax rates, and related ordinances by the Board will establish the Fiscal Year 2026 Operating and Capital Budgets and Calendar Year 2025 tax rates and provide the authority from the Board to spend funds included in the budget. For the adoption of the Capital Improvement Plan, FY 27 - 30 will inform future long-range financial planning and are not requested for appropriation.

Staff recommends that the Board:

- 1) Adopt the attached Resolution to Set Calendar Year 2025 Tax Rates (Attachment A);
- 2) Adopt the attached FY 26 Budget Resolution approving the FY 26 Budget as recommended by the County Executive and amended by the Board of Supervisors (Attachment B);
- 3) Adopt the attached Resolution to Set FY 26 Pay Scales (Attachment C);
- 4) Adopt the attached Annual Resolution of Appropriations (Attachment D);
- 5) Adopt the attached Resolution of Official Intent to Reimburse Expenditures with Proceeds of a Borrowing (Attachment E); and
- 6) Adopt the FY 26 - 30 Capital Improvement Plan (Attachment F).

If adjustments are desired during the meeting, changes will be made within the attached Resolutions prior to adoption.

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Item No. 9.a. Adoption of the Resolution to Set Calendar Year 2025 Tax Rates.

Mr. Andy Bowman, Assistant Chief Financial Officer, stated that the Board would take action today to conclude the FY 26 budget development process, which involved six separate actions. He said that before they proceeded to the staff presentation of those requested approvals, he would like to ask County Executive Jeff Richardson to highlight the key aspects of the budget that the Board had reviewed through its numerous work sessions, public town halls, and public hearings.

Mr. Jeff Richardson, County Executive, recognized the many public servants in the audience, who represented various departments, for their outstanding work. He stated that he appreciated the dedication and teamwork that had gone into creating this budget. He reported that he had received the manager's budget in February, with a 4-cent increase in real property taxes and a restoration of personal property taxes to \$4.28. He commented that this rate had remained at \$4.28 for approximately two decades and had been cut during the COVID pandemic due to its unusual nature and impact on used car prices.

Mr. Richardson said they had partially restored this last year and had recommended completing the recovery to return to \$4.28. He reported that food and beverage and transit occupancy rates remained at 6% and 9%, respectively. He reminded the public and the Board that the 4-cents on real property taxes, which he had recommended for consideration, would be allocated as follows: 80% to public safety and core service delivery, including \$10 million next year to pay back FEMA grant-funded firefighter positions, funding for new police officers, and maintaining the public safety pay plan to ensure workforce stability.

Mr. Richardson added that an additional 0.4 cents would go toward public schools, with \$1.2 million allocated in FY 26, bringing the total to \$14.3 million, a 7.3% increase year over year. Furthermore, he reported that 0.4 cents would be devoted to affordable housing, with \$1.2 million in ongoing funding, a consideration never made before. He explained that this allocation would be implemented if the Board approved the proposal for next year.

Mr. Richardson stated that although they budget annually, it was their responsibility to do multi-year budgeting to forecast expenses, revenues, and obligations. He emphasized that multi-year budgeting was particularly crucial for core service delivery to ensure they could provide essential services to the public. He reported that they were seeking renovation funding for the Albemarle Charlottesville Regional Jail to improve facility conditions, marking the first significant investment in the partnership in 50 years.

Mr. Richardson said that emergency communications, including 9-1-1 services, were also being upgraded, with the County's operational cost share growing to \$5.3 million annually. He added that this service was a partnership with the City of Charlottesville and the University of Virginia to reduce costs and provide seamless service. Mr. Richardson explained that seamless service was especially important for emergency calls to 9-1-1.

Mr. Richardson commented that the Rivanna Solid Waste Authority would receive \$2.9 million next year to support recycling services, solid waste disposal, household hazardous waste disposal, and the construction of a new facility. He stated that the Jefferson-Madison Regional Library would receive \$5.9 million next year for operations, providing essential services to the County's citizens. He explained that these partnerships with agencies, such as the City and the University, helped to hold costs down.

Mr. Richardson reported that they had forecasted a 3.1% gap between expenses and revenue for next year, equating to approximately \$13 million. He stated that much of this gap stemmed from core service delivery, including public safety. He said when you go out to FY 30 it grows. He said they are modeling rev growth and modeling rev and expend. He said he knew they were at a time when it needed to be addressed before the following year. He said regarding obligations and investments, the Board and

staff did multiyear budgeting and planning, and the 5-year strategic plan embodies the Board direction. He said it identifies opportunities and challenges and that much of the strategic plan is geared towards core service delivery. He said that throughout the budget town halls and through e-mails, the public had expressed that they need more than what the County is providing and that the current budget did not do enough. He continued that he also heard the public say that they needed less; less taxes and they wanted cuts.

Mr. Richardson commented that they had pursued \$12.7 million in federal funding through FEMA grants since 2021, which helped hire 57 firefighters and maintain adequate fire and emergency response times. He explained that they had supplemented these efforts with 40 positions funded by local government money. He shared that Fire and Rescue had received 3,488 calls for service between January 1 and March 8. He expressed gratitude to the volunteer firefighters who had saved taxpayers money and kept the County safe for decades.

Mr. Richardson stated that they were working with an outside consultant to review fire service delivery, with a report expected in the fall to inform future budget decisions. He reported that they planned to hire six police officers, the highest number since FY 2016, bringing the total addition to 13 officers since 2021. He noted that during this period, the police department had experienced nearly 16,000 calls for service, with 170 designated as priority one emergencies. He said that it worked out to about three calls per day.

Mr. Richardson explained that the addition of officers would improve response times, reduce second officer response times, and decrease the distance between response areas across their 726-square-mile service area. He added that the consultant's fall report would assess whether police resources were being maximized.

Mr. Richardson commented on their increased funding for public schools, noting that local funding now accounted for over 70% of the budget due to a State funding gap of approximately 30%. He reported an additional \$1.3 million in operational funding for schools for next year, closely matching the \$27.6 million provided over the past two years. He stated that they were prepared to obligate \$6.2 million of one-time funding for healthcare costs shared with the schools. He said that they would open two new schools next year, build a third, fund school buses, and support transportation needs, along with renovations and maintenance. He commented that their budget demonstrated their commitment to student funding and favorable rankings in per-pupil funding and class sizes.

Mr. Richardson stated that \$5.2 million had been allocated to affordable housing in FY 26, building on the \$17 million invested in housing over the past five years. He said that this funding was tied to the strategic plan, which identified key opportunities and challenges.

Mr. Richardson commented that \$2.25 million was allocated for climate action program funding for FY 26, supported by a cross-departmental leadership team. He concluded by acknowledging the deputy County executive, Ann Wall, for advancing early work in this area.

Ms. Ann Wall, Deputy County Executive, reported that she would briefly discuss the Climate Action Pool funding, which includes \$221,000 of existing funding, with a proposed increase of \$300,000. She said that they had asked the Facilities and Environmental Services staff to revisit and develop recommendations on how to utilize this funding for current and proposed activities under the Climate Action pool.

Ms. Wall stated that their focus was on projects or programs that would result in tangible and definable emissions reductions, and they also prioritized items and programs that were actionable in FY 26. She said that in the coming months, they would return to the Board with specifics on the programs related to funding levels and timeframes, as well as the anticipated emissions reductions resulting from those programs. She said that they anticipated allocating the funds into three main buckets: continuation of existing programs, including the Energy Resource Hub and the Community Resilience Cohort Grant, which were previously funded by the FEMA grant; building admissions reductions, including improvements to County buildings that result in emissions reductions, residential home energy improvements, and vehicle-related programs such as public-level electric vehicle charging, employee carpooling programs, and e-bike vouchers; and community-based programs such as Community Climate Action grants. She said that they believed these programs would have co-benefits, such as allowing for the continuation of affordable housing through the Residential Home Energy Program.

Ms. Wall offered to answer any questions the Board might have regarding this proposal and said she would also return to the Board in the coming months to provide further details on each of the programs and funding levels.

Ms. Mallek stated that she looked forward to the details on the buckets and the additional homework time before their discussion, so they could be well prepared. She said that she was grateful that the weatherization was clearly indicated, as it was essential to keep people in their homes. She said that those most affordable homes, often occupied by elderly residents, required assistance to stay there.

Mr. Pruitt said he would like to highlight for the public the primary new piece of information presented, referring to a specific slide. He said that everything else they had discussed so far had been consistent with their previous work, which had taken approximately 30 hours, and he was pleased with the direction they were heading. He said that there were some policy considerations that would need to be taken into account, and he was looking forward to delving deeper into this as the funding became

available.

Mr. Richardson said that the additional \$1 million was coming from their economic development fund, and he believed what was most important was not where they were at this moment, but the work that lay ahead of them. He reminded them that in the afternoon of May 21, the Board would receive details on the cost-for-service study through the Weldon Cooper Center at UVA. He said that this study would delve into the true cost-for-services in their community, and he thought it was essential that they pay attention to this moving forward, particularly in their commitment to economic development, ensuring that it was zoned appropriately in their development area, and working towards a balanced and diverse tax base.

Mr. Richardson said that as the Board was aware, their current commercial and industry rate was 11.3%. He stated that with continued efforts, they could work their way back into the middle teens or even the 16% to 18% range, which would ultimately pay dividends for their County government as they addressed affordability. He said that in light of this, he believed the \$1 million was necessary for their economic development team. He said that they were working diligently in various areas, and he appreciated the consideration.

Mr. Richardson expressed his gratitude for their support of their workforce since he had been County Executive, noting that he had a tremendous team that did excellent work. He said that as a result, he had recommended a 3% cost-of-living adjustment to their staff, noting that they were facing the same challenges as most employers, including increasing healthcare costs.

Mr. Richardson said that as a fully self-insured employer, they partnered with their public school system as they invested in wellness initiatives, such as the recent opening of their two healthcare clinics in Albemarle County. He said that they had approximately 3,600 employees, including schools and local government, so they were large enough to support their health clinic, especially with their covered lives and families totaling over 6,000. He said they should see a slowing of growth in their healthcare fund over time, which would hopefully provide revenue to pursue other initiatives support them in various areas.

Mr. Richardson reported that the budget added six police officers to the department, but they were also reducing almost 12 positions across County government, resulting in a net loss of six positions among approximately 800 staff in local government. He said that they were committed to achieving an additional \$1 million in annual cost savings for the upcoming year, which was embedded in their day-to-day work, including their systems modernization efforts, efficiency studies, and space utilization planning.

Mr. Richardson reported that their CIP was an ambitious five-year plan that included taking on debt to pay for infrastructure, along with regular initiatives to positively impact the community. He noted their previous discussions on courts construction, a project that had been in the works for several decades, with the County and City working together to bring it to fruition. He stated that they were currently in the process of planning for the opening of the new courts facility.

Mr. Richardson said that the slide that was in front of them was a slide that the Board had previously reviewed, and it was posted outside the auditorium. He said it served as a performance metric-driven slide highlighting the daily activities of their organization.

Mr. Richardson reported that they planned to open two new schools in FY 27 and would closely monitor state and federal funding, as well as their revenue-sharing agreement with the City. He said that they regularly worked with key partner agencies to optimize their services while managing costs, noting that some of these agreements and costs had increased significantly and they must continue to work favorably with these agencies to achieve the best possible outcomes with the resources they had. He said he had previously discussed FEMA Safer Grants, and the Board had emphasized the need to monitor federal-level changes affecting local service delivery.

Mr. Richardson concluded with a final slide emphasizing the County's commitment to striking a balance between economic vibrancy, good service delivery, and community engagement, while responding to quality-of-life issues and presenting the Board with options to consider.

Ms. LaPisto-Kirtley stated that she had been hearing from constituents who were unclear about why, if their assessments had increased significantly over the past few years, and it was clear that their assessments were rising, that did not cover the cost of the projects the County wanted to undertake. She said this related to increasing their tax rate, and if the Board could provide a clear answer to this question, she believed it would greatly help people understand the issue.

Mr. Richardson responded that this is a question that he receives regularly from the community, often from residents who are concerned about year-over-year increases in their tax bills over the last four years. He said that these constituents argue that these increases should be enough to cover local government services, and he understood their perspective. Mr. Richardson said that as evident in this budget, they had an extremely ambitious capital plan, primarily focused on core service delivery: investments in courts, jail renovations, recycling and solid waste infrastructure, convenience centers, and the construction of three new schools. He said that these projects involved significant upfront costs, including renovations, expansions, and the operational expenses associated with opening the new schools. He said that considering the timing of these projects, which had been in design for over a decade, and the increased costs for service delivery since COVID, coupled with the decline in volunteerism across fire rescue, it was challenging to cover all costs without a tax rate adjustment.

Ms. LaPisto-Kirtley stated that when she first joined the Board in 2020, many of these projects were still in the planning stages or hadn't been established yet. She said that over the past four or five years, they had come to fruition, coinciding with the COVID-19 pandemic. She said that while they may not have anticipated the exact timeline, the Board had made a decision on whether to move forward with these projects, which was a good decision given their necessity.

Mr. Pruitt commented that they had a series of six budget times, and he was unsure how to effectively address each one.

Mr. Andrews said that every motion allowed for comments, but he hoped they would have had the opportunity to comment either before or after each motion was presented.

Mr. Pruitt stated that as they had discussed before, they had limited options for funding their services, and unfortunately, the ones they had been afforded by the General Assembly and the Constitution of the State of Virginia were regressive in nature. He commented that all of them were limited in some way, and they must choose from a menu of options to find the best way to fund their core services, and this Board had done a commendable job of trying to navigate this challenge, recognizing that it caused real hardship on real people.

Mr. Pruitt said they were adding four cents today but had not had a tax rate increase in six years. He said the significant increase cost in taxes that people were experiencing was largely the result of critical market forces, such as rising housing assessments. He noted that the Board could not control these market forces, with housing assessments increasing by an average of 46% since 2010 and approximately 3% per year over the past five years, but they could control their response. He said they had limited control over the supply side of housing, which was creating increasingly high assessments because their community was highly desirable but lacked sufficient housing to support demand. He said it was crucial that they prioritize creation of housing opportunities in this community, and they were actively engaged in this effort. He emphasized that the key to reducing their real property tax assessments lay in what they could achieve on the housing side, not in the relatively minor adjustments to property tax.

Mr. Pruitt commented that the Board sometimes hears that assessments have risen so much in the last 6 years by 50%, 40%, and 30%, despite no change in County services. He countered that since he joined the Board, there has been a dramatic increase in County services. He said for example, they had opened a massive park, which may be the largest in the County in an urban area, and they were committed to expanding and operating it. He said that they had also funded a micro-transit service in two densely populated areas, which had a relatively high cost per ride but was in high demand. He said that they had expanded their police forces to meet community requests for increased response times, as well as a community-based team that had also been expanded and formed during this time. He said they had established three new schools, while continuing to support existing operations and renovations. He said that they had had to completely reevaluate how they provided fire and rescue services with an aging rural fire force that required a significant reimagining; they were struggling to find replacement personnel and hence were expanding professional services in the rural community.

Mr. Pruitt said that fundamentally, they were facing a more expensive world, and the costs for what they did were increasing, such as a 23% increase in their healthcare costs due not to any decisions they had made but rather the natural inflation of the world. He said that the wealthy would continue to find ways to increase their wealth, which would drive up costs for the rest of them. He said that as a progressive and quality employer, it was their duty to ensure that they kept up with the rising cost of living, including maintaining pay parity to allow them to keep pace with the increased cost of living. He said that if they failed to do so, it was unfair to their employees who were not employed by the County. He said he believed it was their responsibility to ensure their wages increased to match the rising cost of living, so that they could provide a fair standard of living for their employees.

Mr. Bowman explained that the FY 26 budget was balanced at \$638 million across all funds, including operating, capital, grants, and other sources, with the general fund balanced at \$474.4 million. He stated that since the Board's proposed budget in March, changes had been made, such as reallocating one-time CIP Strategic Priorities Reserve funds into three sources without introducing new revenue.

He commented that the County Executive had recommended a technical adjustment involving the timing of the \$6.2 million health fund transfer to schools, which did not alter the amount or the intent, only the timing. He said that the school Board would adopt its budget tomorrow, with May 8 set for final action.

Mr. Bowman stated that if there were any final changes desired by Board they could be amended mid-year. He noted that there were three sources that would be available that are not allocated to other projects: Reserve for Contingencies (on going and one time) and the remaining CIP Advancing Strategic Priorities Reserve.

Mr. Bowman said the Board needed to approve tax rates for calendar year 2025 to fund the FY 26 budget, detailed in Attachment A. Mr. Bowman explained that the updated budget, including proposed and summary changes, is reflected in Attachment B. He stated that the Board typically approves pay scales annually, with classified and public safety schedules shown in Attachment C. He commented that the Annual Resolution of Appropriations provides the legal authority to enact funding from July 1st through June 30th, delegating administrative fund adjustments to the County Executive, which are reported quarterly. He said that outside agency funding agreements must meet standard expectations before funds are released. He said next was the Resolution of Official Intent to Reimburse Expenditures with Proceeds of a Borrowing, which allows the Board to use bond proceed to reimburse the County for

capital program expenditures.

Mr. Bowman explained that the CIP is a five-year plan, with the first year adopted and appropriated, and years two through five refined annually. He said that FYs 27 to 30 form the planning standard for next year's CIP, providing flexibility while signaling intent for future project phases. He concluded by turning the discussion back to the Chair and the Board for questions and motions.

Ms. Mallek said that the new information from the State regarding the school budget indicated that the change would be reflected in a future transfer from local government to schools, and she asked how the additional \$0.3 million from outside sources would be allocated.

Mr. Bowman responded that the School Board had a gap of approximately \$0.5 million, but adjustments made through reduced expenditures and increased revenues helped them balance their budget. He said that the additional \$0.3 million in question did not impact the amount of funding the County government was proposed to provide to the schools.

Ms. McKeel **moved** to adopt the Resolution to Set Calendar Year 2025 Tax Rates. Ms. Mallek **seconded** the motion.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.  
NAYS: None.

#### **RESOLUTION TO SET CALENDAR YEAR 2025 TAX RATES**

**BE IT RESOLVED** that the Board of Supervisors of Albemarle County, Virginia, does hereby set the County Levy for Calendar Year 2025 for general County purposes at:

- (1) Eighty-Nine and Four-Tenths Cents (\$0.894) on every One Hundred Dollars for assessed value of real estate;
- (2) Eighty-Nine and Four-Tenths Cents (\$0.894) on every One Hundred Dollars for assessed value of manufactured homes;
- (3) Eighty-Nine and Four-Tenths Cents (\$0.894) on every One Hundred Dollars for assessed value of public service property;
- (4) Four Dollars and Twenty-Eight Cents (\$4.28) on every One Hundred Dollars for assessed value of personal property;
- (5) Four Dollars and Twenty-Eight Cents (\$4.28) on every One Hundred Dollars for assessed value of business personal property that is not classified as machinery and tools, merchants' capital, or short-term rental property, with an original cost of less than Five Hundred Dollars (\$500.00); and
- (6) Four Dollars and Twenty-Eight Cents (\$4.28) on every One Hundred Dollars for assessed value of machinery and tools; and

**BE IT FURTHER RESOLVED** that the Board of Supervisors orders the Chief Financial Officer of Albemarle County to assess and collect County taxes on all taxable property, including all taxable real estate and all taxable personal property.

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Item No. 9.b. Adoption of the FY 26 Operating and Capital Budget.

Mr. Andy Herrick, County Attorney, stated that based on his understanding, the proposed resolution would be the FY 26 budget resolution found in the orange sheet, rather than the attachment. Finance staff confirmed this.

Ms. Mallek **moved** to adopt the FY 26 Operating and Capital Budget Resolution as amended. Ms. McKeel **seconded** the motion.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.  
NAYS: None.

FY 2026  
BUDGET RESOLUTION

BE IT RESOLVED by the Board of Supervisors of Albemarle County, Virginia:

- 1) That the budget for the County for the Fiscal Year beginning July 1, 2025 is made up of the County Executive’s Recommended Budget document and the amendments made by the Board of Supervisors.
- 2) That the budget for the County for the Fiscal Year beginning July 1, 2025 is summarized as follows:

General Fund	\$474,694,129
Less Transfers to Other Funds	(263,536,477)
<b>Net County Government - General Fund</b>	<b>\$211,157,652</b>
School Fund	\$284,194,448
Less Transfer to Other Funds	(8,014,921)
<b>Net Public Schools - School Fund</b>	<b>\$276,179,527</b>
School Special Revenue Funds	\$28,887,689
Less Transfer to Other Funds	(812,475)
<b>Net Public Schools - Special Revenue Funds</b>	<b>\$28,075,214</b>
County Government - Other Funds	\$38,080,476
Less Transfer to Other Funds	(5,390,557)
<b>Net County Government - Other Funds</b>	<b>\$32,689,919</b>
<b>Capital Projects Funds</b>	
County Government Capital Fund (net of transfer to School Capital Fund)	\$35,332,319
School Projects Capital Fund	23,938,000
<b>Total Capital Projects Funds</b>	<b>\$59,270,319</b>
Less Transfer to Other Funds	(3,362,990)
<b>Net Capital Projects Funds</b>	<b>\$55,907,329</b>
<b>Debt Service Funds</b>	
County Government Debt Service Fund	\$14,731,280
School Debt Service Fund	19,352,716
<b>Total Debt Service Funds</b>	<b>\$34,083,996</b>
<b>TOTAL COUNTY BUDGET</b>	<b>\$638,093,637</b>

- 3) That the budget for the County for the Fiscal Year beginning July 1, 2025 as described in 1) and 2) above is approved.

Item No. 9.c. Adoption of the Resolution to Set the FY 26 Salary Scales.

Ms. McKeel **moved** to adopt the Resolution to Set the FY 26 Salary Scales as presented. Ms. Mallek **seconded** the motion.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.  
NAYS: None.

FY 2026 PAY SCALES RESOLUTION

**WHEREAS**, the County’s budget for the Fiscal Year beginning on July 1, 2025, includes funding for compensation based on the pay scales for the County as described in the attached COUNTY OF ALBEMARLE Classified Salary Scale Effective July 1, 2025 through June 30, 2026, and the attached COUNTY OF ALBEMARLE Classified Public Safety Pay Scales Effective July 1, 2025 through June 30, 2026, for each of the Police Department, Fire Rescue Department and Sheriff’s Office (collectively, the “FY 2026 Salary Scales”); and

**WHEREAS**, County staff have recommended to the Board of Supervisors of Albemarle County (the “Board”) that the Board approve the Salary Scales.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Supervisors of Albemarle County approves the FY 2026 Salary Scales effective on July 1, 2025, for employees on the 14-day pay cycle and July 1, 2025, for employees on the 28-day pay cycle.

Item No. 9.d. Adoption of the Annual Resolution of Appropriations.

Ms. Mallek **moved** to adopt the Annual Resolution of Appropriations as amended from the original Attachment D and distributed to the Board. Ms. McKeel **seconded** the motion.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.  
NAYS: None.

ANNUAL RESOLUTION OF APPROPRIATIONS OF THE COUNTY OF ALBEMARLE FOR THE FISCAL YEAR ENDING June 30, 2026	
A RESOLUTION making appropriations of sums of money for all necessary expenditures of the COUNTY OF ALBEMARLE, VIRGINIA, for the fiscal year ending June 30, 2026; to prescribe the provisions with respect to the items of appropriation and their payment; and to repeal all previous appropriation ordinances or resolutions that are inconsistent with this resolution to the extent of such inconsistency.	
BE IT RESOLVED by the Albemarle County Board of Supervisors:	
SECTION I - COUNTY GOVERNMENT	
That the following sums of money be and the same hereby are appropriated from the GENERAL FUND to be apportioned as follows for the purposes herein specified for the fiscal year ending June 30, 2026:	
Paragraph One: ADMINISTRATION	
Board of Supervisors	\$895,440
Executive Leadership	\$3,981,237
Human Resources	\$2,020,028
County Attorney	\$1,777,907
Finance & Budget	\$10,394,248
Information Technology	\$9,983,833
Voter Registration and Elections	\$1,379,426
	\$30,432,119
Paragraph Two: JUDICIAL	
Clerk of the Circuit Court	\$1,408,554
Commonwealth's Attorney	\$2,636,365
Sheriff	\$4,473,245
Circuit Court	\$133,623
General District Court	\$36,700
Magistrate	\$6,225
Juvenile Court	\$146,746
Public Defender	\$193,169
	\$9,034,627
Paragraph Three: PUBLIC SAFETY	
Police Department	\$33,117,443
System-Wide Fire Rescue Services	\$30,729,522
Crozet Volunteer Fire Department	\$207,918
Earlsville Volunteer Fire Company	\$215,883
East Rivanna Volunteer Fire Company	\$242,013
North Garden Volunteer Fire Company	\$149,641
Scottsville Volunteer Fire Department	\$168,301
Seminole Trail Volunteer Fire Department	\$654,202
Stony Point Volunteer Fire Company	\$205,001
Western Albemarle Rescue Squad (WARS) (including Contingency: WARS MOU)	\$545,737
Emergency Communications Center	\$5,279,193
Albemarle-Charlottesville Regional Jail	\$4,790,514
Blue Ridge Juvenile Detention Center	\$729,170
Charlottesville Albemarle SPCA	\$1,185,303
Virginia Juvenile Community Crime Control Act (VJCCCA)	\$52,231
	\$78,272,072
Paragraph Four: PUBLIC WORKS	
Facilities and Environmental Services	\$9,996,560
Rivanna Conservation Alliance - Stream Watch	\$30,000
Rivanna Solid Waste Authority (RSWA)	\$2,901,446
Soil & Water Conservation District	\$143,066
	\$13,071,072
Paragraph Five: HEALTH AND WELFARE	
Health and Human Services	\$28,022,726
Albemarle Housing Improvement Program (AHIP)	\$445,619
AHIP - Septic to Sewer Program	\$350,000
American Red Cross	\$40,000
Boys & Girls Club	\$59,987
BRACH - System Coordination Program	\$25,000
Bridge Line	\$49,894
Central Virginia Community Justice	\$36,000
Charlottesville Free Clinic	\$130,740
Charlottesville-Albemarle Health Department	\$970,278
Child Health Partnership	\$352,913
Charlottesville Department of Human Services	\$60,000
Foothills Child Advocacy Center	\$91,797
The Fountain Fund	\$21,380
Georgia's Friends	\$25,000
The Haven	\$42,566



Habitat for Humanity	\$93,750
Jefferson Area Board for Aging (JABA)	\$416,728
Legal Aid Justice Center	\$43,387
Literacy Volunteers	\$29,314
Loaves and Fishes	\$38,700
Offender Aid and Restoration (OAR)	\$179,919
OAR Criminal Justice Planner Program	\$25,966
OAR Local Probation	\$37,717
OAR Pretrial Services	\$34,539
On Our Own	\$15,279
PACEM	\$116,250
Partner for Mental Health	\$19,006
Piedmont CASA	\$11,548
Piedmont Family YMCA	\$10,816
Piedmont Housing Alliance (PHA)	\$88,381
Piedmont Virginia Community College	\$25,750
Project Safe Neighborhood	\$75,000
ReadyKids	\$194,391
Region Ten	\$831,226
Sexual Assault Resource Agency (SARA)	\$39,092
Shelter for Help in Emergency (SHE)	\$130,585
United Way Childcare Scholarship Program	\$211,000
Women's Initiative	\$23,750
	\$33,415,994
Paragraph Six: PARKS, RECREATION AND CULTURE	
Parks & Recreation	\$5,584,028
Charlottesville/Albemarle Convention and Visitor's Bureau	\$1,373,478
Charlottesville Ballet	\$2,500
Charlottesville Band	\$8,000
Charlottesville Opera	\$2,500
Charlottesville Symphony Society	\$2,500
Front Porch	\$2,500
Jefferson-Madison Regional Library	\$5,889,369
Jefferson School African American Heritage Center	\$2,500
Lighthouse Studio	\$2,500
Live Arts	\$15,000
Music Resource Center	\$2,500
Paramount Theater	\$2,500
Sin Barreras - Without Barriers	\$2,500
Virginia Discovery Museum	\$5,000
Virginia Festival of the Book	\$12,500
Virginia Film Festival	\$12,500
Virginia Theatre Festival	\$5,000
WTJU Radio	\$2,500
	\$12,929,875
Paragraph Seven: COMMUNITY DEVELOPMENT	
Department of Community Development	\$9,967,327
Office of Economic Development	\$770,691
Central Virginia Partnership for Economic Development	\$122,011
Central Virginia Small Business Development Center (CVSBDC)	\$81,319
Community Investment Collaborative	\$25,000
Virginia Career Works - Piedmont Region	\$23,229
Central Shenandoah Planning District Commission	\$6,286
Charlottesville Area Transit	\$2,681,378
Jaunt	\$3,523,909
MicroCAT	\$1,300,000
Regional Transit Partnership	\$26,750
Thomas Jefferson Planning District Commission	\$179,918
Virginia Cooperative Extension Service	\$306,804
	\$19,014,622
Paragraph Eight: REVENUE SHARING AGREEMENT	
Revenue Sharing Agreement	\$20,175,533
Paragraph Nine: TAX REFUNDS, ABATEMENTS, & OTHER REFUNDS:	
Refunds, Abatements, and Tax Relief	\$2,444,986
Paragraph Ten: OTHER USES OF FUNDS	
Transfer to School Operations	\$209,302,695
Transfer to Capital Projects and Debt Service Funds	\$43,340,973
Transfer to Water Resources Fund	\$2,168,606
Transfer to Economic Development Authority Fund	\$276,663
Reserve for Contingencies	\$884,663
Climate Action Funding Pool	\$300,000
Re-Engineering, Efficiencies, and Savings	(\$500,000)

Salary and Benefits Reserve	\$1,450,000
Salary Lapse	(\$1,874,371)
Early Retirement	\$554,000
	\$255,903,229
Total GENERAL FUND appropriations for the fiscal year ending June 30, 2026:	\$474,694,129
To be provided as follows:	
Revenue from Local Sources	\$426,842,007
Revenue from the Commonwealth	\$29,511,545
Revenue from the Federal Government	\$9,337,476
Non-Revenue Receipts	\$248,478
Transfers In from Other Funds	\$7,991,247
Use of Fund Balance	\$763,376
Total GENERAL FUND resources available for fiscal year ending June 30, 2026:	\$474,694,129
SECTION II: GENERAL FUND SCHOOL RESERVE FUND	
That the following sums of money be and the same hereby are appropriated for GENERAL FUND SCHOOL RESERVE FUND purposes herein specified to be apportioned as follows for the fiscal year ending June 30, 2026:	
Paragraph One: GENERAL FUND SCHOOL RESERVE FUND	
Transfer to the School Fund	\$91,000
Total GENERAL FUND SCHOOL RESERVE FUND appropriations for fiscal year ending June 30, 2026:	\$91,000
To be provided as follows:	
Use of Fund Balance	\$91,000
Total GENERAL FUND SCHOOL RESERVE FUND resources available for fiscal year ending June 30, 2026:	\$91,000
SECTION III: REGULAR SCHOOL FUND	
That the following sums of money be and the same hereby are appropriated for SCHOOL purposes herein specified to be apportioned as follows for the fiscal year ending June 30, 2026:	
Paragraph One: REGULAR SCHOOL FUND	
School Fund Expenditures	\$284,194,448
Total REGULAR SCHOOL FUND appropriations for fiscal year ending June 30, 2026:	\$284,194,448
To be provided as follows:	
Revenue from Local Sources (General Fund Transfer)	\$209,302,695
Revenue from Other Local Sources	\$1,624,327
Revenue from the Commonwealth	\$71,333,951
Revenue from the Federal Government	\$460,000
Transfers	\$1,362,475
Transfer from General Fund School Reserve Fund	\$91,000
Total REGULAR SCHOOL FUND resources available for fiscal year ending June 30, 2026:	\$284,194,448
SECTION IV: OTHER SCHOOL FUNDS	
That the following sums of money be and the same hereby are appropriated for the purposes herein specified to be apportioned as follows for the fiscal year ending June 30, 2026:	
Paragraph One: OTHER SCHOOL FUNDS	
Other School Funds	\$28,887,689
Total OTHER SCHOOL FUND appropriations for fiscal year ending June 30, 2026:	\$28,887,689
To be provided as follows:	
Revenue from Local Sources	\$7,789,974
Revenue from the Commonwealth	\$3,322,097
Revenue from the Federal Government	\$13,296,656
Transfers In from Other Funds	\$3,878,962
Use of Fund Balance	\$600,000
Total OTHER SCHOOL FUND resources available for fiscal year ending June 30, 2026:	\$28,887,689

**SECTION V: OTHER COUNTY GOVERNMENT FUNDS**

That the following sums of money be and the same hereby are appropriated for OTHER PROGRAM purposes herein specified to be apportioned as follows for the fiscal year ending June 30, 2026:

<b>Paragraph One: OTHER COUNTY GOVERNMENT FUNDS</b>	
CACVB Fund	\$2,924,284
Children's Services Act	\$14,588,412
Commonwealth's Attorney Delinquent Fines and Fees	\$20,816
Computer Maintenance and Replacement	\$1,030,341
Courthouse Maintenance	\$22,171
Darden Towe Memorial Park	\$536,369
Disposable Plastic Bag Tax Fund	\$140,000
Economic Development Authority	\$669,335
Economic Development Fund	\$1,763,183
Grant Funds	\$2,466,721
Housing Assistance Fund	\$5,645,703
Housing Investment Fund	\$1,239,203
Old Crozet School Operations	\$123,247
Regional Firearms Training Center - Capital	\$107,276
Regional Firearms Training Center - Operations	\$277,675
Tourism	\$2,668,296
Vehicle Replacement	\$1,597,838
Water Resources	\$2,168,606
<b>Total OTHER COUNTY GOVERNMENT FUNDS appropriations for fiscal year ending June 30, 2026:</b>	
	<b>\$37,989,476</b>
<b>To be provided as follows:</b>	
Revenue from Local Sources	\$5,097,797
Revenue from the Commonwealth	\$10,511,426
Revenue from the Federal Government	\$6,265,015
Transfers In from Other Funds	\$14,238,759
Use of Fund Balance	\$1,876,479
<b>Total OTHER COUNTY GOVERNMENT FUNDS resources available for fiscal year ending June 30, 2026:</b>	
	<b>\$37,989,476</b>

**SECTION VI - COUNTY GOVERNMENT CAPITAL IMPROVEMENTS FUND**

That the following sums of money be and the same hereby are appropriated from the COUNTY GOVERNMENT CAPITAL IMPROVEMENTS FUND to be apportioned as follows for the purposes herein specified for the fiscal year ending June 30, 2026:

<b>Paragraph One: ADMINISTRATION</b>	
County Technology Roadmap	\$1,156,000
<b>Paragraph Two: JUDICIAL</b>	
Court Facilities Addition/Renovation	\$7,500,000
<b>Paragraph Three: PUBLIC SAFETY</b>	
Fire Rescue Apparatus Replacement Program	\$2,733,518
<b>Paragraph Four: PUBLIC WORKS</b>	
County Office Building Space Renovations	\$768,000
County Government Maintenance/Replacement Programs	\$2,898,200
Ivy Landfill Remediation	\$986,269
Moore's Creek Septage Receiving Station	\$109,441
Regional Firearms Training Center Capital Reserve - County Share	\$51,014
	\$4,812,924
<b>Paragraph Five: PARKS, RECREATION &amp; CULTURE</b>	
Biscuit Run Park	\$3,566,750
Darden Towe Park Field Rebuild	\$772,144
Urban Pocket Park	\$1,500,000
	\$5,838,894
<b>Paragraph Six: COMMUNITY DEVELOPMENT</b>	
Transportation Leveraging Program	\$9,843,035
<b>Paragraph Seven: OTHER USES OF FUNDS</b>	
Cost of Issuance	\$665,972
Transfer to General Fund from Strategic Priorities Reserve	\$500,000

Project Management and Administrative Services	\$2,241,976
Community Non-Profit Capital Process - Loaves and Fishes	\$40,000
Borrowed Proceeds Transfer	<u>\$19,190,000</u>
	<u>\$22,637,948</u>
Total COUNTY GOVERNMENT CAPITAL IMPROVEMENTS FUND appropriations for fiscal year ending June 30, 2026:	<u><u>\$54,522,319</u></u>
To be provided as follows:	
Revenue from Local Sources (General Fund Transfer)	\$9,260,809
Revenue from Local Sources (Other Transfers)	\$22,171
Revenue from Other Local Sources (including proffers)	\$4,205,720
Borrowed Funds	\$33,984,593
Use of Fund Balance	<u>\$7,069,026</u>
Total COUNTY GOVERNMENT CAPITAL IMPROVEMENTS FUND resources available for fiscal year ending June 30, 2026:	<u><u>\$54,522,319</u></u>

**SECTION VII: PUBLIC SCHOOLS CAPITAL IMPROVEMENTS FUND**

That the following sums of money be and the same hereby are appropriated from the PUBLIC SCHOOLS CAPITAL IMPROVEMENTS FUND for the purposes herein specified to be apportioned as follows for the fiscal year ending June 30, 2026:	
Paragraph One: EDUCATION (PUBLIC SCHOOLS)	
Project Management Services	\$570,000
School Bus Replacement	\$4,320,000
School Capacity #1 - High School Capacity and Improvements - Center 2	\$600,000
School Capacity #2 - Southern Elementary School	\$600,000
School Maintenance/Replacement Program	\$13,500,000
School Renovations	\$4,000,000
School Network Infrastructure	<u>\$348,000</u>
Total PUBLIC SCHOOLS CAPITAL IMPROVEMENTS FUND appropriations for fiscal year ending June 30, 2026:	<u><u>\$23,938,000</u></u>
To be provided as follows:	
Revenue from Local Sources (General Fund Transfer)	\$570,000
Revenue from Local Sources (County Govt Capital Programs Transfer)	\$19,190,000
Revenue from Other Local Sources (including proffers)	\$1,645,553
Revenue from the Commonwealth	\$270,000
Use of Fund Balance	<u>\$2,262,447</u>
Total PUBLIC SCHOOLS CAPITAL IMPROVEMENTS FUND resources available for fiscal year ending June 30, 2026:	<u><u>\$23,938,000</u></u>

**SECTION VIII: DEBT SERVICE**

That the following sums of money be and the same hereby are appropriated for the function of DEBT SERVICE to be apportioned as follows from the COUNTY GOVERNMENT DEBT SERVICE FUND and the PUBLIC SCHOOLS DEBT SERVICE FUND for the fiscal year ending June 30, 2026:	
Paragraph One: PUBLIC SCHOOLS DEBT SERVICE FUND	
Debt Service - Public Schools	<u>\$19,352,716</u>
Total PUBLIC SCHOOLS DEBT SERVICE appropriations for fiscal year ending June 30, 2026:	<u>\$19,352,716</u>
To be provided as follows:	
Revenue from Local Sources (Transfer from General Fund)	\$18,976,398
Revenue from the Commonwealth	\$296,163
Revenue from the Federal Government	<u>\$80,155</u>
Total PUBLIC SCHOOLS DEBT SERVICE resources available for fiscal year ending June 30, 2026:	<u>\$19,352,716</u>
Paragraph Two: COUNTY GOVERNMENT DEBT SERVICE FUND	
Debt Service - County Government	<u>\$14,731,280</u>
Total COUNTY GOVERNMENT DEBT SERVICE appropriations for fiscal year ending June 30, 2026:	<u>\$14,731,280</u>
To be provided as follows:	
Revenue from Local Sources (Transfer from General Fund)	\$14,533,766
Revenue from Local Sources (Transfer from Water Resources Fund)	<u>\$197,514</u>
Total COUNTY GOVERNMENT DEBT SERVICE resources available for fiscal year ending June 30, 2026:	<u>\$14,731,280</u>
GRAND TOTAL - DEBT SERVICE FUNDS	<u><u>\$34,083,996</u></u>

TOTAL APPROPRIATIONS INCLUDED IN  
SECTIONS I - VIII OF THIS RESOLUTION  
FOR THE FISCAL YEAR ENDING June 30, 2026

RECAPITULATION:		
Appropriations:		
Section I	General Fund	\$474,694,129
Section II	General Fund School Reserve Fund	\$91,000
Section III	School Fund	\$284,194,448
Section IV	Other School Funds	\$28,887,689
Section V	Other County Government Funds	\$37,989,476
Section VI	County Government Capital Improvements Fund	\$54,522,319
Section VII	Public Schools Capital Improvements Fund	\$23,938,000
Section VIII	Debt Service	\$34,083,996
		\$938,401,057
Less Inter-Fund Transfers		(\$300,307,420)
GRAND TOTAL - ALBEMARLE COUNTY APPROPRIATIONS		\$638,093,637

SECTION IX: EMERGENCY COMMUNICATIONS CENTER

That the following sums of money be and the same hereby are appropriated from the EMERGENCY COMMUNICATIONS CENTER FUND for the purposes herein specified to be apportioned as follows for the fiscal year ending June 30, 2026:

Paragraph One: EMERGENCY COMMUNICATIONS CENTER FUND	
Emergency Communications Center	\$11,039,508
Total EMERGENCY COMMUNICATIONS CENTER FUND appropriations for fiscal year ending June 30, 2026:	\$11,039,508
To be provided as follows:	
Albemarle County	\$5,279,193
City of Charlottesville	\$2,882,766
University of Virginia	\$1,830,318
Revenue from Other Local Sources	\$262,606
Revenue from the Commonwealth	\$779,892
Revenue from the Federal Government	\$4,733
Total EMERGENCY COMMUNICATIONS CENTER FUND resources available for fiscal year ending June 30, 2026:	\$11,039,508

SECTION X

All of the monies appropriated as shown by the contained items in Sections I through IX are appropriated upon the provisos, terms, conditions, and provisions herein before set forth in connection with said terms and those set forth in this section. The Chief Financial Officer and Clerk to the Board of Supervisors are hereby designated as authorized signatories for all bank accounts.

Paragraph One

Subject to the qualifications in this resolution contained, all appropriations are declared to be maximum, conditional, and proportionate appropriations - the purpose being to make the appropriations payable in full in the amount named herein if necessary and then only in the event the aggregate revenues collected and available during the fiscal year for which the appropriations are made are sufficient to pay all of the appropriations in full.

Otherwise, the said appropriations shall be deemed to be payable in such proportion as the total sum of all realized revenue of the respective funds is to the total amount of revenue estimated to be available in the said fiscal year by the Board of Supervisors.

Paragraph Two

All revenue received by any agency under the control of the Board of Supervisors included or not included in its estimate of revenue for the financing of the fund budget as submitted to the Board of Supervisors may not be expended by the said agency under the control of the Board of Supervisors without the consent of the Board of Supervisors being first obtained, nor may any of these agencies or boards make expenditures which will exceed a specific item of an appropriation.

Paragraph Three

No obligations for goods, materials, supplies, equipment, or contractual services for any purpose may be incurred by any department, bureau, agency, or individual under the direct control of the Board of Supervisors except by requisition to the purchasing agent; provided, however, no requisition for items exempted by the Albemarle County Purchasing Manual shall be required; and provided further that no requisition for contractual services involving the issuance of a contract on a competitive bid basis shall be required, but such contract shall be approved by the head of the contracting department, bureau, agency, or individual, the County Attorney, and the Purchasing Agent or Chief Financial Officer. The Purchasing Agent shall be responsible for securing such competitive bids on the basis of specifications furnished by the contracting department, bureau, agency, or individual.

In the event of the failure for any reason of approval herein required for such contracts, said contract shall be awarded through appropriate action of the Board of Supervisors.

Any obligations incurred contrary to the purchasing procedures prescribed in the Albemarle County

Purchasing Manual shall not be considered obligations of the County, and the Chief Financial Officer shall not

issue any warrants in payment of such obligations.

**Paragraph Four**

Allowances out of any of the appropriations made in this resolution by any or all County departments, bureaus, or agencies under the control of the Board of Supervisors to any of their officers and employees for expense on account of the use of such officers and employees of their personal automobiles in the discharge of their official duties shall be paid at the rate established by the County Executive for its employees and shall be subject to change from time to time.

**Paragraph Five**

All travel expense accounts shall be submitted on forms and according to regulations prescribed or approved by the Chief Financial Officer.

**Paragraph Six**

Any funds appropriated herein to recipients who are not directly governed by the Board of Supervisors ("External Recipients") may be used only for the exclusive and singular purpose for which the funds are appropriated, subject to any additional conditions as stated in the Approved Budget, County policies, County agreement with the External Recipient, or as otherwise required or proscribed by law or ordinance. External Recipients have an affirmative fiscal duty to account for the appropriate and most responsible use of the funds and, as an express condition of the appropriation and in addition to other reporting requirements, must provide an accounting and such other reports as are requested by the County, in a form determined by the Department of Finance and Budget and within 30 days of any such request. External Recipients must be able to at all times account for any County funds appropriated to them separate from donations from any other source. Failure to adhere to these conditions or to the purposes for which the appropriations are made may, among other remedies, affect future appropriations. The Department of Finance and Budget is authorized to withhold transfers of appropriated funds to any External Recipient until any pending requests for reporting and accounting have been met to the County's satisfaction. If any funds allocated to an External Recipient remains unused at the end of FY 26, the unspent balance must be returned to the County unless a County agreement with the External Recipient, an agreement to which the County is a party pertaining to the funding terms of the External Recipient, or the applicable law, provides otherwise. These foregoing conditions shall be deemed incorporated into any agreement with an External Recipient executed after May 7, 2025.

**Paragraph Seven**

The County Executive is authorized to:

- 1) administratively approve budget transfers of unencumbered funds of up to \$500,000.00 per fund in the fiscal year from one classification, department, or project to another within the same fund;
- 2) allocate funding between the below identified classifications and the appropriate budget line-items for expenditure:

Expenditure Classifications Eligible for Transfer Under this Resolution:

General Fund

  - Business Process Optimization Reserve
  - Efficiencies and Other Savings
  - Climate Action Pool
  - Reserve for Contingencies
  - Salary and Benefits Reserve

Capital Funds

  - Advancing Strategic Priorities Reserve in CIP
  - Transportation Leveraging Fund
- 3) allocate salary lapse between the non-departmental lapse budget and the appropriate budget line-items;
- 4) administratively approve the carry forward of outstanding grants and capital projects and programs from year to year;
- 5) close out Capital projects and transfer any unencumbered residual funds to the Capital Improvement Fund fund balance;
- 6) close out grant funds; including the transfer of any unencumbered residual funds to the appropriate fund's fund balance.
- 7) administratively approve the carry forward of outstanding balances up to \$17,000,000 for estimated encumbered purchase orders.

**Paragraph Eight**

The Chief Financial Officer is hereby authorized to transfer monies from one fund to another, from time to time as monies become available, sums equal to, but not in excess of, for the appropriations made to these funds for the period covered by this resolution of appropriations.

**Paragraph Nine**

All resolutions and parts of resolutions inconsistent with the provisions of this resolution shall be and the same are hereby repealed.

Paragraph Ten

This resolution shall become effective on July 1, 2025.

I, Claudette K. Borgersen, do hereby certify that the foregoing writing is a true and correct copy of a Resolution duly adopted by the Albemarle County Board of Supervisors by a vote of six to zero, as recorded below, at a meeting held on May 7, 2025.

  
Clerk, Albemarle County Board of Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Andrews	<u>Y</u>	<u>—</u>
Mr. Gallaway	<u>Y</u>	<u>—</u>
Ms. LaPisto-Kirtley	<u>Y</u>	<u>—</u>
Ms. Mallek	<u>Y</u>	<u>—</u>
Ms. McKeel	<u>Y</u>	<u>—</u>
Mr. Pruitt	<u>Y</u>	<u>—</u>

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Item No. 9.e. Adoption of the Resolution of Official Intent to Reimburse Expenditures with Proceeds of a Borrowing.

Ms. McKeel **moved** to adopt the Resolution of Official Intent to Reimburse Expenditures with Proceeds of a Borrowing. Ms. Mallek **seconded** the motion.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.  
NAYS: None.

**RESOLUTION OF OFFICIAL INTENT TO REIMBURSE  
EXPENDITURES WITH PROCEEDS OF A BORROWING**

**WHEREAS**, the Board of Supervisors of Albemarle County, Virginia (the “Borrower”) has or intends to acquire, construct and equip various capital improvement projects described in the Borrower’s Capital Improvement Program (as it may be amended from time to time), including but not limited to projects undertaken for the following governmental and public purpose categories: (a) County administration, (b) judicial, (c) parks, recreation and cultural, (d) community development, (e) public safety, (f) public works, (g) schools, (h) transportation, (i) water resources and (j) solid waste (collectively, the “Project”); and



**WHEREAS**, plans for the Project have advanced and the Borrower expects to advance its own funds to pay expenditures related to the Project (the “Expenditures”) prior to incurring indebtedness and to receive reimbursement for such Expenditures from proceeds of tax-exempt bonds or taxable debt, or both.

**NOW, THEREFORE, BE IT RESOLVED** by the Albemarle County Board of Supervisors that:

1. The Borrower intends to utilize the proceeds of tax-exempt bonds (the “Bonds”) or to incur other debt to pay the costs of the Project in an amount not currently expected to exceed \$38,055,634.
2. The Borrower intends that the proceeds of the Bonds be used to reimburse the Borrower for Expenditures with respect to the Project made on or after the date that is no more than 60 days prior to the date of this Resolution. The Borrower reasonably expects on the date hereof that it will reimburse the Expenditures with the proceeds of the Bonds or other debt.
3. Each Expenditure was or will be, unless otherwise approved by bond counsel, either (a) of a type properly chargeable to a capital account under general federal income tax principles (determined in each case as of the date of the Expenditure); (b) a cost of issuance with respect to the Bonds; (c) a nonrecurring item that is not customarily payable from current revenues; or (d) a grant to a party that is not related to or an agent of the Borrower so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the Borrower.
4. The Borrower intends to make a reimbursement allocation, which is a written allocation by the Borrower that evidences the Borrower’s use of proceeds of the Bonds to reimburse an Expenditure, no later than 18 months after the later of the date on which the Expenditure is paid or the Project is placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The Borrower recognizes that exceptions are available for certain “preliminary expenditures,” costs of issuance, certain de minimis amounts, expenditures by “small issuers” (based on the year of issuance and not the year of expenditure) and expenditures for construction of at least five years.
5. The Borrower intends that the adoption of this Resolution confirms the “official intent” within the meaning of Treasury Regulations Section 1.150-2 promulgated under the Internal Revenue Code of 1986, as amended.
6. This Resolution shall take effect immediately upon its passage.

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Item No. 9.f. Adoption of the FY 26-30 Capital Improvement Plan (CIP).

Ms. McKeel moved to adopt the FY 26-30 Capital Improvement Plan (CIP) as presented. Ms. Mallek seconded the motion.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.  
NAYS: None.

Mr. Bowman thanked the Board.

Ms. Mallek said that she wanted to emphasize the importance of additional police officers to ensure backup in situations like a domestic disturbance at Afton, where an officer had to respond alone at midnight for 40 minutes. She stated that this was a hazardous situation and that the additional staff members would significantly reduce risks for their personnel.

Ms. Mallek said that the modernization efforts had been delayed for 15 years due to the expense of software and staff time but were now making progress. She commented that many aspects of modernization were nearing completion and would enable County corporations to address the CIP list first identified in 2007 more effectively.

Ms. Mallek stated that the renovation of the 40-year-old jail had been a significant undertaking and expressed gratitude that these longstanding issues were being addressed. She said there was a burden on people of all different incomes for the increased costs. She said that without stringent rules in place about how new housing will be used, she was not sure how it would change the cost of housing or taxes. She said that over the past 40 years, it was apparent that people wanted to live in Albemarle County and often returned with their savings and the market rates would go up due to that. She said she has not seen a viable explanation of supply and demand for how that works in Albemarle County. She said core service will be expensive, but they will provide better services to our residents.

She said that the FEMA firefighters had restored daytime service coverage to Station 4 in Earlysville, which could also support Station 12 and Station 8 in the urban area, as well as reach the mountains in reasonable timeframes. She noted that Station 5, serving 10,000 residents, was struggling to handle multiple daytime calls while volunteers faced challenges at night. She commented on the long-standing work of the Crozet Volunteer Fire Company, which had been operational for 115 years, but



emphasized that they could no longer manage alone.

Ms. Mallek emphasized that Albemarle had experienced accelerated growth, with approximately 1,500 new residents annually and 15,000 new residents over the last three years. She stated that this increase in population, units, and services had raised questions about residential developments along Route 29.

Ms. Mallek commented that colleagues from previous years consistently emphasized that higher populations led to higher budgets and tax rates. She stated that the cost of residential development did not pay for itself and looked forward to further discussion at the next meeting regarding the \$1.39 cost per residential unit dollar. She said that a penny had different value in different areas. She said in Lancaster a penny was worth \$400,000, while a penny in Fairfax was worth over \$32 million, indicating that the issue was not the rate, but the budget needed to achieve their goals. She said that symbolic tax cuts in 2009 and 2010 had reduced the availability of \$5 million in capital, resulting in a \$50 million borrowing gap and missed opportunities for crucial projects.

Ms. Mallek stated that she wanted to avoid repeating past mistakes with the capital projects still in the queue, noting that insufficient funds were being allocated to advance these projects. She concluded her remarks by thanking everyone for their partnership and efforts, adding that the staff and Board of Supervisors had worked impressively to find common ground.

Ms. LaPisto-Kirtley expressed her gratitude to staff who had worked tirelessly to create this budget, commenting that this was not an easy task but one that was essential for them to effectively serve their community.

Mr. Gallaway voiced his gratitude to staff for their hard work, noting that the budget represented their biggest responsibility annually and that town hall participants left more informed due to these efforts. He stated that he appreciated the feedback from citizens who attended town halls, emailed, called, or spoke to him individually, as it guided his decision-making for these votes.

Mr. Gallaway said that while this was his eighth year voting on the budget, rising assessments over the past three years had intensified discussions, and balancing tax rate increases with the burden of higher property assessments remained a critical challenge. He stated that the growing need for public safety services, including daily capacity issues, was a pressing concern that required action beyond emergencies, emphasizing that maintaining adequate services was essential for community safety.

Mr. Gallaway said that he understood the increased tax rate made homeownership less affordable and stressed the importance of diversifying the tax base to reduce the burden on taxpayers, particularly property owners in the area. He commented on the need for a strategic plan to address this issue, appreciating public speakers' calls for actionable steps rather than performative words. He said they needed to figure out a strategic plan and take actionable steps to lower the tax burden. He said he would share more when the Board discussed the economic development plan.

He stated that while the current budget addressed critical needs, constraints prevented them from meeting all resident expectations and highlighted the importance of the SPEAR report in demonstrating strategic use of taxpayer dollars. He said that he stood behind his vote and welcomed one-on-one discussions with constituents to review specific budget details, affirming his confidence in the effective and strategic use of tax dollars. Ultimately, he commented that he relied on voters in his district to evaluate his decisions.

Mr. Pruitt thanked members of County staff who had been instrumental in this process. He said that their dedication in terms of the hundreds of hours invested in preparing the budget and providing ongoing support for community engagement was truly remarkable. He said that he also appreciated the staff members who had attended town halls on weeknights and school nights, ensuring that their community was well informed; a testament to their commitment to public service. He thanked members of the audience and residents for their active participation, as well as members of IMPACT (Interfaith Movement Promoting Action by Congregations Together) and Livable Cville, who had been deeply invested in this process. He also thanked Gary Grant, who had been a vocal and engaged member of the public throughout this process. He reiterated that he appreciated the level of engagement from the public, as it held him accountable and allowed him to do his job effectively.

Ms. McKeel said that she would like to express her appreciation for the Supervisors' acknowledgement of staff's involvement in work, noting that much of this work was done outside of regular hours, on weekends, and into the evening while attending meetings with them.

Ms. McKeel said that she would like to follow up on some points Mr. Gallaway had mentioned, as she believed there may be a misunderstanding about the proposed real estate property tax increase. She said that she also thought it was essential to provide a better understanding of the challenges their staff faced throughout the year, and she would like to briefly outline some of the notable incidents their Emergency Operations Center responded to this year.

Ms. McKeel stated that they had experienced five activations, including three snowstorms, a National Day of Protest, and a National Weather Service red flag warning. She said that they also responded to a plane crash with a fatality, an active shooter incident at Harris Teeter, two shelter-in-place incidents at UVA, a manhunt for an individual wanted on a violent felony charge, and a reported knife-wielding person. She said that they also responded to a CAT bus incident, a Rivanna Reservoir search, a

bomb threat and evacuation at Henley Middle School, five significant fires, a suspicious death investigation, and five area protest demonstrations. She said that these incidents, along with the increase in service calls and responses, demonstrated the challenges their community faced and the impact on their staff. She said they were now past their capacity and really needed help, which is why the increase in the property tax rate of four cents was necessary.

Ms. McKeel also clarified that there were two separate tax-relief programs: one for the elderly and one for the disabled, tiered to help individuals in need. She said they adjusted these programs annually to account for inflation, making them available to those who are qualified.

She said that this was her 28th budget, and even for her, that was astonishing. She said that she had experienced both ups and downs, including property increases and years when recessions led to decreased property values, which was a scary time for her. She said that her property value had been declining, and she had worried that she might have to sell or move into a nursing home, but thankfully, after almost nine years her property value eventually recovered. She said that she believed it was essential for people to consider this perspective when evaluating the budget, but she sympathized with everyone and was in the same boat as many others.

Ms. McKeel said that she couldn't sell her house in Albemarle County for what she would get for it, and as a retired person, she understood the concerns. She said ultimately, the County must provide essential services for the community, which were diverse and far-reaching. She said they must balance the needs and requests of all stakeholders, including those who may not agree on the importance of certain services such as parks.

Ms. McKeel commented that someone had recently told her that it was unacceptable to spend taxpayer dollars on a bridge over 29 North for pedestrians and bicycles, and she understood that people had different opinions about what was important in their community. She said that when she had run for office in 2013, their revenue was primarily coming from commercial sources, accounting for about 17% of their total revenue; however, they had since seen a decline to 11%. This suggested that the majority of their revenue was coming from real estate taxes, and they needed to find a way to balance this burden. She said that she wanted to see their tax revenue increase to around 20 or 25%, which would help property owners, but they could not achieve this without diversifying their tax base through economic development.

Ms. McKeel said that she had heard people say that they did not want to attract new residents, that they wanted to maintain the status quo, but staying the same was not a viable option. The world was constantly evolving, and they must adapt. She commented that she did not expect her doctor to provide the same treatments she had received 20 or 30 years ago and instead expected them to stay up to date with the latest advancements. She said that she expected their County to do the same, and they must learn to accept change and make adjustments as time went on.

She said that their services were essential because if Congress reduced taxes and the State reduced taxes, those services that were funded by those taxes would ultimately affect their community, and they must be prepared to pick up the difference. She recalled following a car into the University of Virginia parking garage, where an employee had a bumper sticker that read, "Raise my taxes, lose my vote." She said she thought to herself, "Could I just stop her and ask her, who does she think pays her salary?" and it seemed a bit ironic. She said that no one wanted to pay more taxes, and she wasn't advocating for huge increases, but at the end of the day, they were a Commonwealth and a country, and they needed to figure out how to have a safety net for their citizens and provide essential services. She encouraged community members to get involved in the budget process, so they could better understand the difficult choices.

Mr. Andrews expressed his gratitude to the Board and staff for their hard work throughout the process, and he also wanted to thank the public for the feedback they provided. He said that one aspect that had not been mentioned specifically today was that he believed they had been very transparent, and transparency was a hallmark of good government.

Mr. Andrews said that he thought it had been extremely helpful to see how carefully they had laid out their processes and procedures, as demonstrated by the 300-plus-page budget book. He said that while it was painful to increase taxes, he believed it was necessary to maintain essential services, such as police and fire departments, which were crucial to the community. He said that he appreciated feedback, but specific feedback was always most helpful.

Mr. Andrews said that as they addressed the issues and identified areas that needed to be cut from the budget, having those specifics would drive the process and help them make informed decisions early on. He said that he echoed the comments of the Supervisors, who were doing an excellent job of diversifying their revenue sources and seeking efficiencies. He said that he appreciated all the hard work and thanked them again.

Ms. LaPisto-Kirtley said that she wanted to take a moment to acknowledge their constituents, who had been instrumental in driving this conversation forward. She said that they were the ones who had reached out to them via phone, email, and in person at their town halls, seeking answers and clarification on the issues that mattered to them. She said that she felt confident that their constituents felt comfortable reaching out to them, and that gave her a sense of comfort knowing that they were responsive to their needs. She said that while this process was not without its challenges, she appreciated the faith that their constituents had in them, and the willingness to call on them when they

had questions or concerns. She said that they strived to provide helpful responses and support, and she was pleased to see the increased community involvement that had resulted from this effort.

Ms. LaPisto-Kirtley said that she had also shared with constituents, as had some of her fellow Board members, that they needed to prioritize increasing commercial development, which they planned to achieve through the Economic Development Authority. She said that this would not only boost the local economy but also alleviate the tax burden on real estate. She said that while this was a long-term goal, they were optimistic about the potential benefits it would bring. She said that once again, she would like to extend her gratitude to their constituents for their engagement and support.

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**FY 2026  
CAPITAL IMPROVEMENTS PLAN RESOLUTION**

**BE IT RESOLVED by the Board of Supervisors of Albemarle County, Virginia:**

- 1) The County Executive has prepared and recommended a Five-Year Capital Improvements Plan (CIP) to the Board of Supervisors and that plan is included in the Budget Document and was presented at Budget Work Session #3 on March 17, 2025, with project discussion and amendments by the Board of Supervisors at additional budget work sessions.
- 2) The Board of Supervisors of Albemarle County hereby adopts the Five-Year Capital Improvements Plan for FY 26 - 30 as summarized below:

<b>CIP Expenditures (net of transfers)</b>	<b>FY 26 - 30</b>
Administration	\$ 5,037,000
Judicial	\$ 7,500,000
Public Safety	\$ 30,106,078
Public Works	\$ 27,896,683
Parks, Recreation, & Culture	\$ 17,164,887
Community Development	\$ 27,943,035
Other	\$ 17,871,661
Public Schools	\$ 189,636,000
<b>Total CIP Expenditures</b>	<b>\$ 323,155,344</b>

Agenda Item No. 10. **Action Item:** Move Safely Blue Ridge Safety Action Plan.

The Executive Summary forwarded to the Board states that the Thomas Jefferson Planning District Commission was awarded an \$857,600 Safe Streets and Roads for All grant to develop a safety action plan for the region. Albemarle County committed to participating in the multi-jurisdictional initiative, including providing a portion of the required local match for the project. On February 7, 2024, the Board adopted a “Resolution of Commitment to Roadway Safety Goals,” committing Albemarle County to undertake efforts to reduce roadway-related deaths and serious injuries in the County in half (from the 2018-2022 average) by 2045, with the eventual goal of zero roadway fatalities and serious injuries. The Resolution and the adoption of the safety action plan would make Albemarle County eligible to apply for Safe Streets for All implementation funding for projects or initiatives identified in the plan.

The draft safety action plan, which has been branded “Move Safely Blue Ridge,” is included as Attachment A. The safety action plan includes recent safety statistics for Albemarle County and the region, describes the Move Safely Blue Ridge planning process, and identifies and prioritizes projects, policies, and programs to improve roadway safety. Transportation planning staff has reviewed the document and provided feedback that has been incorporated into the attached draft plan.

Adoption of this plan would support Albemarle County’s goal to reduce roadway-related deaths and serious injuries by providing staff with data-backed safety recommendations and making the County eligible for additional federal funding. Adoption of the plan would not commit the County to implementing any of the recommended projects, policies, or programs.

Adoption of the safety action plan would not commit Albemarle County to any additional spending. The projects, policies, and programs to reduce and eliminate deaths and serious injuries on County roadways identified in the safety action plan may be funded through a future Safe Streets for All grant request, Smart Scale or Revenue Sharing grant requests, and/or dedication of local funding. Staff would return to the Board of Supervisors to seek implementation funding and/or local match for the highest priority and most competitive projects at appropriate future dates.

Staff recommends that the Board of Supervisors share feedback on the attached safety action plan. If the Board finds the “Move Safely Blue Ridge Safety Action Plan” (Attachment A) acceptable in its current form, staff recommends that the Board adopt the Plan at this meeting. If Board feedback requires significant edits, the Board may adopt the plan at the May 21, 2025 meeting, after the feedback has been incorporated.

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Ms. Jessica Hersh-Ballering, Principal Planner, stated that she was joined by Gorjan Gjorgjievski of the Thomas Jefferson Planning District Commission (TJPDC), who would present on the Safe Streets Safety Action Plan, and John Oliver from Kimley-Horn, who would assist with any questions. She said that County staff had been actively involved in this process and were pleased with the final result: the Move Safely Blue Ridge Safety Action Plan.

Gorjan Gjorgjievski stated that he is a regional planner with the TJPDC. Mr. Gjorgjievski said that although this is a regional initiative, the plan is designed to provide specific jurisdictional chapters, and he stated that today they would discuss Albemarle County. He reported that John Oliver, the transportation engineer from the Kimley-Horn team and a member of the project team, was present to his right. Mr. Gjorgjievski said that today's agenda would cover the background of the Safe Streets and Roads for All program, Albemarle County's leadership commitment, the planning process, the emphasis areas in the High Injury Network, public engagement, proposed solutions, and next steps.

Mr. Gjorgjievski said that Move Safely Blue Ridge is the region's plan to reduce roadway fatalities and serious injuries for all road users, regardless of their mode of transportation, and he stated that in 2021, a bipartisan infrastructure law was signed, which established the discretionary Safe Streets and Roads for All federal program. He reported that this program supports the United States Department of Transportation's National Roadway Safety Strategy, which aims to achieve zero fatalities by 2050 using a safe system approach.

Mr. Gjorgjievski stated that this slide highlights Albemarle County's leadership commitment, reporting that from 2018 to 2022, 875 people were killed or seriously injured on the County's roadways. He said that in recognition of this, Albemarle County's Board adopted a resolution on February 7, 2024, to reduce the number of total fatalities and serious injuries by 50% by 2045, aligning with the State's objectives and supporting them. He said that adopting this plan would be a crucial step in achieving that goal for Albemarle County, as it would open the door for implementation funding in future rounds of the Safe Streets and Roads for All federal program, which he stated is a requirement for that funding.

Mr. Gjorgjievski said that before discussing the planning process for this project, he would like to acknowledge the project team, including staff from all jurisdictions as well as VDOT, whose feedback and collaboration were invaluable in developing the planning process and all components of the safety action plan. He reported that this process was supported by three rounds of public engagement, ultimately serving as the foundation for developing the final plan.

Mr. Gjorgjievski stated that the period from 2018 to 2022 referenced crash data for this project, structured around 13 identified emphasis areas as key factors contributing to fatalities and serious injuries on the County's roadways, and he said that these emphasis areas used multiple risk factors. He explained that, for example, if someone was driving under the influence, had a roadway departure, and was not wearing a seatbelt, they would be categorized in all three emphasis areas, but the ultimate goal of these emphasis areas was to gather information about safety needs and potential solutions.

Mr. Gjorgjievski said that they also developed the High Injury Network Methodology, serving as a map showing the highest concentrations of crashes resulting in fatalities and severe injuries; reporting that from 2018 to 2022, 72% of those crashes occurred on just 7% of the County's roads. He stated that the map's tiers were ranked by their severity, with Tier 1 being the most severe and Tier 4 the least.

Mr. Gjorgjievski said that public engagement was a crucial element in developing this plan and that the feedback received was very valuable. He stated that they conducted three rounds of engagement, with two rounds utilizing surveys, explaining that the first round identified the region's issues and opportunities, while the second round engaged the public in discussing strategies and types of solutions most valuable for project development and goal achievement.

Mr. Gjorgjievski reported that they were currently in the third round of engagement, reviewing the draft safety action plan, and said that they had visited several key locations in Albemarle County to engage with the public, including the Rivanna River Fest, the Albemarle County Farmer's Market, and the Church of Our Savior Food Pantry. He reported that they also conducted a roundtable discussion with local farmers and ranchers, assisted by the Virginia Farm Bureau, to gather feedback on transportation safety, including farm vehicles. He stated that the continued collaboration and assistance from Albemarle County staff and VDOT were instrumental in brainstorming and developing these solutions.

Mr. Gjorgjievski said that they identified seven high-risk intersections within the County requiring specific improvements, noting that these locations were identified through site visits. He reported that the first location was I-64 and U.S. 29, where they proposed closing the U.S. 29 northbound left turn lane onto I-64, adding warning flashers, transverse lights, and rumble strips, and conducting a speed study to create a reduced speed limit zone. He said that VDOT had an ongoing effort for this location, and these proposed solutions would be temporary until VDOT completed their project.

Mr. Gjorgjievski stated that the next location was U.S. 29 and Greenbrier Drive, where they suggested relocating transit stops at pedestrian crossings and implementing adaptive signals. He said that the third location was U.S. 29 and Woodbrook Drive, where they proposed remarking lanes in the eastern part of Woodbrook Drive at pedestrian crossings and implementing adaptive signals. He reported that the fourth location was A4, U.S. 29 from Woodson Store Lane to Rabbit Valley Road, where the proposed solutions included constructing RCUTS on Store Lane and Rabbit Valley Road and extending

left and right turn lanes on U.S. 29.

Mr. Gjorgjievski stated that the fifth location was U.S. 29 and Airport Road, for which the proposed solution was to implement adaptive signal controls. He said that the next two projects, Old Trail and US 250 as well as Hydraulic Road and Lambs Road, were added following feedback from Albemarle County staff. He stated that although the data supported these projects, the proposed solutions included adding pedestrian signals and phasing for US 250 and Old Trail or implementing a modular roundabout at that location. For Hydraulic Road and Lambs Road, he reported that this would involve upgrading crossings with leading pedestrian interval phasing, reducing the turning radius, and implementing no-turn-on-red.

Mr. Gjorgjievski stated that the next category of potential solutions involved systemic improvements that could be implemented across the entire County network, including edge line treatment, central line rumble strips, curve delineation, and high friction surface treatment to address roadway departures. He said that advanced warning signs and markings at intersections would enhance driver awareness and reported that candidate locations for these safety solutions were documented in the safety action plan.

Mr. Gjorgjievski stated that non-engineering solutions could be implemented through partnerships and said that they identified several categories and example solutions, with over 30 options in the comprehensive safety action plan, including red light cameras, high-visibility saturation patrols, and updating speed limits for all road users. He said that the adoption of this plan would make Albemarle County eligible for future funding opportunities, including the Safe Streets and Roads for All program. He stated that currently, one application cycle was underway with a deadline of June 30th, and another cycle was planned for FY 2026, with a total of \$2 billion in funding available.

Mr. Gjorgjievski said that the safety action plan would also aid in smart scale application, the highway safety improvement program, and revenue sharing. He reported that the project team planned to conduct an annual update on the Move Safely Blue Ridge website to refine crash data and adjust strategies as needed. He said that through adopting this plan, Albemarle County would be able to create a safer and more efficient transportation network for all road users, both those living within the County and those traveling through it.

Mr. Andrews thanked staff and Mr. Gjorgjievski for their presentations and said the Board would review the plan and address any concerns before adopting the plan.

Ms. Mallek thanked them and apologized for the delay in catching up, as she was unable to download the necessary files until she arrived in town that day. She said that the download was too large for her browser to handle, but she would quickly get up to speed. She said that she was wondering if they could help her understand the adaptive traffic signals at Airport Road, as she was curious to know if this system was intended for pedestrian use or something else entirely.

Mr. John Oliver of Kimley-Horn stated that all of the signals along 29 North and South were owned and operated by VDOT, and adaptive traffic signals utilized more advanced technology that could adjust timing in real time as traffic conditions changed. He said that the more they understood traffic patterns, the more they could do to address congestion, which in turn could help reduce crashes. He said that if there was a queue in front of someone, they were more likely to be involved in a rear-end collision compared to having more green time. He said that adaptive signals were designed to adjust to changing traffic patterns throughout the day, rather than adhering to a fixed schedule from 7 to 9 a.m., and this dynamic approach enabled them to respond quickly to changing traffic conditions.

Ms. Mallek said she appreciated that this kept the sequencing, which could mean a driver could get all of them green if they proceeded carefully.

Mr. Oliver responded that this effectively addresses the next signal in the upstream-downstream sequence.

Ms. Mallek stated that she was particularly grateful for his comment regarding the appropriate speed limits, as this was a challenging issue. She said that she was interested in discussing this further with Mr. Gjorgjievski, as VDOT's comments on the matter were enlightening. She said that it was indeed difficult to get them to reduce speeds, even in situations where 55 mph was not suitable, such as on a narrow country road.

Ms. LaPisto-Kirtley said that she would like to discuss the red-light cameras at intersections and noted that they were primarily focusing on Route 29. She said that adding red light cameras at intersections would be one potential solution, and they were considering implementing this at intersections in other locations as well, beyond just 29.

Mr. Oliver confirmed that these could be implemented at other intersections, not just US 29. He said that according to the crash data, these locations were just where they would be identified. He also clarified for Ms. LaPisto-Kirtley that any impaired driving would be handled through law enforcement, and looking at this plan, it wasn't just Route 29 roads that were identified as having issues. He said that they analyzed the entire crash data for Albemarle County using the High Injury Network, which allowed them to consider other locations for systemic improvements. He said that he may not have fully addressed their question.

Ms. LaPisto-Kirtley said when they had a map that showed all the areas, she believed that the one they were referring to was the one that highlighted the major area, which was 29. She said that there were other areas in almost every other district that may also be considered, and areas with high-impact crashes or other issues were being considered for a phase two of the project.

Mr. Oliver responded that phase two would involve implementing funding for this plan. He said that as he had mentioned earlier, the systemic improvements outlined in this plan would be applied across the entire network. He said that since the plan's adoption, these improvements would be used to address safety concerns at various locations. He said that although he was not aware of specific intersections in this plan, the locations were identified in the safety action plan, which was part of the high injury network.

Ms. LaPisto-Kirtley sought clarification that traffic calming was part of the proposal.

Mr. Oliver responded that regarding systemic improvements, none of these solutions directly addressed traffic calming and speeding. He said that speeding was a significant concern, as they had heard. He said that as a design engineer, he was interested in exploring physical solutions to slow down traffic, beyond just using signs, and relying solely on signs was limited. He said that some of these systemic improvements could include traffic-calming measures, but they must consider the data on which corridors were over-represented by crashes. He said that typically, traffic calming was applied to more residential, slower-speed facilities, which were not the primary focus of these high-injury and fatality crashes.

Mr. Gallaway stated that he appreciated the work of various jurisdictions involved in the project, recognizing the efforts of the transportation staff and the TJPDC in advancing it. He commented that as someone who reviewed the project at the MPO, he believed traffic-calming measures were essential, even if not feasible in all communities. He said that since community votes were required for interventions like crosswalks or speed humps, implementation was not possible without public support. He commented that he appreciated the focus on measures like rumble strips and edge line treatments, which did not require such approval and had proven effective.

Mr. Gallaway said that securing funding for this project could lead to additional initiatives beyond typical transportation planning, and such projects were usually pursued within Smart Scale applications. He added that pedestrian-friendly initiatives, such as those for Hillsdale, Greenbrier, and 29, often ranked lower in priority due to their lesser visibility. He commented that they typically focused on larger projects requiring revenue sharing or a six-year plan, like rural road improvements or Smart Scale projects. He stated that this project, if successful, would allow funds to be allocated to areas identified as needing impactful interventions.

Mr. Gallaway stated that the MPO and TJPDC had recently voted on a new grant proposal between UVA and Honda, impacting all six jurisdictions but focused on Charlottesville and Albemarle. He commented that Honda and UVA provided matching funds, with no cost to localities. He said the project would analyze pedestrian and biker interactions with intersections using virtual reality and simulations, and the study would provide data for better intersection design in urban areas. Mr. Gallaway said the study would focus on Albemarle and Charlottesville, allowing them to learn from it. He commented that this initiative succeeded in Ohio and would interest transportation staff and the community. He stated that the grant application was due in June, with more information forthcoming.

Ms. LaPisto-Kirtley said that roundabouts were also effective in calming traffic, and they had implemented them in several locations. She said that at the time, she had not even considered the impact on hiking trails.

Mr. Gallaway said that they must consider that these decisions were made by the jurisdictions to align with the requirements of the grant application, taking into account what could be available through their implementation grants. He said that therefore, their consideration of a roundabout in this context was not the most suitable venue for that discussion.

Ms. LaPisto-Kirtley said that she was not suggesting roundabouts specifically, but she did want to mention that they were a form of traffic calming, and they did have several along their route.

Mr. Gallaway stated that this was an important part of understanding the purpose and goals of this grant, and the projects within this particular grant were outside the scope of what the grant could accomplish and fund. He added that participating in the study would be beneficial for him. He said that providing him with the virtual reality equipment could be a valuable learning experience for him.

Ms. McKeel thanked Mr. Gallaway for bringing this study to their attention through participation on the MPO and at the TJPDC, as this allowed Albemarle County to participate and take advantage of the opportunity. She said that she was not sure if she was aware of this study at the time, but Mr. Gallaway's introduction to it was greatly appreciated. She said that she found the study to be fascinating, with some surprising findings, but also aligning with her initial gut feeling, and the areas identified made perfect sense. She stated that one of her concerns was the use of red-light cameras, and although they had the authority to install them in school zones, the General Assembly had not allowed them to do so in other areas. She said that she was wondering if they could consider speed cameras instead, although she recalled that the General Assembly was hesitant to allow them due to certain concerns.

Mr. Andrews reminded her that the County was permitted to install redlight cameras but not

speed cameras were only permitted in school zones.

She noted that Smart Scale technology, which involved signalized lights, was a different matter. Ms. McKeel added that the City of Charlottesville had agreed to participate in this grant, and she believed that signalizing their lights with their lights would be a part of this project.

Mr. Oliver said he was inclined to agree.

Ms. McKeel said that Charlottesville was supposed to signalize some of their lights 10 years ago, then they were supposed to do it eight years ago, but they hadn't done it yet. She said some of the challenges they faced were at the City-County borders and intersections, and this could be a way forward with that.

Mr. Oliver said that was a great point and while not outlined in the document, it could serve as a foundation for collaboration between the City and County for that kind of implementation.

Ms. McKeel said that she also appreciated the regional analysis, as they did drive between areas relatively seamlessly, and if they wanted to make a meaningful impact on the entire region, they needed to address one area at a time.

Mr. Andrews said that he was very supportive of this initiative, also expressing his gratitude to Supervisor Gallaway for bringing it to their attention in the first place. He said that he believed it had dual benefits for them, as it not only enhanced their Smart Scale applications and revenue-sharing proposals, but also made additional funding available for these types of projects that might not be part of a Smart Scale project. He said that he appreciated that the focus was on safety, rather than just congestion. He said that he found the report fascinating to read, and he appreciated the effort that went into it.

Mr. Gallaway commented that the regional planning grant was a collaborative effort among the six jurisdictions, and it allowed each to reduce their costs since they matched the grant individually, whereas the implementation grants gave each jurisdiction the autonomy to decide whether to pursue them. He said that if they were to move forward with the implementation study, it would not be a regional implementation grant; the planning grant could branch out into six separate implementation grants, depending on the jurisdictions' proposals. He said that if a jurisdiction were to win a grant and successfully implement the plan, it's possible that they could use some of the grant funds to support local initiatives, rather than relying solely on local dollars.

Mr. Oliver clarified that the match was comprised of 80% federal and 20% local funding.

Mr. Gallaway **moved** that the Board adopt a resolution for the Move Safely Blue Ridge Action Plan. Ms. Mallek **seconded** the motion.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.  
NAYS: None.

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## RESOLUTION OF COMMITMENT TO ROADWAY SAFETY GOALS

**WHEREAS**, 875 people were killed or seriously injured in crashes that took place in Albemarle County from 2018 to 2022 and have lasting impacts on victims, loved ones, and communities at large; and

**WHEREAS**, to better comply with the Albemarle County Comprehensive Plan adopted in June 2015, reducing or eliminating roadway fatalities and serious injuries in Albemarle County requires collaboration among Albemarle residents and other jurisdictions, as well as regional, state, and federal organizations; and

**WHEREAS**, the Bipartisan Infrastructure Law established the Safe Streets and Roads for All (SS4A) discretionary program and funds regional, local, and Tribal initiatives through grants to prevent roadway fatalities and serious injuries; and

**WHEREAS**, by "Resolution of Commitment to Roadway Safety Goals," adopted February 7, 2024, the Albemarle County Board of Supervisors committed to actively participate in the Move Safely Blue Ridge safety action planning process; and

**WHEREAS**, said Resolution further committed the County to undertake efforts to reduce the combined number of roadway fatalities and serious injuries in the County by 50 percent by 2045 with an eventual goal of eliminating roadway fatalities and serious injuries; and

**WHEREAS**, Albemarle County remains committed to the Virginia Strategic Highway Safety Plan (SHSP)'s vision of zero deaths and serious injuries, and its goal to reduce roadway fatalities and serious injuries in half by 2045;

**NOW, THEREFORE, BE IT RESOLVED**, that the Albemarle County Board of Supervisors hereby adopts the "Move Safely Blue Ridge Safety Action Plan," last revised April 17, 2025.

**Recess.** The Board adjourned its meeting at 3:30 p.m. and reconvened at 3:45 p.m.

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Agenda Item No. 11. **Work Session:** AC44: Draft Housing Chapter.

The Executive Summary forwarded to the Board states that Albemarle County is updating the Comprehensive Plan through the Albemarle County 2044 (AC44) project. The project is in Phase 3: drafting language for the four-part Comprehensive Plan document and developing Plan actions.

The draft language for the Part III - Housing chapter in Attachment B is built upon community input and reflects the Planning Commission's and Board's feedback.

Housing that is affordable and accessible is a fundamental need for our community. Nationally and locally, community members experience profoundly different impacts from the housing market. The Charlottesville area is now the second most expensive housing market in Virginia, behind only Northern Virginia. Income growth is not keeping up with the pace of rising housing costs, especially for lower-income households.

Locally, there are many tools Albemarle County can use to increase the local housing supply and housing choice (access to a variety of housing types at a variety of price points). While increasing the housing supply can help stabilize housing costs and address market demand, there will always be a need for subsidies to bridge the gap for low-income households.

Housing choice enables community members to live near where they work, to remain in their community as they age, and to afford both the cost of housing and other household expenses without burdening household budgets. These benefits of housing choice are important for quality of life and mitigating climate change.

Housing Albemarle, Albemarle County's housing policy adopted in 2021, ensures the County allows and provides sufficient and appropriate housing options in our community by using the policy's implementation tools to meet the diverse housing needs of all county residents. It is a separate plan document and is adopted as part of the Comprehensive Plan in the Appendix. Housing Albemarle priorities and recommendations related to land use have been incorporated into this chapter. New recommendations since the adoption of Housing Albemarle have also been added to this chapter, including recommendations related to Activity Centers, more detailed guidance for Area Plan updates, adaptive reuse, and a greater emphasis on climate action. The Actions found in both this chapter and Housing Albemarle work together to implement the County's Housing objectives.

For reference, Community input themes associated with this topic are summarized in Attachment C. A summary of previous Planning Commission and Board of Supervisors feedback on Housing is provided as Attachment D.

An updated AC44 outline is provided as Attachment A. As a reminder, the topics within the red box will be the focus of today's work session. This work session focuses on proposed comprehensive plan language within Attachment B, including the draft actions and the following questions:

1. Along with Activity Centers and mixed-use areas, what factors should we use to analyze other locations for allowing more housing with future Area Plan updates?
2. Given recent development applications, what factors should we consider for reviewing affordable housing proposals that are outside of the Development Areas?

The Planning Commission previously held a work session on Tuesday, April 8, 2025, to discuss the draft Housing chapter.

There is no budget impact associated with this agenda item.

Staff requests the Board review and provide feedback on the Housing chapter.

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Mr. Andrews stated that the Board's work session was for AC44, Draft Housing Chapter, led by Principal Planner Tori Kanellopoulos in conjunction with Assistant Director of Housing Stacy Pethia. He noted that this discussion was part of a larger conversation on housing trust funds, to be explored in more detail in the coming weeks.

Ms. Tori Kanellopoulos, Principal Planner, said they are seeking specific Board feedback on two key questions. She stated that the first question focuses on whether the Comprehensive Plan should provide more detailed direction on encouraging higher-density housing, particularly from a land use standpoint. She explained that this would involve examining future area plan updates and applying land use designations to the future land use map.

Ms. Kanellopoulos said they are considering whether to apply the middle residential land use category to more locations, such as activity centers and mixed-use areas. She stated that they have heard these areas are suitable for more housing but would like to know if there are other factors that should be taken into account. She added that the second question pertains to whether the



Comprehensive Plan should include guidance on reviewing projects for affordable housing located outside of development area boundaries, such as a proposed manufactured home park.

Ms. Kanellopoulos explained that this guidance is not currently included in the Comprehensive Plan but suggested it might be worth considering. She stated that previous Board feedback on housing emphasized the need for more strategies to encourage missing middle housing types and smaller housing units, which would also support aging within the community. She said these strategies included housing in activity centers, employment districts, and preserving existing housing units to prevent displacement, such as manufactured home parks. She further explained that addressing concerns with property maintenance is essential. She said options for implementation include using County-owned land for affordable housing, land banks, and land trusts. She stated that it's crucial to have data and metrics to track progress over time.

Ms. Kanellopoulos explained that they also need to consider the overlap with other chapters and comprehensive plan topics, such as economic development and transportation. She stated that community input themes from Phases 1 and 2 highlighted a strong need for a variety of housing types at different price points. She explained that this includes housing for smaller household sizes, first-time homebuyers, and aging community members, as well as more multifamily housing and accessory units, and addressing housing affordability in rural areas. She added that the feedback suggested focusing on maintaining existing units but also expressed interest in other types of small-scale housing.

Ms. Kanellopoulos stated that coordinated planning for housing, land use, transportation, economic development, and parks and recreation is essential, and the overlap among these areas is significant. She explained that maintaining existing homes and promoting aging in place, including smaller units with elevators and accessibility, is a priority. She said there is also a need for assisted living, especially in walkable and transit-accessible areas. She explained that helping people maintain their homes with weatherization and energy efficiency is important, and these topics tie into climate action, including places to charge electric vehicles. She stated that the way neighborhoods are laid out can improve walkability and other transportation options.

Ms. Kanellopoulos explained that this chapter's goals overlap with the AC44 framework, and the four sections were displayed on the screen. She stated that the significant overlap between economic development, the ties between jobs and housing, climate action, transportation, and affordability was notable.

Ms. Kanellopoulos concluded by stating that housing is a foundational community need and that there are seven objectives in this chapter. She explained that many of these initiatives are also part of Housing Albemarle, which Ms. Stacy Pethia would discuss in more detail. She said these objectives include increasing the overall housing supply and a range of housing options, overlapping with activity centers and land use, preserving and maintaining existing housing, and addressing unmet needs for people experiencing homelessness.

Ms. Stacy Pethia, Assistant Director of Housing, stated that the housing staff had worked closely with planning staff to ensure that housing was effectively integrated into the comprehensive plan. Ms. Pethia said that to make the policy more accessible, they condensed and consolidated the content, which resulted in a 100-page document that still captured the main goals.

Ms. Pethia said that Housing Albemarle would be included as an appendix in the comprehensive plan once it's adopted. She said that Housing Albemarle had identified several key activities to pursue after the policy was adopted, and those were reflected on the screen. She said that the County staff had made significant progress in achieving some of these activities. She said that one priority was to increase the number of permanent supportive housing units within Albemarle County, which was currently underway at Vista 29, formerly known as Premier Circle. She said that looking at the activities that had been completed, staff had accomplished approximately 30-40% of the activities listed in Housing Albemarle.

Ms. Pethia said that those had been removed from the Comprehensive Plan, as they were already in progress. She said that what was being moved forward within AC44 was what was shown here. She said that some new activities included in this chapter but not directly in Housing Albemarle were ties to housing around activity centers, providing more detailed guidance for area plans, and updates on missing middle housing, adaptive reuse of existing buildings, and a greater emphasis on climate action within the housing chapter.

Ms. Pethia stated that Housing Albemarle primarily focused on affordable housing, with a focus on households earning incomes at 80% AMI or below. She said that in contrast, AC44 aimed to cover the entire housing spectrum, expanding on that focus.

Ms. Kanellopoulos said she would like to explore the overlap with other comprehensive plan chapters, particularly transportation, ensuring that housing is connected to daily destinations. She said that the Planning Commission had discussed transportation the previous evening, and that chapter would be coming to the Board soon, but it appears to have different requirements in rural areas and development zones.

Ms. Kanellopoulos said that for land use, she would like to examine the feature land use categories, which recommend different housing types, and how we designate those on the future land use map. She said that a thriving economy relies on housing, which provides jobs, and community

facilities to support development and new housing. She said that to provide a quick overview of the schedule, the Planning Commission discussed the Housing Chapter on April 8, and they had a Lunch and Learn for both Housing and Community Facilities Chapters on April 24.

Ms. Kanellopoulos stated that transportation was discussed by the Commission last evening and would be presented to the Board on May 28. She said they also have an in-person community meeting on May 22 at Journey Middle School; the Cultural Resources Chapter would be presented to the Planning Commission on May 27 and to the Board on June 4, with a virtual Lunch and Learn scheduled for June.

Ms. Kanellopoulos said that to encourage engagement, they've posted all the chapters on the website at [albemarle.org/ac44](http://albemarle.org/ac44), where people can provide feedback online and stay informed about upcoming events. She said that she would like to start with the two discussion questions they're seeking feedback on and also leave time for discussion on the objectives and actions, and she's happy to address any questions.

Mr. Andrews stated that he would like to begin by revisiting the concept of factors to consider when evaluating outside development areas and inside locations with varying levels of activity.

Ms. Mallek stated that the first point was located in the growth area, which would be addressed during the upcoming master plan updates. She said that she had previously mentioned middle-density development in this area, which was part of the Crozet Master Plan's findings that this growth area would be characterized by generalized growth elsewhere in the County. She said this was a high priority because it aligned with what everyone had already been informed of, and she hoped that this aspect would be continued. She said that when it came to the other Environmental Growth Areas, she did not have any additional information to add.

Ms. Mallek emphasized the importance of incorporating green space and natural features into these areas, so they did not create a concrete jungle, but rather preserved and maintained the natural features that make these places desirable to live in. She said that for the second bullet point, the reason public water and sewer had been essential in the past was due to the limitations of wells and septic systems on small lots, which could lead to calamities. She said that historically, this had been a crucial aspect.

Ms. Mallek stated that staff reports from earlier applications had highlighted the importance of this for future residents. She said that staff reports had also mentioned modular housing as an alternative to manufactured housing, which would allow residents to have equity rather than being trapped in exploitative situations.

Ms. LaPisto-Kirtley wanted to clarify that Ms. Mallek was discussing these in the development area or the rural area, as she understood that the first point was focused on development areas. She said that she agreed with the importance of activity centers, mixed-use areas, transit walkability, and other factors in the future area plan. She said that while she thought it was essential to consider these elements, she also wanted to acknowledge that there may be innovative solutions or new ideas that hadn't been considered yet, but the current proposal seemed to be a good starting point.

Ms. LaPisto-Kirtley said that outside of the development areas, she believed these should be considered on a case-by-case basis. She said that sewer and water infrastructure were crucial factors in determining the feasibility of a project, particularly for manufactured home parks or large development areas with multiple units. She said that sewer and water infrastructure would likely be the driving force behind these decisions.

Mr. Gallaway said that the first question was somewhat confusing for him, due in part to the fact that they were asking what other factors they should include, but they seemed to be acting as if all these factors were already in place, when in reality, they were not. He said that they were trying to achieve an ideal, but the ideal factors did not exist anywhere, which was problematic for him, especially since the development area was the factor that should allow for more housing in their future area plan updates. He said that if they were going to get into small area plans, those plans would unfortunately have to address the issues they had encountered in the past, which may not be the approach they wanted to take. He said that the way they had done small area planning over the last 20 to 30 years may not have been the best way to approach this.

Mr. Gallaway said that they had received feedback from advocacy groups that they could not wait that long, but each area could and should define what could be allowed there. He said he had made a comment before about the Berkmar Road project, noting that the area between Rio and Hilton Heights was starting to resemble what they envisioned these centers to be, as it had a mix of people who could work, live, shop, and access entertainment options, albeit limited.

Mr. Gallaway said that this area was a good example of what they would hope to see, but walkability to centers, employment districts, and other desirable factors were not yet present in many of these areas. He emphasized that they just had to accept that, and if it was housing in a development area, they needed to get after it and identify what was missing and how to get those factors in place. He said that this was a classic infrastructure challenge, but they did have some infrastructure in place and opportunities to improve it. He stated that the approach for small area plans and master plans was a different conversation. Mr. Gallaway stated that they needed more housing, and these facilities needed to be developed to support it, so they should be straightforward about it and create a plan.

Mr. Gallaway said that the Board should have a discussion on how the rural area can help address the affordable housing issues. He said that it was not clear at the meeting he had with the rural area chapter, and it is not clear now that the rural chapter or this chapter has a plan in place. He said that this is not a staff responsibility; it is the Board's duty to address the issue. He said that affordable housing is a problem in the County, and it is not the development area's responsibility. He said that to effectively tackle the issue, they needed a development area plan and a rural area plan, and simply maintaining and rehabbing is not enough. He said that in his opinion, and based on his knowledge, they needed a more comprehensive approach.

Mr. Gallaway stated that he expected the Board to revisit this issue, possibly as a work session, to find a solution to this complex problem.

Mr. Pruitt said that for the first focus question, Supervisor Gallaway had explained why this issue was giving him pause by mentioning the factors used to identify areas for more housing in the development area. He stated that this raised the question of whether there were areas not being considered for housing, and adhering to their positions on the development area meant they were not in a position to say "no more" to housing anywhere within it.

Mr. Pruitt stated that space for new housing did not exist within the current boundaries of the development area, which was mostly built out. He commented that the only way to deploy housing was through creative infill and redevelopment projects nearing the end of their useful life. He said this approach was prominent in his jurisdiction, particularly in the Biscuit Run precinct, where redevelopment speculation was underway.

Mr. Pruitt said he recently spoke with a reporter about a redevelopment project in Biscuit Run. He stated that transit remained one of the significant issues in housing strategy, and his personal experience living near a Blue Line stop in the greater D.C. suburbs demonstrated how zoning discussions could lead to moderate-density housing opportunities around transit hubs. He commented that this approach successfully delivered affordable housing but faced backlash, including efforts to ban townhomes in Prince George's County. However, he said that it was an effective way to fight towards the county's climate goals, to deliver affordable housing, and to deliver it in a way that people were excited about.

He stated that employment districts needed to be realistic in their locations and characteristics when tied to transit hubs and housing. He said that proximity between employment districts and residential zones often raised compatibility concerns, as seen in Broadway's master plan discussions, and nuisance issues such as industrial activity could conflict with residential uses.

Mr. Pruitt stated that rural areas needed clearer housing guidelines, as seen in their previous struggles with mobile home parks, where the absence of limiting factors forced them to create policy on an unfamiliar issue. He said that engaging in direct discussions about rural affordable housing would help balance concerns such as water, sewer, and transit. He said this could be reflected in the Comprehensive Plan, providing a framework for informed decision-making.

He stated that it was essential that recommendations from staff include ways to evaluate proposals while balancing competing concerns, and this approach would prevent treating each proposal as a standalone issue. He said that including rural housing considerations in the Comprehensive Plan would hold them accountable for the necessary community steps.

Ms. McKeel stated that she agreed with her colleagues regarding the second bullet point, and she believed they all needed to have a more in-depth discussion about this. She said she thought it was crucial that they avoid ending up in a similar situation to last time, where they had a potentially good proposal but didn't have sufficient discussion to guide it. She said that they should have taken the time to clarify their criteria and engage in meaningful discussion.

Ms. McKeel said that according to her understanding, in 1971, they had 48,000 acres of land in the development area. She said they now had approximately 23,800 acres, and some of these acres in the development area were not suitable for development and would never be developed. She said that the Board needed to have a serious discussion about exchanging some property, as they had been exploring this option. She emphasized that if they wanted to achieve more affordable housing in their community, they must have a thorough discussion about what they could do to make a difference. She noted that they already had established criteria, and she thought there were areas that would never be developed in the development area, so they needed to not allow this amount of land to continue to decline.

Mr. Andrews stated that these questions seemed to be revisiting topics that had previously been discussed. He stated that the development area had been previously discussed, and for each land category, there were designations of 6 to 12 units per acre, up to 34 units per acre. He said that he wouldn't propose revisiting those designations in the housing chapter, but he was open to exploring ways to increase density in development areas. He said that he believed it was possible that activity centers, commercial uses, and amenities could follow the development if it was an appropriate location. He said that while it was possible that the location may not be amenable to walkability, transit, or other desirable features, that was a different issue.

Mr. Andrews stated that they had previously discussed criteria for recognizing when it was necessary to consider swapping, or reevaluating, rural areas versus development areas. He said that when considering the possibility of accessibility, he would focus on factors such as services provided,

walkability, transit, water and sewer, and other essential amenities. He said that these criteria were relevant for evaluating large-scale affordable housing proposals, as well as accessory units in rural areas that provided additional opportunities for affordable housing without disrupting the rural area concept. He said that this was a case-by-case basis, and he believed an additional discussion by the Board was necessary.

Ms. Mallek said she wanted to draw attention to someone who mentioned topography, and she believed that it was crucial, particularly in the second bullet point when they were determining the feasibility. She said that the White Hall District was home to numerous older, smaller homes, many of which were situated on very small lots or larger properties. She said that some families even had multiple houses on the same property. She said that this concept was where septic capabilities were particularly well-suited. She that to aid in their discussion, she recommended researching the criteria for modular home parks, as this information would be extremely helpful in avoiding duplication of efforts.

Ms. Mallek said she believed it was Chesterfield that had brought this up, although she was not certain who else on the Board had mentioned it. She said that she had attempted to find the information, but was unable to locate it, and she hoped staff could provide the necessary details.

Mr. Pruitt stated that Chesterfield had specific manufactured home or trailer park zoning classes, which included three or four different classes. He said that these classes did not exist on the map by default; rather, they required rezoning into them, creating a framework for these types of developments.

Ms. Mallek noted that they did have criteria, and if they have an ordinance, that provided a starting point.

Mr. Andrews proposed that they begin by reviewing the implementation objectives and actions provided, followed by specific related comments, then general comments on the chapter text. He said this may help them gain a better understanding of the timing and content of the chapter. Mr. Andrews explained that they would proceed with their review, starting with the objectives and actions, many of which were directly taken from Housing Albemarle. He said that he would also solicit comments from the Board, beginning with Supervisor Mallek.

Ms. Mallek said she had a reordering to discuss but would first like to clarify the context. She said that objective 1.2 was a concern during the Crozet Master Plan process. She said the area in question had many old neighborhoods with affordable houses, similar to the workmen's houses around the mills. She said that residents at the time had expressed concern that these areas would be replaced by large buildings and lost space, and as a result, staff had discussed the importance of maintaining a compatible footprint with the existing structures.

Ms. Mallek stated that regarding objective 1.5, she strongly believed that smaller lot sizes should be emphasized, especially when infrastructure was available. She said that she recalled Chris Fuller's experience with his development across from Crozet Park, where the smaller lot sizes had been a major obstacle. She said that in her opinion, a successful development would have been a colony of houses surrounding a shared open space, which would have been very successful. She said that regarding objective 1.6, she assumed staff was referring to the 14-foot-high first floor and the consideration of keeping it commercially capable while maintaining a residential space above. She said that this had been a question that needed to be addressed during the planning process.

Ms. Kanellopoulos responded that she believed they were considering both options, fully residential or keeping commercial on the first floor, to provide flexibility.

Ms. Mallek said that regarding the information on Page 16, when several church-owned properties were submitted to the legislature last year, they debated the issue of whether church properties could be treated differently from regular ownership properties under the law. She said she wanted to ensure that they were considering this when discussing ways to facilitate the process for a church property that wished to develop housing, as this would be distinct from granting them special rights that ordinary applicants would not have.

Ms. Mallek said that objective 2.1 highlighted the modular approach, which she believed was well suited to their needs, offering lower costs and the potential for equity to be built up. She said that Section 2.3 raised the question of how they could protect NOAH's (Naturally Occurring Affordable Housing), a term she was unfamiliar with, particularly in the context of the 50% affordable housing requirement in Crozet, which involved old houses. She said that it was crucial that they prioritize protecting the affordable units they already had. She said that other than renumbering the objective, she had nothing further.

Ms. LaPisto-Kirtley said for objective 1.6, it would be beneficial in the development areas to have adaptive reuse of existing structures such as underutilized commercial or office spaces for conversion into housing. She said that this concept was particularly relevant given the large parcels of land they had where the infrastructure was in a state of decay, such as Albemarle Square and Fashion Square. She wondered if it was possible to contact owners to explore the potential for large-scale housing development on these sites, or if this would require specific permits and approvals.

Ms. Kanellopoulos said that she believed this was intended to be a more general and flexible approach, so she was not certain that she had a detailed answer to that question.

Ms. LaPisto-Kirtley said regarding objective 2.5, specifically about the collaboration with

community partners, including faith-based organizations and institutes of higher education, on affordable housing developments, if these partnerships often underutilized land in development areas, such as parking lots, and she wondered if it might be available for privately owned entities such as faith-based organizations to build additional affordable units on their own land.

Ms. Pethia said that would absolutely be possible, and the main goal behind this initiative was to encourage new partners to come forward and consider building affordable housing on their properties while also working collaboratively with the County to make this a reality.

Ms. LaPisto-Kirtley thanked her for the confirmation and asked if the 3.8 rating referred to the level of facilitation and encouragement, which would be applicable to an advisory group only.

Ms. Pethia said that staff would be returning to the Board on May 21 to discuss housing trust funds, and this topic would be part of that conversation.

Ms. LaPisto-Kirtley commented that she had a concern regarding objective 6.1, which stated that “safe and designated shelters should be provided for overnight parking,” specifically for households experiencing homelessness. She said this implied that people would be parking in vehicles in this area, and she wondered if they had consulted with the police department about this proposal. She expressed concern that if the public was aware of the presence of homeless individuals in this area, it could lead to harassment, break-ins, or other safety issues. She added that without police presence, it may also deter people from reporting any incidents, as it could be perceived as a magnet for trouble.

Ms. Pethia responded that this was a crucial consideration. She said that staff had examined programs like this across the country to determine how they were managed.

Ms. LaPisto-Kirtley said for objective 6.6, it would be beneficial to collaborate with the community on addressing system issues that contribute to homelessness and to advocate for policy changes that dismantle institutional barriers. She said that considering their discussion on homelessness and policy changes, it would also be beneficial to pursue legislative action on this matter.

Ms. Pethia agreed that they needed to have that conversation. She said that unlike housing, which had benefited from a more in-depth conversation with community partners to determine the best route forward, they had not had this level of discussion.

Ms. LaPisto-Kirtley said that objective 7.1 discusses community centers, including kitchens and gardens, and she wondered about the private spaces associated with these communities and where they would be located.

Ms. Pethia responded that there are numerous examples of intentional communities, where individuals choose to live together in a more communal atmosphere. She said that in these communities, individual households typically have their own kitchens, but there is also a centralized kitchen, often referred to as a “great house” or clubhouse, where families can gather for shared meals. She said that this communal kitchen would serve as a space for cooking together, where residents would contribute to groceries on a nightly basis and share meals.

Ms. Pethia said that these communities often feature a shared community garden, which would provide a larger space for growing food, rather than individual households having their own small vegetable plots in their backyards. She said that this collective garden would help support the entire community by providing a more efficient and sustainable means of food production.

Ms. Mallek said there was a living example of this at Emerson Commons, which surrounded the veterinary hospital on 240. She said that the property was once larger, and the old private house had been converted into a clubhouse and a large kitchen for hosting parties, with 30 other units situated around the perimeter. She said that it had worked extremely well and allowed for multi-generational gatherings or large events, with individual houses situated around it. She said the development had required a rezoning approximately 10 years ago but had been highly successful.

Ms. LaPisto-Kirtley said she thought this was referring to affordable housing options, possibly with limited kitchen facilities, in contrast to larger, local facilities where residents cook meals.

Ms. Pethia said that it could exist in either style. She explained that traditionally, individuals have their own homes with their own kitchens, and this is a way for people to pool their resources. She said that instead of one household spending \$200 a week on food that may or may not be consumed before it spoils, everyone can pool their money together, buy food in larger quantities in bulk, then share meals together. She stated that this arrangement allows people, particularly older individuals who may be living alone, to have companionship throughout the week. She said it also enables communities to support each other in ways that might not be possible otherwise. She said that many of them go home at the end of the night and shut their doors, without engaging with their neighbors. She said that this intentional community model provides an opportunity for people who desire social interaction to come together, offer mutual support, and potentially provide childcare. They call themselves intentional communities.

Ms. LaPisto-Kirtley said she looked forward to hearing more about this.

Mr. Gallaway acknowledged the efforts made to address the differences between housing in Albemarle and the actions taken in this area, and he appreciated bringing this issue to light to make it

easier to contend with. He said that he did not have many specific points to address, such as ratios, but he agreed in general with the perspectives shared. He said they would discuss some of these points and see what could be developed, noting that they had received correspondence from organizations such as PEC (Piedmont Environmental Council) and Indivisible Charlottesville, which he largely agreed with.

Mr. Gallaway said that he particularly wanted to highlight the point regarding distinction between workforce housing and affordable housing, as it seemed to suggest that people under the affordable housing category were not in the workforce. He said this was a valid point, as workforce housing affected the entire spectrum, and when considering the AMI factor, it was essential to recognize that even seniors who were 40% or 50% AMI could still be "workforce" individuals. He emphasized that they needed to focus on affordability levels.

Additionally, Mr. Gallaway said the developer incentive plan, also mentioned in the correspondence, was not practical as a one-size-fits-all approach to a housing overlay for the development area. He said he had been a proponent of the developer incentive program, but they had attempted to implement it as a one-size-fits-all approach, which he did not think was effective. He said his intent when he voted was on it was to ensure that flexibility was built into each project, as each one would be uniquely different and flexibility would be necessary. He said that the County must make a decision, and if 15% of the project's output was not met, they must weigh whether the number of units was worth the subsidy they would need to provide.

Mr. Gallaway said he had mentioned earlier that some employment centers did not exist and that organic things would happen to bring them together. He said he believed certain housing densities should be allowed, and they may need to create a more flexible approach for the entire development area.

Mr. Gallaway noted that he was not sure how these goals and actions aligned with their objectives, specifically the ADU's (Affordable Dwelling Units) such as objective 1.1, which had previously been discussed as being allowed by right, but had been previously rejected, and the special use permit had been uncertain. He said that objective 1.1 did not address this issue, which raised a question about whether they were moving this from a special use permit to a different regulatory process, which slowed things down and made them more expensive.

Ms. Pethia said that objective 1.1 was addressing an affordable dwelling unit program, which was different than accessory dwelling units.

Mr. Gallaway said there could be a different overlay for the 29 corridor than there could be for Pantops.

Ms. Pethia clarified that objective 1.1 was speaking towards a type of inclusionary zoning. She said it would take the proffer system, which was currently voluntary and offering a 20% affordable housing, and make it mandatory.

Mr. Gallaway said his concern was that the Board attempted to make it mandatory for rezonings. He said an incentive program was put in place that was intended to close the gap, and no applications had been submitted, except for two that are trying to work at it, but are still not meeting the meeting the goal. He said he was concerned that if they implemented one overarching idea, it would work against them.

Mr. Gallaway said he would like to see the Board get at unit goals. He said that the developer incentive plan aimed to move the needle from 15% to 20% and from 80% to 60%. He said that developers' understanding or agreement with the plan was not the central issue. He stated that they should prioritize establishing a specific number of affordable housing units each year that qualified for such housing.

Mr. Gallaway stated that setting a goal of 1,000 affordable units by the end of 2026 would require taking all necessary steps to achieve it, rather than focusing on creating new plans before applications were received. He said that action should be taken to meet this goal, even if adjustments to the subsidy were required.

Mr. Gallaway said that if they were unable to implement the plan in a given year, they would need to accept it. He stated that as an alternative, they could set a goal of 600 or 500 units and pair it with a density management indicator. He commented that he found the situation complex and challenging to navigate.

Mr. Gallaway stated that much time and effort had already been invested in developing programs and plans, and delays would increase complexity. He said that if these efforts failed, they would have been a waste. He stated that Housing Albemarle should adopt the same approach as Project Enable to ensure progress.

Mr. Gallaway said that he appreciated the connection being made between economic development and housing. He commented that as Housing Albemarle approached its four-year anniversary, the plan should undergo an update.

Mr. Gallaway stated that waiting five years for planning would result in an implementation timeline of seven or eight years. He said that a thorough review and consultation, similar to Project Enable, was necessary. He stated that the knowledge gained in economic development over the past five or six years

should now inform affordable housing initiatives.

Mr. Gallaway said that combining Housing Albemarle's efforts with the existing momentum in these areas would lead to actionable measures beyond performative language. He stated that rather than encouraging or incentivizing density, the actual implications of these policies needed to be considered.

Mr. Gallaway addressed advocacy groups who sent a letter and stated that he would like them to expand on proposals for wealth creation and renter protection. He said that models beyond the Habitat or land trust approaches should be explored. He stated that broader measures extending beyond traditional homeownership should be discussed.

Mr. Gallaway commented that the actions local governments could take to address renter protection were unclear. He said that he was uncertain how wealth creation for renters could be supported beyond existing approaches. He stated that reviewing successful community models would help clarify available options.

Mr. Pruitt said he was intrigued by how advocates focused on wealth generation, and an example of a County intervention that generated wealth was their previous failed version of inclusionary zoning. He said that although it had an affordability component for first-time homebuyers, it ultimately resulted in a windfall for several individuals who immediately flipped their properties. He said he believed they were getting close to understanding this concept, but it needed to be moderated over time with consideration for potential reinvestment, similar to the Piedmont Land Trust's model, which captured a percentage of market profits in addition to their equity.

Mr. Pruitt stated that he appreciated their efforts in this area and agreed that deed restrictions, specifically for affordable units, were the right approach. He challenged the Board when considering housing to keep in mind that homeownership as wealth generation and homeownership as an affordable housing option were fundamentally incompatible. He said that there are a continuum and have two poles, and if they were trying to use homeownership as wealth generation, they risked making it inaccessible.

Mr. Pruitt said that historically, the American model had viewed housing as an investment, which had created challenges and made homeownership a rarefied and genteel privilege rather than a standard option for affordable housing. He said he believed that deed restrictions were key to addressing this issue, and what made sense was probably something that unfolded over time. He added that they did not want a single sharp drop-off, like a sudden market decline, that could result in a significant loss of equity. He said that they wanted to hold onto their investment until the 10-year mark or the 30-year margin, at which point their equity could potentially increase by \$200,000. He said that he would like to discuss this further because it was something that had been on their minds and that the public had brought up.

Mr. Pruitt stated that with objective 1.4, he would like clarification on their legal ability to capture inclusionary zoning benefits in a by-right situation. He said that currently, they used bonus density in non-by-right situations, such as when requesting a zoning map amendment; in these cases, they negotiated an inclusionary zoning standard that attached to the amendment. He said that he was under the impression that their enabling legislation did not allow them to capture additional inclusionary zoning benefits if they were offered as bonus density above the standard, and he was uncertain whether this was currently allowed.

Ms. Pethia said that the County currently utilizes bonus factors for various purposes, including affordable housing. She said one of these factors was typically applied to by-right development, and when a developer requested an increase in density, they were allowed to increase it by up to 30%. She said that in exchange for this increased density, the developer agreed to provide 50% of the new units created under that increased density as affordable housing.

Mr. Pruitt said he appreciated this and would like to reiterate that their zoning code was inconsistent with their Comprehensive Plan, resulting in an unusual review process. He said that as they reviewed everything as a zoning map amendment, it was clear that this was not the intended default process. He said that inclusionary zoning should be a standard part of the process, not something that required a ZMA.

Mr. Pruitt said he hoped they could get 1.4 right, as it seemed like they might already be there. He said that if that was the case, he wondered why it needed to be included in the policy. He said that in a scenario where their zoning map was consistent with the Comprehensive Plan, they wouldn't need as many ZMAs, and people would still want to build more due to the financial incentives. He said that 1.4 should be the core of their affordable housing inclusionary zoning policy, and he would like to see it as the foundation of their policy.

Mr. Pruitt stated that regarding objective 1.5, it almost sounded like a "gloss" that would be added to the zoning code revision after the crosswalk process. He said that this process seemed complicated, and they were running into issues because different parts of the comprehensive plan were being treated in isolation. He said that he heard 1.5 as a distinct goal, but he wondered if it should be part of the provision that came after they had completed their individual CAC-led process for small area plans, or whether it should be integrated into that process itself.

Ms. Kanellopoulos said there were several potential options for addressing the issue, and they were currently examining in the Comprehensive Plan how to efficiently update area plans in the future. She said that some of the challenges mentioned, such as the time it took and the potential for updates to

become staggered, had led them to consider alternative approaches. She said that one potential solution was to adopt a more holistic approach to land use planning, particularly for area plans that had not been updated in a while.

Mr. Pruitt said he was supportive of this initiative but believed it was challenging to justify, especially given their restrictions on development in the area and the existence of single-family zoning. He stated that having homeowners' associations (HOAs) in place made the concept of applying higher density underneath existing builds redundant. He said this could be beneficial for the future, aligning with the principles of missing middle-residential development. He said that this approach would be particularly valuable for future redevelopment of existing communities and individual homes, as it would address the need for more affordable housing options.

Mr. Pruitt said that objective 1.8 is a fair housing question and it did not seem to have any key action items connected to it.

Ms. Pethia said that to her knowledge, Piedmont Housing Alliance had ceased the fair housing monitoring and compliance efforts for their area, which is why the County was no longer able to offer those services.

Mr. Pruitt said that the State does some, but he wouldn't assume they're doing it exclusively here. He said that it's possible they may only be conducting race-based testing at this time. He said that he didn't think they were addressing the full scope of the issue.

Mr. Pruitt stated that regarding objective 2, a member of the public had brought this to his attention. He said the term "permit" was somewhat ambiguous, being the first word in the objective, and it could be replaced with more descriptive terms like "enable" or "encourage." Mr. Pruitt suggested reviewing objective 2.1 and potentially removing the last four words: "in the development area." He said mobile housing parks were not feasible in the development area, primarily due to utility hookups. He added that if they were discussing mobile housing parks, they should discuss them comprehensively, and they may need to reevaluate the zoning categories available to accommodate this issue. He said that the key point was that they shouldn't strictly limit the definition to the development area. He said that objective 2.4 appeared to be unclear to him, and he was having trouble understanding what it entailed or what commitments the County was making.

Ms. Pethia responded that she was familiar with the project that Piedmont Housing Alliance was pursuing on Cherry Avenue, which would be a low-income housing tax credit project focused on providing affordable housing, along with space for a community grocery store.

Mr. Pruitt said he agreed with the points made regarding objective 3.1. He said that updating the housing policy every five years made sense, but they needed to actually implement it. He stated that he did not have experience suggesting they would do it in that timeframe, and he believed they should. He said that they were already facing tremendous pressure, which was being realized through a proposal from his district. He said they were experiencing significant pressure on their existing inclusionary zoning standard and the developer incentive program.

Mr. Pruitt acknowledged that this section was challenging for him, as he was a fair housing lawyer, and while he tried not to bring work into his personal life, he was concerned about the fair housing implications. He said that upon reviewing their analysis of impediments and the plan, the primary issue appeared to be affordability, rather than addressing the root causes of fair housing concerns, such as segregation, racial discrimination, and disability accessibility issues. He said that he was not sure if the Board was considering implementing a housing testing program, creating a civil rights ordinance, or seeking FAP approval to review administrative complaints, as some neighboring cities and localities had done. He said that would be potentially costly, especially if the FAP grant disappeared, and joining Charlottesville's FAP program could be a significant step in mastering their destiny. He said that he believed merging their human rights office or Board could be a way to achieve this, as it would allow for mutual staff support due to the overlapping locality.

Mr. Pruitt said that Charlottesville had already considered a joint human rights commission, but the County did not have a similar entity, as they did not typically discuss fair housing issues in Albemarle County, which was a predominantly white community. He said they could already sue under the Virginia Fair Housing Act and the Fair Housing Act as a County. He said that he was not aware that they were contemplating this, but they could. He said that he would like to see particularity around 1.8, and he believed this particularity should be discussed in the form of an actual policy program. He said that perhaps the language should be geared towards formulating an actual fair housing program on behalf of the County, as he did not think they had one.

Ms. Pethia responded that the housing policy was a comprehensive document prepared by Albemarle, and it appeared to be the complete document.

Mr. Pruitt said that in that case, he may be less supportive of this line item as written because he did not fully understand how it aligned with the Housing Albemarle plan. He said that specifically, he was unclear about how the individual objectives and metrics that had been established for this project related to the Housing Albemarle plan. He said that the Housing Albemarle plan did not explicitly state that if a project rezoned more than 10 units, it must have 60% of its units at or below 20% of the area median income for the new density units, but it appeared that they had created this standard based on the plan's text. He said he was questioning whether this standard was revisited every five years or only referenced



in the enabling text.

Ms. Pethia said that the idea was that a Comprehensive Plan, which is a policy document, would review and update housing policies in Albemarle every five years as needed. She said that this concept was similar to a comprehensive plan but tailored specifically to housing policies.

Mr. Pruitt noted that the Virginia Housing Community Impact Grant was the new one that was tied to economic development and the one that Governor Youngkin had announced earlier. He said that he was looking at the 3.6 figure, which he assumed was on the next page. He said that it was not entirely captured in this section, but he assumed that at some point in their not-too-distant future, by 2045, they would have to seriously confront the realities that their development area had created. He said that they were likely to face a significant rezoning, one that should be substantial rather than incremental.

Mr. Pruitt said he believed it was essential that they view this as an opportunity to create a new activity core for their community and establish policies that would support the planning process, which would be intense and require significant contributions. By 2050, he said that they would be looking at Rivanna Futures, which would need to be almost its own small town or city. He said it was not currently set up to support that, and they would need to create a new development area, not just nibbling around the edges of their existing development area, which would further exacerbate the climate strain.

Mr. Pruitt said they should aim to create a single, coordinated, and planned community. He said that this would be a complicated planning endeavor, and it was crucial that they have all the necessary constituent parts ready and in place. He mentioned this because thinking about the Virginia Housing Community Impact Grant, which would be a perfect candidate for this grant program. He said that they did not want to be scrambling when they finally moved forward with exploring this huge opportunity. He said that they needed to have their constituent housing policies, transit policies, and other necessary components ready and in place. He was highlighting this urgency and the continued relevance of these discrete housing policies.

Mr. Pruitt stated that they needed to have them in excellent form, so they could be a generational planning example when the opportunity struck. He suggested that they add specific action items to the 4.4 plan, such as developing a non-displacement plan for non-County subsidized units, including specific criteria and resources for redevelopment proposals.

Mr. Pruitt said that for objective 6.1, deploying County resources such as providing tools and services through social services could be a more cost-effective solution than other interventions. He commented that investing in the success of local partners and property owners could lead to more effective outcomes.

Mr. Pruitt said that for objective 6.2, while housing instability was most pressing for LGBT young people, it was not exclusive to this population. He stated that queer individuals experienced housing instability at higher rates across all age groups, and trans sex workers were disproportionately represented among the homeless population locally. He commented that this issue was being exacerbated by changes in federal policy.

Mr. Pruitt stated that the proposed federal rule from HUD had not been finalized, despite claims of progress, and it was unclear whether it would address the needs of trans individuals in shelters. He said that Virginia law prohibited the practice being discussed by Scott Turner, which could lead to a conflict of laws lawsuit.

Mr. Pruitt commented that identifying barriers facing marginalized populations, developing strategies to address them, and allocating outreach and marketing resources to better access these communities were essential steps. He said that objective 7 felt vague and questioned how expanding resources for intentional communities would achieve its goals.

Mr. Pruitt said that two additional objectives warranted consideration: senior housing and tenant protections. He stated that County tools should ensure tenant conditions remain within legally required standards, as discussed previously. He said that plans should be developed with legal aid, courts, and landlord stakeholders for eviction reduction and diversion.

Mr. Pruitt commented that deploying a tenant resource kit to advise tenants on rights, services, and complaints was a standard practice in many developed communities and should be implemented locally. He stated that facilitating tenant organizing through outreach, legal guidance, and resource connections was impactful and required no additional legislative authority. He said that empowering residents to advocate for their rights could combat rent increases and anti-displacement requirements effectively.

Mr. Pruitt stated that regarding senior housing and tax relief programs for seniors created inequities, trapping them and limiting their ability to move into smaller housing or assisted living. He said that exploring a pilot vouchers program could address this issue and deserved inclusion in the comprehensive plan. He commented that acknowledging and addressing the unique needs of seniors, particularly for limited-income residents, was essential.

Ms. McKeel stated that several individuals had brought up items or suggestions that she hadn't previously considered. She said that she was not going to repeat them all, but she found some of them intriguing, and she would leave it at that due to time constraints. However, she said if she returned to an

objective stance and focused on the group's suggestions, she strongly supported the Accessory Dwelling Units (ADUs). She said that developing performance standards was crucial, as it was the only way she would be willing to move forward with this proposal. She said that they must be clear about the neighborhoods and their actions, and she appreciated the effort to establish performance standards.

Ms. McKeel said, regarding the density bonus ordinance, that she agreed with Mr. Gallaway's concerns, which aligned with some of the points he had made earlier. She said that she also appreciated the idea of utilizing commercial or office spaces for conversion and housing, which she thought was a great concept, and she left it to the group to determine how to implement this idea.

Ms. McKeel agreed with removing the development area piece from objective 2.1, as the cost of land in that area was prohibitive, and suggested exploring alternative solutions within the parameters they had discussed. She wholeheartedly supported the update to housing policy every five years, although she believed it should be reviewed more frequently than that.

Ms. McKeel stated that she had concerns about 3.8, the advisory committee. She said that she had some concerns about potential delays, but she would like to discuss this further. She said that 4.2, the rental inspection district program, was a huge "yes" in her opinion, and she was pleased to see the allocation for this program. She added that in her district, they were experiencing a significant issue with older properties, and the quality of life was suffering. She said they had people buying up these properties and renting them out but not taking care of them, sometimes not even living in the area.

Ms. McKeel said that she agreed completely with the Landlord and Tenant Act, as reflected in objective 4.3. She said that protecting seniors and tenants was essential, and they must also address displacement. She said that she agreed that they needed to explore ways to help protect their residents. She said that she had not considered the particular aspect of objective 6.1 before, but she would like to learn more about it. She said if they could provide some models and explanations, she would have a better understanding. She said that she agreed with Mr. Pruitt's comments on that topic and was pleased in objective 6.2 to see the shared space initiatives and community centers. She stated that she would like to see those initiatives move forward.

Mr. Andrews stated that while he generally liked what was in the document, one area he would like to see more focus on was expanding the use of by-right development. He said he noticed that the word "by-right" appeared only three times, primarily in relation to development effectiveness and manufactured homes. He said he thought it was essential to emphasize the potential for by-right development to streamline processes and make it easier to develop affordable housing. He said he did not see much to address ways to simplify the permit process or reduce red tape.

Mr. Andrews said that he also searched for the word "permit" and found that it was only mentioned in passing. He said that another area of concern was objective 3.1, which suggested that affordable housing should be built through rezoning applications rather than by-right development, and he would like to see more possibilities explored for increasing by-right development. He said that in Section 2.1, he was okay with removing the allowance for manufactured homes in development areas, but he thought it was crucial to distinguish between manufactured, modular, and mobile homes in terms of tax treatment. He said that he noticed a distinction between a manufactured home built by-right and a manufactured home park, and he did not intend to imply that he was saying manufactured home parks should be allowed by-right.

Mr. Andrews said that the issue of density in manufactured home parks was a separate concern. He said that upon reviewing this, he assumed it referred to an individual who was using a manufactured home process to build. He said that the distinction between manufactured and modular homes was significant, as one was personal property and the other was real property, which made him uneasy. He said that when they considered changes to their process, he believed it was worth exploring and should be part of their plan.

Mr. Andrews stated that he also agreed with the comments that they had a problem with wealth creation under their current process, where it was easy to split a house. He said that he thought there may be a process to allow for more affordable and accessible housing options, which did not come up in his initial comments but were discussed elsewhere. He stated that he would like to focus on increasing affordable housing options in the community, which seemed to be a narrow objective. He said that this did remind him that if they looked at statistics, households had gotten smaller, while houses had gotten larger.

Mr. Andrews said that he would like to see something in their plan that reflects the County's participation in allowing for more households of larger size, potentially by allowing people to pool their resources together. He said that he did not want to create situations where multiple students were living in a single apartment. He said that he believed that shared living spaces, as suggested by objective 7.1, may help address the trend of larger houses with smaller families, which was part of their affordable housing problem. He said that this issue was a significant concern, and he appreciated the comments from fellow Supervisors.

Mr. Andrews stated that another area that required consideration was tenant protections. He said that in this context, they should also explore seeking legislative authority to implement necessary measures.

Ms. Mallek said that she had sent her annotated document to everyone. She said that upon

reviewing page two, she wanted to reiterate that objective seven only had one item. She said that she had made that item the top priority. She said that she believed that was a perfect overarching goal for the entire project because it then led to a more focused approach.

Mr. Andrews said that the objective, although not necessarily that specific action, was part of the problem.

Ms. Mallek said that she thought the title was perfect if they wanted it, and she was just suggesting it. She said that she had renumbered objective four to two and objective five to three, and she would stop there.

Ms. LaPisto-Kirtley stated that she had no further comments but wanted to reiterate one point that she believed was crucial. She said it was essential that they examine the permitting process, as the longer it took to approve projects, whether affordable housing or not, ultimately increased the costs for developers. She said this prolonged permitting process could lead to projects falling out of favor and being abandoned due to the time it took to secure necessary approvals. She said she wanted to emphasize this point, as they had seen several projects struggle or be dropped altogether because of the time it took to secure necessary approvals.

Mr. Gallaway said he believed staff would have the opportunity to apply what they had learned today and bring it back to them, which would likely require another review, similar to previous chapters. He said that as a result, he did not feel too rushed to capture everything today or even within a week, as it would likely need to be revisited again with these changes. He said that it seemed that they would have another chance to review this chapter.

Mr. Gallaway said that Ms. LaPisto-Kirtley had recently mentioned the permitting process, and his question was who was reviewing the permitting process at the Board and Planning Commission level, A or B, once it had been passed by staff. He emphasized that there was a need for a work group consisting of Board members and Commissioners to review the process and ensure it was thorough. He said the typical timeline for the Board's review process was unclear. He said that he was particularly concerned about the permitting process for by rights, as opposed to rezoning and ZMAs, which seemed to be handled solely by staff. He said that while the staff may have tracked the necessary information, it would require input from a few Board members or Planning Commissioners, the Clerk's office, and the County Attorney's office to refine the process and address any issues that arose during the first phase. He said that he was throwing this out for consideration, as it may be something that needed to be examined further.

Ms. McKeel stated that she would like to quickly review objectives 1 through 7. She said that she agreed with Ms. Mallek regarding objective 7, and upon reviewing these, she made a note about reducing redundancy. She commented that she often preferred it when they could streamline their objectives, and some of these objectives seemed redundant or could be combined in a more effective and efficient manner. She also said that she appreciated the ALICE data presented, as it was the first time she had seen it in a significant document. She said that this data was crucial, particularly for communities across the country that relied on it to inform their decisions. She added that she believed that more attention and funding were necessary, especially for communities in need, and perhaps a rental service district or similar initiative could be explored.

Mr. Andrews said that his only note was that when they reviewed the priority actions, he did not see some of the low-hanging fruit that they had previously discussed, such as accessory units or conversion space ideas. He said that although these strategies were not specifically mentioned in this document, they were mentioned elsewhere.

Ms. Mallek said that they used to meet for a longer period, typically from 9 in the morning to 9 at night, which was a regular occurrence. She said that as a result, they were able to accomplish more during those meetings. She said that if the Board is slowing down the process, one option is to consider meeting more frequently, which could be an alternative.

Mr. Andrews stated that he understood the process of obtaining approvals and agreed with Supervisor Pruitt.

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Agenda Item No. 12. Closed Meeting.

At 5:26 p.m., Mr. Pruitt **moved** that the Board go into Closed Meeting pursuant to Section 2.2-3711(A) of the Code of Virginia:

- Under subsection (1), ) to discuss and consider appointments to various boards and commissions including, without limitation: the 5th & Avon Community Advisory Committee, the Jefferson Area Board for Aging Advisory Council, and the Solid Waste Alternatives Advisory Committee (SWAAC); and
- Under subsection (3), to discuss and consider the disposition of publicly held real property in the White Hall Magisterial District, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the County and the Board.

Ms. McKeel **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.  
NAYS: None.

Mr. Pruitt left the meeting at 5:50 p.m.

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Agenda Item No. 13. Certify Closed Meeting.

At 6:09 p.m., Ms. LaPisto-Kirtley **moved** that the Board of Supervisors certify by a recorded vote that, to the best of each supervisor's knowledge, only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act and identified in the motion authorizing the closed meeting, were heard, discussed, or considered in the closed meeting.

Ms. Mallek **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, and Ms. McKeel.

NAYS: None.

ABSENT: Mr. Pruitt.

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Agenda Item No. 14. Boards and Commissions.

Item No. 14.a. Vacancies and Appointments.

Ms. McKeel **moved** that the Board make the following appointments to Boards and Commissions:

- **Appoint** Mr. Benjamin Lynch to the 5th and Avon Community Advisory Committee with said term to expire September 30, 2026.
- **Reappoint** Ms. Elizabeth Boyd to the Jefferson Area Board for Aging Advisory Council with said term to expire May 31, 2027.
- **Reappoint** Ms. Betsey Soulsby to the Solid Waste Alternatives Advisory Committee (SWAAC) with said term to expire May 31, 2029.

Ms. Mallek **seconded** the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, and Ms. McKeel.

NAYS: None.

ABSENT: Mr. Pruitt.

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Agenda Item No. 15. From the County Executive: Report on Matters Not Listed on the Agenda.

There was no report.

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Agenda Item No. 16. From the Public: Matters on the Agenda but Not Listed for Public Hearing or on Matters Previously Considered by the Board or Matters that are Pending Before the Board.

Ms. Alicia Lenahan stated that she is a resident of the Scottsville District of the County and appreciated the opportunity to speak this evening. She said that as a retired attorney, American citizen, and resident of the Commonwealth of Virginia, she submitted these remarks as a constituent. She said that the actions taken by agents of Immigration and Customs Enforcement on Wednesday, April 22nd, at the Albemarle County Courthouse and their subsequent threats were profoundly troubling and dangerous for everyone in this community.

Ms. Lenahan said that the current administration and Governor Youngkin were intent on labeling all immigrants as dangerous criminals committing assault, rape, and murder without regard to the facts or law. This was evidenced by the egregious mistakes made by ICE in recent weeks. For example, Kilmar Abrego-Garcia was mistakenly rendered to El Salvador; American children, including one undergoing cancer treatment, were arrested without proper authorization; and in Oklahoma, a mother and her three daughters were terrorized, as over 20 heavily armed men executed an apparent no-knock warrant on their home by mistake.

Ms. Lenahan said that these examples flew in the face of public safety, as did the action on April 22nd, which was even more dangerous. She said that a courthouse is a sacred space and serves everyone, regardless of their immigration status, and when it becomes dangerous, we are all affected. She said that we should know who is arresting us and why. She said the individuals failed to show their identification and the warrant to the subject, which did not withstand constitutional muster, and one ICE agent was allowed to wear a full-face cover, which was a violation of Virginia law. She said that clearly, an investigation was called for, and going forward, due diligence was required to ensure the lawlessness that occurred in court on April 22 did not spill over to public spaces, including public schools, libraries, hospitals, and even local law enforcement facilities. She said that another ICE action took place on Sunday, May 4th, where one of the agents was wearing a balaclava.

Ms. Lenahan stated that these events would increase and were intended to terrorize all of us, our immigrant and refugee neighbors, their advocates, and anyone who was standing up for decency, democracy, and the rule of law. She said that the actions of the federal government were becoming increasingly aggressive and lawless, and the residents of this County, State, and community needed and deserved courageous leadership. She asked if Board members would accept that responsibility. She said that since March, thousands of people had lined the streets of the City and County to protect and defend democracy, and they would stand up for her as she stood up for them.

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Agenda Item No. 17. **Public Hearing: Proposed Change of the Branchlands Polling Place.**  
To receive public comment on a proposed ordinance to amend *County Code* § 2-101 (Precincts and polling places) to change the polling place of the Branchlands Precinct from the Hillsdale Conference Center to the Harvest Church of God at 1025 Rio Road East.

The Executive Summary forwarded to the Board states that Virginia Code § 24.2-307 requires that the Board of Supervisors establish polling places by ordinance. Until recently, County Code § 2-101(E) had set the Hillsdale Conference Center as the polling place for the Branchlands Precinct in the Rio Magisterial District. However, the owners of the Hillsdale Conference Center informed the General Registrar and the Albemarle County Electoral Board that following the November 2024 election, their facility could no longer be used as a polling place.

In addition, Virginia Code § 24.2-129 requires that prior to moving a polling place, the governing body solicit public comment on the proposed change for at least 30 days or obtain a certification of no objection from the Virginia Attorney General.

On April 2, 2025, the Board adopted both (a) an emergency ordinance to move the Branchlands polling place and (b) a resolution directing staff to seek a certification of no objection from the Virginia Attorney General, as well as public comment.

The Albemarle County Electoral Board investigated many polling place locations for the Branchlands Precinct and recommends that the polling place be relocated to the Harvest Church of God at 1025 Rio Red East. The Church meets all Code and convenience requirements and has agreed to serve as a polling place. The attached map (Attachment A) shows the former Hillsdale Conference Center location and the proposed new Harvest Church of God location.

The County Attorney has prepared a proposed ordinance (Attachment B) for the Board's consideration to reflect this polling place change. The proposed ordinance also updates the names of four newly-renamed schools that serve as polling places. As of this writing, the requested certification of no objection remains outstanding with the Virginia Attorney General.

The adoption of the proposed ordinance would have minimal budget impact, as new voter notices would be generated and mailed by the Voter Registration and Elections staff and would not need to be outsourced.

Staff recommends that following the public hearing, the Board adopt the attached proposed ordinance (Attachment B), moving the polling place for the Branchlands Precinct to the Harvest Church of God.

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Ms. Lauren Eddy, General Registrar and Director of Elections, stated that the Branchlands Precinct is located in the Rio District, and their current polling place is the Hillsdale Conference Center, situated at 550 Hillsdale Drive. She said that unfortunately, the Hillsdale Conference Center had informed them that they could no longer serve as a polling place for the County. She said that to address this, the Electoral Board, along with the Registrar and herself, had identified a new polling place that met all code-mandated requirements. She said that the new polling place is the Harvest Church of God, located at 1025 Rio Road East.

Ms. Eddy pointed out the church's location on a map, noting that a green checkmark indicated the new polling place, while the red checkmark represented the current polling place, the Hillsdale Conference Center. She said that the two locations are approximately 1.8 miles apart, which is a relatively short distance for voters to travel to the new polling place from their current location. She said that their goal was to obtain the Board's approval to relocate the Branchlands Precinct from the Hillsdale Conference Center to the Harvest Church of God, and she offered to answer any questions.

Board members thanked her for the presentation and said they had no questions.

Mr. Andrews opened the public hearing. There being no public speakers, he closed the public hearing.

Mr. Gallaway said it would be helpful to know the location of the church and the CATEC polling place in Dunlora, as well as whether this information was already included in the plans. He said that he hoped that the signage at both locations would direct voters to the other location if they were going to vote there. He stated that this would be particularly beneficial for residents of Belvedere, especially those who were new to the area. He said that for those who had been there for a decade or more, it was likely they already knew where to go to vote, but for new residents, simply seeing the polling place may not be enough, and this could create additional work. He said that in Branchlands, which was expected to have around 500 voters.

Ms. Eddy responded that there were 1,300 registered voters, however, in the presidential election, they typically had about 500 voters show up to vote.

Mr. Gallaway said if they were staffing a polling station and experienced a large voting turnout, such as Dunlora, it could overwhelm the people working the polls and directing traffic. He said that to mitigate this, there would be efforts to inform the residents of Branchlands about the potential for this situation.

Mr. Andy Herrick, County Attorney, said that the proposed ordinance attached to this staff report was listed as Attachment B.

Mr. Gallaway **moved** to adopt the ordinance as presented in Attachment B, moving the polling place for the Branchlands Precinct to the Harvest Church of God. Ms. LaPisto-Kirtley **seconded** the motion.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, and Ms. McKeel.

NAYS: None.

ABSENT: Mr. Pruitt.

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### **ORDINANCE NO. 25-2(1)**

AN ORDINANCE TO AMEND CHAPTER 2, ADMINISTRATION, ARTICLE 1, ELECTIONS, OF THE CODE OF THE COUNTY OF ALBEMARLE, VIRGINIA

BE IT ORDAINED By the Board of Supervisors of the County of Albemarle, Virginia, that Chapter 2, Administration, Article 1, Elections, is hereby amended and reordained as follows:

#### **By Amending:**

Sec. 2-101 Precincts and polling places.

### **Chapter 2. Administration**

#### **Article 1. Elections**

##### **Sec. 2-101 Precincts and polling places.**

Precincts are established in Albemarle County, each being comprised of the following census blocks as reported by the United States Bureau of the Census in the 2020 Census, and having the following polling places.

- A. Georgetown Precinct is comprised of census blocks 510030107011000 through 510030107011006, 510030107012000 through 510030107012005, 510030108011000 through 510030108011003, and 510030108012000 through 510030108012010, and has its polling place at Albemarle High School, 2775 Hydraulic Road.
- B. Jack Jouett Precinct is comprised of census blocks 510030101003017, 510030102021000 through 510030102021022, 510030108013000 through 510030108013012, 510030108021008, 510030108021010 through 510030108021023, 510030108022000 through 510030108022004, 510030110001008 through 510030110001012, 510030110001014 through 510030110001019, 510030110001021, and has its polling place at Journey Middle School, 210 Lambs Lane.
- C. University Precinct is comprised of census blocks 510030109011001 through 510030109011003 through 510030109011017, 510030109012000 through 510030109012005, 510030109041000 through 510030109041007, 510030109042000 through 510030109042012, 510030109043000 through 510030109043004, 510030112023000 through 510030112023003, 510030112023007, 510030112023008, and 510030112023012, and has its polling place at University of Virginia Slaughter Recreational Center, 505 Edgemont Road.
- D. Agnor-Hurt Precinct is comprised of census blocks 510030107021000 through 510030107021010, 510030107022000 through 510030107022007, 510030107023000 through 510030107023010, 510030108021003 through 510030108021007, 510030108021009, 510030108021024, and 510030108021025, and has its polling place at Agnor Elementary School, 3201 Berkmar Drive.
- E. Branchlands Precinct is comprised of census blocks 510030106031000 through 510030106031004, and 510030106032000 through 510030106032013, and has its polling place at Harvest Church of God, 1025 Rio Road East.
- F. Dunlora Precinct is comprised of census blocks 510030106021000 through 510030106021029, 510030106022000 through 510030106022014, and 510030106023000 through 510030106023011, and has its polling place at Charlottesville Area Technical Education Center, 1000 East Rio Road.
- G. Northside Precinct is comprised of census blocks 510030102022000 through 510030102022011, 510030103011002, 510030103011004 through 510030103011039, and 510030108021000, and has its polling place at Laurel Hill Baptist Church, 3595 Grand Forks Boulevard.

- H. Woodbrook Precinct is comprised of census blocks 510030106041000 through 510030106041012, 510030106042000 through 510030106042005, and 510030106043000 through 510030106043020, and has its polling place at Woodbrook Elementary School, 100 Woodbrook Drive.
- I. Baker-Butler Precinct is comprised of census blocks 510030102012000 through 510030102012014, 510030102013000 through 510030102013003, 510030102013014 through 510030102013033, 510030103011000, 510030103011001, 510030103011003, 510030103031000 through 510030103031015, 510030103032000 through 510030103032009, 510030103033000, and 510030103033011, and has its polling place at Baker-Butler Elementary School, 2740 Proffit Road.
- J. Free Bridge Precinct is comprised of census blocks 510030105011003, 510030105011006, 510030105012003 through 510030105012006, 510030105012022 through 510030105012032, 510030105012036, 510030105021000, 510030105022000 through 510030105022010, and 510030105023000 through 510030105023016, and has its polling place at Elk's Lodge Hall, 389 Elk Drive.
- K. Hollymead Precinct is comprised of census blocks 510030103021001 through 510030103021009, 510030103033001 through 510030103033010, and 510030103033012 through 510030103033014, and has its polling place at Hollymead Elementary School, 2775 Powell Creek Drive.
- L. Keswick Precinct is comprised of census blocks 510030104011001 through 510030104011013, 510030104011041, 510030104012000 through 510030104012009, 510030104012011 through 510030104012058, 510030104012060, 510030104013000 through 510030104013007, 510030104013009 through 510030104013039, 510030104013045, 510030104013055, 510030104013056, 510030104013060, 510030104013064 through 510030104013067, and 510030104013069 through 510030104013071, and has its polling place at Zion Hill Baptist Church, 802 Zion Hill Road.
- M. Pantops Precinct is comprised of census blocks 510030104013008, 510030104013043, 510030104013044, 510030105011000 through 510030105011002, 510030105011004, 510030105011005, 510030105011007, 510030105011010 through 510030105011012, 510030105011014, 510030105012000 through 510030105012002, and 510030105012007 through 510030105012021, and has its polling place at Broadus Memorial Baptist Church, 1525 Stony Point Road.
- N. Stony Point Precinct is comprised of census blocks 510030103021000, 510030104011000, 510030104011003 through 510030104011012, 510030104011014 through 510030104011040, 510030104011042 through 510030104011056, 510030104012010, 510030104012059, 510030105011008, 510030105011009, and 510030105011013, and has its polling place at Stony Point Elementary School, 3893 Stony Point Road.
- O. Country Green Precinct is comprised of census blocks 510030112021000 through 510030112021005, 510030112023013 through 510030112023019, 510030112024024 through 510030112024026, 510030112024029, 510030112024031, 510030112024036, 510030113011005, 510030113014001 through 510030113014023, 510030113015005, 510030113015009, and 510030113024004 through 510030113024011, and has its polling place at South Ridge Christian Fellowship Church, 1284 Sunset Avenue Extended.
- P. East Ivy Precinct is comprised of census blocks 510030110002000 through 510030110002020, 510030110002022 through 510030110002027, 510030110004011, 510030110004012, 510030110004014, 510030112023004 through 510030112023006, and 510030112023009, and has its polling place at The Miller Center of Public Affairs, 2201 Old Ivy Road.
- Q. Ivy Precinct is comprised of census blocks 510030110001000 through 510030110001007, 510030110001013, 510030110001017, 510030110001020, 510030110002021, 510030110003000, 510030110003001, 510030110003003 through 510030110003014, 510030110003016 through 510030110003024, 510030110004000 through 510030110004010, 510030110004013, 510030110004015 through 510030110004023, 510030110005000 through 510030110005015, and 510030112024004, and has its polling place at Ivy Elementary School, 1610 Owensville Road.
- R. Porter's Precinct is comprised of census blocks 510030114001007 through 510030114001014, 510030114001019 through 510030114001037, 510030114001039, 510030114001040, 510030114003007 through 510030114003026, 510030114003033, 510030114003042 through 510030114003072, 510030114003075, 510030114003081 through 510030114003083, 510030114003086, 510030114004038 through 510030114004042, 510030114004048 through 510030114004052, and 510030114004056 through 510030114004066, and has its polling place at Yancey Elementary School, 7625 Porters Road.
- S. Red Hill Precinct is comprised of census blocks 510030112012003, 510030112013000 through 510030112013079, 510030112022000 through 510030112022048, 510030112023010, 510030112023011, 510030112023020, 510030112023021, 510030112024000 through 510030112024003, 510030112024005 through 510030112024023, 510030112024027, 510030112024028, 510030112024030, 510030112024032 through 510030112024035, 510030113012015 through 510030113012017, 510030113012039 through 510030113012041, 510030114004000 through 510030114004037, 510030114004043 through 510030114004047, and 510030114004053 through 510030114004055, and has its polling place at Red Hill Elementary School, 3901 Red Hill School Road.
- T. Yellow Mountain Precinct is comprised of census blocks 510030111011026, 510030111032000 through 510030111032003, 510030111032009, 510030111032010, 510030112011046, 510030112011051, 510030112011052, 510030112011058 through 510030112011061, 510030112012000, 510030112012002, 510030112012004 through 510030112012012,

- 510030112012014 through 510030112012025, and 510030112012027 through 510030112012053, and has its polling place at Mount Ed Baptist Church, 1606 Craigs Store Road.
- U. Biscuit Run Precinct is comprised of census blocks 510030113014000, 510030113021000, 510030113021001, 510030113022000 through 510030113022015, 510030113023000 through 510030113023006, 510030113024000 through 510030113024003, 510030113032000, and 520030113032001, and has its polling place at Monticello High School, 1400 Independence Way.
- V. Mountain View Precinct is comprised of census blocks 510030104021001 through 510030104021016, 510030104021019 through 510030104021021, 510030104021037, 510030104021038, 510030105021001 through 510030105021011, 510030105021016 through 510030105021020, 510030113011000 through 510030113011004, 510030113015002, 510030113031000 through 510030113031011, and 510030113032002 through 510030113032007, and has its polling place at Mountain View Elementary School, 1757 Avon Street Extended.
- W. Monticello Precinct is comprised of census blocks 510030113013000 through 510030113013057, 510030113015000, 510030113015001, 510030113015003, 510030113015004, 510030113015006 through 510030113015008, and 510030113015010 through 510030113015018, and has its polling place at Monticello High School, 1400 Independence Way.
- X. Scottsville Precinct is comprised of census blocks 510030113012000 through 510030113012014, 510030113012018 through 510030113012038, 510030113012042 through 510030113012052, 510030114001000 through 510030114001006, 510030114001015 through 510030114001018, 510030114001038, 510030114002000 through 510030114002034, 510030114003000 through 510030114003006, 510030114003027 through 510030114003032, 510030114003034 through 510030114003041, 510030114003073, 510030114003074, 510030114003076 through 510030114003080, 510030114003084, 510030114003085, and 510030114003087, and has its polling place at Scottsville Elementary School, 7868 Scottsville Road.
- Y. Stone-Robinson Precinct is comprised of census blocks 510030104013040 through 510030104013042, 510030104013046 through 510030104013054, 510030104013057 through 510030104013059, 510030104013061 through 510030104013063, 510030104013068, 510030104021000, 510030104021017, 510030104021018, 510030104021022 through 510030104021036, 510030104022000 through 510030104022017, 510030104023000 through 510030104023020, 510030105012032 through 510030105012036, 510030105021011 through 510030105021015, and 510030105021021, and has its polling place at Stone-Robinson Elementary School, 958 North Milton Road.
- Z. Brownsville Precinct is comprised of census blocks 510030111031000 through 510030111031015, 510030111032004 through 510030111032008, 510030111032011 through 510030111032016, 510030111032018, 510030111032020 through 510030111032025, 510030111034000 through 510030111034005, 510030111035000 through 510030111035010, 510030112011002, 510030112011003, 510030112011005, 510030112011010 through 510030112011045, 510030112011047 through 510030112011050, 510030112011053 through 510030112011057, 510030112011062 through 510030112011074, 510030112012001, 510030112012013 and 510030112012026, and has its polling place at Brownsville Elementary School, 5870 Rockfish Gap Turnpike.
- AA. Crozet Precinct is comprised of census blocks 510030101002007 through 510030101002014, 510030101002041 through 510030101002058, 510030101002061 through 510030101002070, 510030101002078 through 510030101002081, 510030101003024, 510030101003026, 510030101003028, 510030101003033 through 510030101003049, 510030110003002, 510030110003015, 510030111011000 through 510030111011014, 510030111011017 through 510030111011020, 510030111011024, 510030111012002 through 510030111012004, 510030111013000 through 510030111013012, 510030111032017, 510030111032019, 510030111033000 through 510030111033016, 510030112011000, 510030112011001, 510030112011004, and 510030112011006 through 510030112011009, and has its polling place at Crozet Elementary School, 1407 Crozet Avenue.
- BB. Earlysville Precinct is comprised of census blocks 510030101001000 through 510030101001003, 510030101001013 through 510030101001021, 510030101001031 through 510030101001035, 510030102011000 through 510030102011024, 510030102013004 through 510030102013013, 510030102013029, and 510030102013034, and has its polling place at Broadus Wood Elementary School, 185 Buck Mountain Road.
- CC. Free Union Precinct is comprised of census blocks 510030101001004 through 510030101001012, 510030101001022 through 510030101001030, 510030101001036, 510030101001037, 510030101002000 through 510030101002006, 510030101002015 through 510030101002040, 510030101002059, 510030101002060, 510030101002071 through 510030101002077, 510030101002082 through 510030101002084, 510030101003000 through 510030101003016, 510030101003018 through 510030101003023, 510030101003025, 510030101003027, and 510030101003029 through 510030101003032, and has its polling place at Free Union Country School, 4220 Free Union Road, Free Union.
- DD. Mechums River Precinct is comprised of census blocks 510030111011015, 510030111011016, 510030111011021 through 510030111011023, 510030111011025, 510030111011027, 510030111011028, 510030111012000, 510030111012001, 510030111012005, 510030111012006, 510030111021000 through 510030111021017, 510030111022000, and 510030111022001, and has its polling place at Western Albemarle High School, 5941 Rockfish Gap Turnpike.



(8-19-71, § 1; 9-5-72; 7-15-81; Code 1988, § 6-1; 5-15-91; Ord. 95-6(1), 1-11-95; Ord. 98-A(1), 8-5-98, § 2-100(1), § 2-101; Ord. 01-2(1), 5-9-01; Ord. 02-2(3), 5-1-02; Ord. 06-2(2), 7-12-06; Ord. 11-2(2), 5-4-11; Ord. 15-2(2), 10-7-15; Ord. 18-2(2), 4-11-18; Ord. 19-2(2), 8-7-19; Ord. 19-2(3), adopted 12-4-19, effective 1-1-20; Ord. 20-2(2), 8-5-20)

**State law reference**—Va. Code §§ 15.2-1211, 24.2-304.1 *et seq.*, 24.2-305 *et seq.*

**Enactment Clause** – This ordinance is effective upon adoption, except that subsection (E) shall be given effect after completion of the procedures set forth in *Virginia Code* § 24.2-129.

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Agenda Item No. 16. From the Public: Matters on the Agenda but Not Listed for Public Hearing or on Matters Previously Considered by the Board or Matters that are Pending Before the Board, *continued*.

Mr. Andrews said that a sign-up sheet had been created, with one individual scheduled to speak at 1:00 p.m., but he actually intended to speak at 6:00 p.m. He said that as a result, he would reopen the public speaking portion for an additional speaker.

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Mr. Stephen Whitman Herrick, Scottsville district, asked what they should do if they were suddenly surrounded, or saw others surrounded by people in ordinary clothing who, without showing legal authorization, attempted to force them into a nondescript vehicle. He said that for many years, he had worked for an international human rights organization, supporting freedom for people worldwide, including those under authoritarian regimes in countries like the USSR, Chile, and China.

Mr. Stephen Herrick said that he had witnessed similar scenarios, where arrests were made without proper authorization. He said that he never expected this to happen in their County. He advised that self-defense training should advise against allowing an apparently random stranger to coerce them into a vehicle. He said that in recent months, there had been arrests for impersonating ICE, and even when ICE identity was confirmed, what an officer said during an arrest may not be true. He said that ICE officers had often misrepresented themselves, their authority, and even claimed to be local police. He said that in their County, they were facing ICE conduct that was inconsistent with due process, eroding public confidence in and inclination to cooperate with law enforcement. He said that this, in turn, undermined the shared goal of reducing crime, a goal of both law enforcement and the public.

Mr. Stephen Herrick said that federal authorities typically did not conduct law enforcement operations in cities and counties without first alerting local authorities. He said that when ICE conducted itself in ways that contravened local norms, local authorities could formally protest, as some jurisdictions had done. He acknowledged that County authorities did not control federal law enforcement, and Virginia circuit courts must allow Commonwealth directives. He said that as local officials, however, they likely had significant influence over these decisions.

Mr. Stephen Herrick said that there were at least two things they could do: First, with respect to Section 10.1.15 of their County Code, they could publicly decline to prosecute those who nonviolently challenged ICE officers when they failed to provide bona fide evidence of their specific authorization to arrestees before taking them into custody. Second, he said that they could decline federal and state requests for County operation.

Mr. Andrews said that his speaking time had expired, and the public comment session was now closed.

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Agenda Item No. 18. **Public Hearing: SP202400001 Crozet Independence Day Celebration**.  
PROJECT: SP202400001 Crozet Independence Day Celebration  
MAGISTERIAL DISTRICT: White Hall  
TAX MAP/PARCEL(S): 05500-00-00-08000, 055000000080A0, 055000000080A1, 05500000008100, 055000000034B0, 055000000034A0, 05500000002300  
LOCATION: King Family Vineyard-6637,6640 Roseland Farm, 1006 Half Mile Branch Rd., 6568, 6750 Yonder Hill Farm, 6577 Jarman's Gap Road  
PROPOSAL: Community celebration, including fireworks  
PETITION: Section 18-10.2.2.42, Temporary Event Sponsored by a Non-Profit (Ref. Section 5.1.27)  
ZONING: RA, Rural Areas  
COMPREHENSIVE PLAN: Rural Area.

The Executive Summary forwarded to the Board states that at its meeting on March 11, 2025, the Planning Commission (PC) voted 6:0 to recommend approval of SP202400001 with the conditions stated in the staff report. No members of the public spoke at the public hearing.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

At the PC meeting, there was minimal discussion and no objections to the special use permit application. Following the PC meeting, the event organizers have continued to finalize the event management plan with public safety agencies and there are no major concerns with final event details.

Also following the PC meeting, the County Attorney's Office revised the proposed permit conditions, primarily to meet the requirements of County Code § 18-5.1.27.

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve SP202400001 Crozet Independence Day Celebration with the proposed conditions.

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Ms. Rebecca Ragsdale, Planning Manager, said she would be presenting this item for the Board's consideration and reviewing the specific request, as well as some site history and context.

Ms. Ragsdale said that this request was for a temporary event hosted by a non-profit organization, specifically the Crozet Community Association. She stated that they were all familiar with the Crozet community's Fourth of July celebrations and other community activities they hosted. She said that this request and special use permit would be limited to one event, which would be a Fourth of July community celebration.

Ms. Ragsdale explained that the event would conclude by 10:30 p.m. and would be located at King Family Vineyard. Ms. Ragsdale stated that the Crozet Community Association anticipated growth and popularity of this event and believed it could accommodate more attendees than the previous location at Crozet Park. She said that the event moved to Crozet Park last year due to the need for a larger blast zone for fireworks, but the King Family site offered ample space for this purpose.

Ms. Ragsdale said that the site was situated at the edge of the development area, zoned for rural areas to the west of Half Mile Branch Road, accessible from Route 64 and Jarman's Gap Road. She explained that this site had a rich history, primarily used for agriculture, including the vineyard and polo events. She stated that the vineyard was established in 1998 and was placed under conservation easement in 2000. She said that it had hosted various events, including the Pink Ribbon Polo event, a larger nonprofit event, and weekend polo events that took place from spring to fall.

Ms. Ragsdale reported that last year's community celebration was hosted here, and that was allowed through the zoning clearance process, which was an administrative type of permit. She said that this process still allowed them to review and finalize the event details. She explained that in this case, the event would primarily take place on the vineyard property near the polo field. She stated that other properties provided access to the site, ensuring a smooth traffic flow for the larger event.

Ms. Ragsdale said that there would be traffic control points at Half Mile Branch, Jarman's Gap, 250, and Hillsboro, as well as message boards required by VDOT. She explained that these boards would be posted before the event. She said that they would like to review the applicable criteria for special use permits and any specific requirements for the use being requested.

She stated that the general special use permit criteria applied to this request, as analyzed in the report, and she said it did not pose a detriment to surrounding properties or the area's character, nor did it impact public health, safety, and welfare.

Ms. Ragsdale explained that the supplemental regulations, which she would review next, provided more specific guidance on these concerns. She said that in terms of consistency with the comprehensive plan, the primary use of the property would remain agriculture, and this event would not conflict with or harm agricultural operations on this property or adjacent ones.

Ms. Ragsdale stated that the more specific regulations could be found in Section 5127 for temporary nonprofit events. She explained that these regulations focused on safety, which was one of their main concerns with events and special use permits. She said that in this case, the ordinance required close coordination with public safety agencies, including the Albemarle County Police Department, Albemarle County Fire Rescue, local volunteer organizations, and VDOT. She reported that other agencies, such as the Health Department and building officials, may also be involved in regulating food service and issuing tent permits as necessary.

Ms. Ragsdale said that they had spent numerous meetings and months reviewing this with the relevant agencies to ensure that all potential concerns were addressed. She explained that this included crowd control, crowd management, traffic management, vehicle access, emergency vehicle access, command and control, and communication on the day of the event. She stated that, upon reviewing the specifics of this request, she believed that with the special use permit conditions, the defined emergency and safety requirements were not necessary.

Ms. Ragsdale explained that they had established the parameters of the plan, and any changes would be confirmed through the zoning clearance process. She said that this final step involved confirming that all public safety agencies were satisfied with the event setup and plan, and that everything was in place for the event. She reported that she had already submitted their approvals for this year's event, and the final review and approval would occur each year through the clearance process.

Ms. Ragsdale stated that they also noted that some of these conditions mirrored supplemental regulations that had been previously discussed. She explained that they did not recommend establishing procedures for a bond but could do so if necessary in the event of cleanup issues after the event. She said that, in summary, they believed this event could be recommended for approval. She stated that the Planning Commission had already recommended approval and that no concerns were raised at the community meeting.

Ms. Ragsdale said that the event management plan had been thoroughly worked out, allowing them to confidently recommend approval. She explained that one concern was the increased traffic on Half Mile Branch Road, which they would prefer to see reduced on a regular basis. She stated that traffic control measures would be in place, managed by the police department, to mitigate this issue. She reported that VDOT had been involved in ensuring that necessary signage and safety measures were implemented to facilitate smooth ingress and egress.

Ms. Mallek said that she appreciated the acknowledgement of the community representatives' efforts in organizing this event. She said that she understood the concern about traffic, but she would like to note that for the past 20 years, on this particular day, everyone was aware that it would be a crowded event. She said that that was part of the fun, seeing familiar faces and people taking a more relaxed approach to leaving. She said that she was grateful for the winery's experience in managing traffic, particularly at the exits on Half Mile Branch, where headlights provided better visibility at night compared to daytime. She said that overall, she had no questions and appreciated the efforts.

Mr. Gallaway asked if the County supported community events with the backing of the fire department and all associated costs, or if there was a fee that must be paid to help offset those expenses.

Ms. Ragsdale said that there was a fee associated with the fireworks permit, which was necessary to cover the costs of the necessary permits and inspections.

Mr. Gallaway said that the presence of the outlet mitigated the potential drawbacks. He said that he assumed that there would be a truck onsite, staff would be present, and they would be overseeing the event.

Ms. Ragsdale confirmed that they did have the combination system in the County, but in this instance, the fees were structured differently. She said that there was only one fee and one permit required for the fireworks show itself, and she did not see additional fees for other staffing needs that would be covered by the fire/rescue combined system.

Mr. Gallaway said that there was likely a cost associated with hosting the event, but they incurred that cost in support of the event, regardless of who was holding it.

Ms. Ragsdale said she believed so, but there were other factors at play.

Mr. Gallaway stated that there were other places that had implemented similar solutions, and he believed they would likely support it in the same manner. He asked if they were offsetting the costs associated with this solution or were simply acknowledging its existence without addressing the underlying issues. He said that he was not making a judgment, he simply did not understand the reasoning behind their approach.

Ms. Ragsdale responded that for the police department, there was an established process for handling overtime. She said that for fire rescue, she was unable to answer that question regarding their career structure.

Mr. Gallaway said that Birdwood did host an event. He said that just to clarify, he had been joking earlier. He said that he was not certain, and that was why he was unsure.

Ms. Ragsdale said staff could follow up and ensure that they brought that information with them next time.

Mr. Gallaway said that there was some form of insurance coverage in place in the event of a catastrophe, such as a spill or leak, especially considering the dry conditions and potential for offsite damage. He said that if something were to occur onsite and not be contained, or if there was off-property damage, the company would be responsible for covering those costs.

Ms. Ragsdale said that in addition to the inspections before and after the event, there was also a radius requirement, and she confirmed that an insurance policy was required.

Mr. Gallaway said that if the worst-case scenario were to occur, then that would trigger coverage for any costs associated with such events, but he was uncertain about those specifics.

Ms. Ragsdale said that was indeed a requirement of the fireworks permit process, which involved confirming the insurance policy associated with the license.

Mr. Gallaway noted that was stated on the application.

Ms. Ragsdale confirmed that she was referring to the licensed fireworks operator.

Mr. Pruitt said his understanding was that this change would endure, and a change in ownership would be a permanent aspect of it.

Ms. Ragsdale clarified that this was true with a special use permit.

Ms. McKeel asked if they were to experience an extremely dry period of six weeks or more, whether the County had the authority to cancel the fireworks at the last minute, either on the day of the event or the day before. She said that she was concerned about this possibility, as they were eight inches behind in rainfall a couple of weeks ago. She said that she was curious to know what their ability was to say, "Fireworks cannot be held tonight due to unsafe conditions," or to postpone them for the next day or subsequent days.

Mr. Andy Herrick, County Attorney, said that the questions being raised were primarily related to fire protection, which would be addressed under the fire code. He said that there were permits in place for fireworks displays, and it would be up to the fire marshal to enforce those regulations. He said that the question before the Board this evening was solely a land use decision. He said that he understood that this was a special event, and he was not certain that Ms. Ragsdale or any of the staff would be aware of the answer to that question.

Ms. McKeel said that they had taken steps to ensure safety and the well-being of the community, even in the event of a dry situation, which was what she was concerned about.

Mr. Herrick said that the decision would ultimately be at the discretion of the fire marshal.

Ms. McKeel said that was fine, and according to the fire marshal's determination, the answer was yes.

Mr. Herrick said he believed it would be the fire marshal's responsibility; he did not have the answer to that question, but the fire marshal would.

Mr. Andrews opened the public hearing. He said that Mr. James King, representing King Family Vineyards, was the applicant.

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Mr. James King, co-owner of King Family Vineyards in Crozet, expressed his gratitude for the time and consideration given to him this evening, and he thanked Ms. Ragsdale and her team in Community Development for their support. He said that it had been a pleasure working with them to ensure the success of this event, should it happen. He said that he was joined by his friend Tim Tolson, who would be running the event.

Mr. King said that as the president of the Crozet Community Association, Mr. Tolson had taken on the responsibility of hosting this event. He said that they were simply trying to host and make this event a success. He said that this event had been a part of their community since after World War II, and the fire department had been instrumental in its organization for many decades.

Mr. King said that as Crozet had grown over the past 15 years, the fire department was no longer able to support the event itself, so Mr. Tolson and the citizens of Crozet had stepped in to ensure that it continued to be a great celebration and community gathering. Mr. King said that he had read an article in the Crozet Gazette by Mike Marshall, around 2023, which suggested that a large landowner nearby might step up to support the event. Mr. King said that they were trying to do just that. He said that last year, they had successfully hosted the event with Ms. Ragsdale's guidance through zoning clearance, and it had been a great success. Everyone had a good time, although there were some issues with parking.

Mr. King said he believed that with the collaboration they had with Ms. Ragsdale, the fire department, police, VDOT, and all the community partners present, they had a better plan in place, and he was confident that it would continue to improve with each passing year. He said that he believed the conditions set forth by Community Development and this Board, requiring annual zoning clearance, were a good thing. He said that he believed Ms. Ragsdale was doing her job by ensuring that they conducted their due diligence as a host and co-host, and that they maintained proper communication with all community partners to ensure the safety of attendees and nearby residents. He said that that was their goal.

Mr. Andrews asked for members of the public who had signed up to speak.

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Mr. Tim Tolson, President of the Crozet Community Association, stated that the fire marshal and assistant fire marshal typically decided whether to launch fireworks at 9:30 or 9:45 p.m. just before the event started. He said that the Crozet Volunteer Fire Department always had a brush truck onsite, ready to respond in case of an emergency, and this setup made the fireworks event relatively safe in terms of fire and rescue. He said that the King Family Vineyard had a pond with a water hookup, providing an extra layer of protection in case of a runaway fire. He said that as a result, they felt more protected at the park than at the vineyard.

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Ms. Mallek commented that she appreciated his preparation.

Board members expressed their appreciation to the event organizers.

Ms. Mallek **moved** to approve SP202400001 Crozet Independence Day Celebration. Ms.

LaPisto-Kirtley **seconded** the motion.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.  
NAYS: None.

**RESOLUTION TO APPROVE SP202400001  
CROZET INDEPENDENCE DAY CELEBRATION**

**WHEREAS**, upon consideration of the staff report prepared for SP202400001 Crozet Independence Day Celebration, the recommendation of the Planning Commission and the information presented at the Commission and Board public hearings, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-5.1.27, 18-10.1, and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds:

1. that the proposed special use would:
  - i. not be a substantial detriment to adjacent parcels;
  - ii. not change the character of the adjacent parcels and the nearby area;
  - iii. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the zoning district, with the applicable provisions of Albemarle County Code § 18-5.1.27, and with the public health, safety, and general welfare (including equity); and
  - iv. be consistent with the Comprehensive Plan;
2. that the public roads serving the site are adequate to accommodate the traffic which would be expected to be generated by the event; and
3. that the character of the proposed use would be in harmony with the public health, safety and welfare, and uses permitted by right in the district and would not be of substantial detriment to adjacent property in terms of smoke, dust, noise, hours of operation, artificial lighting or other specific identifiable conditions which may be deleterious to the existing uses of the property.

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Board of Supervisors hereby approves SP202400001 Crozet Independence Day Celebration, subject to the conditions attached hereto.

\* \* \*

**SP202400001 CROZET INDEPENDENCE DAY CELEBRATION- Conditions**

1. The event must be held both (a) no more than once annually and (b) within ten days of July 4.
2. The event must end no later than 10:30 p.m.
3. The owner(s) must apply for a zoning clearance at least 60 days before the event and must receive a zoning clearance prior to each event.
4. The owner(s) must provide a final event plan satisfying the criteria of Albemarle County Code § 18-5.1.27, which plan is subject to approval by VDOT, and the Albemarle County Police and Fire Rescue Departments.
5. The owner(s) must receive approval from the Director of Planning of a preliminary plan showing access, parking, vehicular and pedestrian circulation, and method of separation of these elements.
6. The organization must have made adequate arrangements with the County Sheriff, fire and rescue squads, and the local office of the Virginia Department of Health for the conduct of the event.
7. Adequate arrangements must be made for the removal of trash and debris, reseeding and general restoration of the site following the event. The Board of Supervisors may establish and require the posting of a bond in an amount deemed by the Zoning Administrator to be sufficient for such purpose.

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Agenda Item No. 19. **Public Hearing: ZMA202400004 Flow Steep Slopes Amendment.**  
Advertised as **ZMA202400004 Flow Toyota & Mercedes Slopes Rezoning.**

PROJECT: ZMA202400004 Flow Toyota & Mercedes Slopes Rezoning  
MAGISTERIAL DISTRICT: Scottsville  
TAX MAP/PARCEL(S): 07800000001400, 078000000014A0, 078000000014E0  
LOCATION: 1357 and 1381 Richmond Road  
PROPOSAL: Rezone Preserved Steep Slopes to the Managed Steep Slopes Overlay District;  
Remove proffers of ZMA201600023.  
ZONING: HC Highway Commercial, EC – Entrance Corridor Overlay District; Steep Slopes  
Overlay District – Managed; Steep Slopes Overlay District – Preserved  
COMPREHENSIVE PLAN: Community Mixed Use, Commercial Mixed Use. Secondary  
residential, office/R&D/flex/light industrial, institutional; Parks & Green Systems of the Pantops  
Master Plan.

The Executive Summary forwarded to the Board states that, at its meeting on February 25, 2025, the Planning Commission (PC) voted 6:0 to recommend denial of ZMA202400004 for the reasons stated in the staff report. No members of the public spoke at the public hearing. Attachments A, B, and C are the PC staff report, action letter, and meeting minutes. Staff recommended denial at that meeting based on two primary concerns:

- 1. The request included slopes that present more characteristics of Preserved Slopes than Managed Slopes.
- 2. The rezoning proposed to remove a 2.47 acre preservation area proffered with ZMA201600023 that provides protection for an intermittent stream but no equivalent measures were offered to offset those impacts.

Staff recommended denial of the request reviewed at the PC public hearing (Figure 1) because it included the entirety of all Preserved Slopes on parcels 07800000001400, 078000000014A0, and 078000000014E0. However, both staff and the PC acknowledged portions of Preserved Slopes on 078000000014A0 are around a previously approved and constructed stormwater basin and could potentially support a more limited request that included less area. Additionally, staff believed that the proposal should provide mitigation to offset the loss of slopes and the 2.47-acre preservation area, provide hillside clean-up and stabilization, and include adequate area for plantings.

Following the PC meeting, a revised application and proffers were submitted. (Attachments D and E) The request is reduced and now limited to a 15,704 square foot area as shown on Attachment D and in Figure 2 below. Newly-submitted proffers now address the concern of the 2.47-acre preservation area previously proffered by providing on-site stormwater treatment for phosphorus reduction equal to twice the total phosphorus load reduction provided by 2.47 acres of forest land cover on the property. Replacement of the existing stormwater facilities with new enhanced stormwater facilities, agreement on a stream buffer area, and proposed stabilization on 078000000014E0 would improve the overall quality of this stream watershed.



Figure 1: Concept dated October 22, 2024

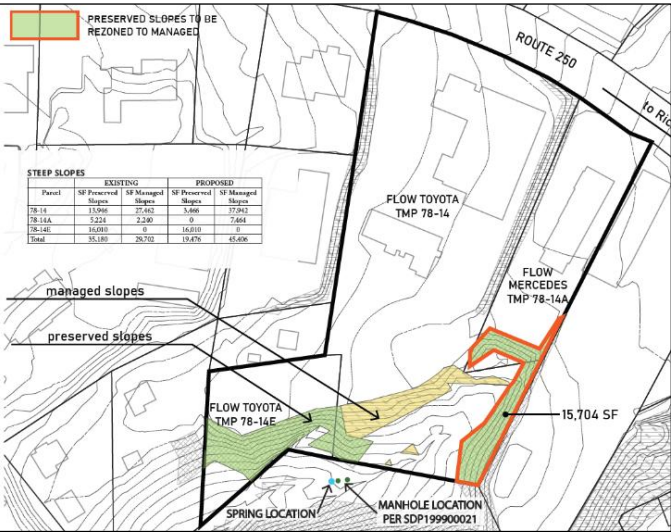


Figure 2: Concept dated April 9, 2025

Staff believes that prior concerns have been addressed and recommends that the Board adopt the attached Ordinance (Attachment F) to approve the rezoning from Preserved to Managed Slopes subject to the newly-submitted proffers (Attachment E).

Ms. Ragsdale said that she would be reviewing the site, its history, and the specifics of the request, including a recap of the Commission’s action and any updates since it was heard by the Commission. She said that this was a rezoning request specific to the steep slopes overlay district. She said that this was a vicinity location map, showing three parcels owned by Flow Automotive Group,

located along Route 250 and on the hillside of Pantops Mountain. She said that the parcels were oriented to the mountain and drained towards the back of the property. She said that the area was primarily commercial, with the Carriage Hill apartment complex and residential community located behind it, and the Rivanna River forming the border with the City.

Ms. Ragsdale referenced a map that was an aerial view of the critical slopes or steep slopes overlay district, noting the parcels outlined in white. She reported that the request sought to change the zoning for parcels 14, 14a, and 14e, primarily located on 14a and 14, and also to amend a prior proffer. She said that the area in yellow was previously subject to the first steep slopes overlay district rezoning in 2016. She said that the steep slopes overlay district was established in 2014, and this amendment affected not only that district but also a prior set of proffers covering all three parcels.

Ms. Ragsdale stated that the area was zoned for heavy commercial use, indicating an area shown in red. She said that the purple represented planned development mixed-use commercial, and the brown represented residential, specifically the Carriage Hill development. She noted that the site was adjacent to 250 Richmond Road. She pointed out the zoning map, and the Pantops Master Plan, with the red indicating commercial recommendations for the property as well as mixed-use. She said their master plans included various mixed-use categories, as they had been discussing with AC44. She said that the brown represented community mixed-use. She said that the green areas represented the critical slopes and other natural features between the properties owned by Flow and the Carriage Hill community, and they extended down towards the Rivanna River.

Ms. Ragsdale stated that regarding the overlay district, these three parcels were shown with topography lines and some natural features. She said that everything in green was designated as preserved slopes, while the yellow areas were managed. She said that in this case, the preserved slopes were part of an intermittent stream that drained to the Rivanna River. She said that although the stream was not buffered due to its location in the development area and not within a watershed water supply, it was still considered a preserved slope. She said that a managed or preserved designation in the development area did not automatically imply management.

Ms. Ragsdale reported that they had examined the overall characteristics of the slopes, and in this case, the request to the Planning Commission was for the entirety of the preserved slopes on all three parcels. She said that the current request had been refined and now included slopes that had been disturbed with prior actions that were lawfully permitted under prior ordinances, but it also included the Pantops hillside system, despite that being disturbed.

Ms. Ragsdale stated that they aimed to mitigate any impacts to the preserved slopes by eliminating slopes that still had preserved characteristics from the request. She noted that the area in red represented the current request, which was 15,704 feet, and was limited to slopes that were part of prior manmade disturbance, including the area around the stormwater pond. She said this area was situated near an existing stormwater facility and was located between the flow property and the parking area, as well as the back of a car facility. She said that as a result, it had eliminated any requests to preserve the slopes on 14E. She said that the slopes would remain, and they had significantly reduced the prior requests to the Planning Commission, aligning their requests more closely with managed slopes rather than preserved slopes. She stated that this revised proposal was a reference to the prior proposal and the changes they had made, including eliminating the area and reducing their overall request from preserved to managed.

Ms. Ragsdale reported that the property also had a prior proffer that required a 2.47-acre preservation area to offset any impact to the disturbance of the slopes and standing water features. She said that the change in the slope's designation was limited to the red area, referred to as the hook or cane shape, which would remain as preserved slopes and not be developed. She said that the proffer had been replaced, and the request now required stormwater treatment onsite equal to twice the total phosphorus load.

Ms. Ragsdale said that in this case, they could have provided for stormwater treatment in a zoning district, and they would have provided a detailed plan for that 2.47 acres of forest land cover. She said that since they were no longer requesting the preserved area, they were not losing the entire area, as the allowed uses were still limited for preserved slopes. She said that with managed development, they could comply with the design standards in the steep slopes overlay district, which they had included in the packet that was sent to the Board.

Ms. Ragsdale stated that this enhanced stormwater management would also improve the conditions onsite, thereby reducing downstream erosion and mitigating the issues that had been occurring. She said that her engineering staff, who were present this evening, had visited the site several times. She said that they had worked closely with the applicant since the Planning Commission to refine the request, ensuring it could now be supported. She said that specifically, they were able to support the request because it was limited to those slopes that met the characteristics of managed development. She said that the applicant had also offered a substitute, which provided equal or better protection than the original preservation area.

Ms. Mallek said that the benefits of this change were unclear, as she was not aware of any increase in paving, construction, or another factor at play. She said that she must have misinterpreted the map, as she was not seeing it in the packet.

Ms. Ragsdale responded that she did not have a detailed concept plan for this rezoning request,



unlike some of her other proposals. She said that the intent was that the back area would be available for additional parking, and they were attempting to increase parking on the site, which was currently constrained. She said that visiting the site shows the need for more parking.

Ms. Mallek asked for clarification that the new impervious area, if it were to be implemented in the future, would have its own stormwater requirements in addition to the existing requirements.

Ms. Ragsdale confirmed this.

Mr. Andrews said that the 2.47 preservation area had a managed slope within it, which was part of a preservation area proffer, and he was trying to understand what could have been done with a managed slope inside the preservation area, given the distinction between preserved and managed areas.

Ms. Ragsdale explained that given that the preservation area had been applied to it with the proffer, it was then recorded as part of the stormwater management. She said that the easement or required open space easement now provided flexibility in that managed area, allowing for the development of more parking. She said that any of the by-right uses that were allowed could now be available if they amended the entire preservation area that was already in place for stormwater management.

Mr. Andrews said that it would be fair to say that they were losing both aspects of the managed slope, as it was previously part of a preservation area, and he agreed that it was a valid point. He said that his other question was to gain a better understanding of the phosphorus treatment capabilities, which he may have heard the applicant or engineers discuss. He said that the question he thought Supervisor Mallek was asking was whether there was additional required permitting related to the actual use of the property down the road.

Ms. Ragsdale responded that the proffer requirements would be more stringent than what they currently comply with in terms of site plan requirements and the water protection ordinance and state regulations for stormwater. She said that the proffer would require them to submit a site plan that would undergo the by-right site plan process.

Mr. Andrews asked if the phosphorus treatment became effective when it was applied, required immediately upon opening the slope for removal or modification, or if it was only necessary when the property was actually in use.

Ms. Ragsdale said that this provision applied to new development and did not require any specific measures unless the developers submitted a new site plan. She said that one of their engineering staff members could provide a more straightforward explanation of the total phosphorus load reduction at the podium if desired.

Mr. Greg Krystyniak, Civil Engineer II and Plan Reviewer, said that the question about phosphorus reduction was addressed during the site plan review of the plans and the subsequent computations, which would be the regular process they would follow for any project, determining the pounds of phosphorus removal required for this specific project.

Mr. Andrews asked about the source of the phosphorus.

Mr. Krystyniak explained that it was a measure of pollution resulting from vehicle use and impervious surfaces, such as rooftops, parking lots, and asphalt surfaces. He said that this type of pollution encompassed all kinds of pollutants, including oily substances, that were released from developed sites.

Ms. Mallek said that she had a question regarding the sediment in nitrogen as it pertained to the treatment of this enhanced treatment. She asked if everything would be filtered, or if this was an onsite alternative to a traditional septic system.

Mr. Krystyniak responded that it was a standard requirement to consider treatment for all components, including sediment load and phosphorus. He said that while phosphorus was a key point, everything was taken into consideration. He said that a crucial aspect of this was that many times, phosphorus or buying nutrient credits were mentioned, and in this case, the proffer was committing to treatment on the actual site, which was an extra benefit to the immediate area.

Mr. Andrews asked about the treatment process at the edge of the property, and whether they captured whatever was coming off the surface and then treated it right there.

Mr. Krystyniak confirmed that this was correct. He said that as Ms. Ragsdale had mentioned, there was an existing basin that had been constructed and sized for the development at that time. He said that the engineers would properly size it and work with staff to review it, ensuring that it met the requirements for the new footprint and the new impervious surface, regardless of how the parking was reconfigured and any additional impervious area that was added.

Mr. Andrews opened the public hearing. He said that the applicant, represented by Kelsey Schlein of Shimp Engineering, was welcome to speak.

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Ms. Kelsey Schlein of Shimp Engineering said she was joined tonight by Justin Shimp, the engineer on the project, stating that they were here representing Flow 1357 and Flow 1381, LLC. She said that there were several questions regarding the potential loss of a preservation area. She explained that the 2.47-acre preservation area was not only a proffered commitment, currently in place as a result of the 2016 rezoning, but it was also a DEQ open space easement.

Ms. Schlein said this meant that even if this project were approved tonight, the new proffers they had proposed would take effect, but the DEQ open space easement could not be released until they formally modified the plan and submitted a modified stormwater management plan. She said that as a result, this easement would remain in place until they had a new plan approved and could release it to meet their needs. She said the new proposed proffer, which offered twice the amount of onsite phosphorus reduction compared to the current open space easement. She clarified that there were two layers to the preservation area, the proffered commitment and the DEQ open space easement, and they needed a formal plan to amend the easement.

Ms. Schlein provided a brief overview of Flow companies and their impact on Albemarle County, noting that the company had operated in Albemarle County since 2003. She said they currently had 15 franchises, employing 426 people in the County, and their dealerships served many counties in the surrounding area. She said that Flow had invested more than \$24 million in Albemarle County, with capital improvements expected to exceed \$33 million, and the request tonight would allow them to expand their location. Ms. Schlein said that the request before them specifically pertained to the slopes, which she believed would be a significant undertaking.

Ms. Schlein expressed her gratitude to staff for their coordinated effort on this matter, stating that she believed they had a stronger application than they did at the Planning Commission, having made responses, conducted a site visit, and walked the site with staff. She said that she thought they were in a good position now to redesignate slopes that more closely captured the characteristics of managed slopes rather than preserves. She said that for now, this redesignation presented an economic development opportunity for Flow to continue utilizing the site and to meet manufacturer requirements from Flow Toyota for onsite spaces. She said that this would enable them to become more compliant with corporate regulations for sites of this type.

Ms. Schlein said that as Ms. Ragsdale had noted, it was clear that the parking spaces were currently slanted, and the area was quite tight. She noted that the site had operated as a car dealership and had been developed and operated in some capacity since the 1960s. She said that over the years, regulations had changed, formalizing parking, striping, and curb and gutter requirements. Unfortunately, she said, these current requirements were not embodied on the site, as it had expanded before modern-day regulations for development areas in Albemarle County. She said that she would also like to note some of the Planning Commission discussion, as it may appear confusing that they left with a unanimous recommendation for denial, but they are before the Board that evening with a recommendation for approval from staff.

Ms. Schlein said that she would note some key points from the Planning Commission discussion, as it may appear confusing that they left with a unanimous recommendation for denial, only to have staff present a recommendation for approval tonight. She called out some key text from the minutes of the Planning Commission meeting, which were made after the formal vote for denial, which was for a redesignation of all the preserved slopes on the property, not just the 15,704 square feet before the Board tonight. She emphasized that the Commission noted strong support for the revised proposal, which was the proposal before the Board tonight.

Ms. Schlein said that in response to that conversation, they revised the rezoning request to be specific to 15,704 square feet of preserved slopes and they have also provided a proffer statement for onsite stormwater treatment, which would offer two times the phosphorus reduction than what would be provided by the 2.47 acres of open space. She said that if you rotated the site 20 degrees, so that Route 250 was visible, you would see the Flow Mercedes site plan, which is underlaid by the preserved steep slopes overlay map. She noted that the grading plan was intended to establish the stormwater facility, and this grading was manmade and was shown on an approved site plan. She said the slopes in this area did not have characteristics of natural slopes, noting that there was a grading plan extending up to the edge of the property.

Ms. Schlein said they also had Carriage Hill, which wrapped around the continuously connected slope area. At the rear of Carriage Hill, she said, it was evident that the grading was all manmade. Given this, she said, they believed that these slopes clearly exhibited the characteristics of managed slopes, rather than preserved ones. She said the location of a spring on Carriage Hill's property was also a good support for their redesignation proposal. She said there was a 100-foot offset from the spring location, which meant the stream was not subject to the stream buffer regulations, as it was an intermittent stream in the development area.

Ms. Schlein stated that they wanted to demonstrate to staff that the slopes they were proposing to redesignate, which showed evidence of prior disturbance, were largely shown on prior grading plans and approved site plans. She said that there was, however, a spring location, and if they were to put a 100-foot buffer off of that, they would not be redesigning any slopes within that area. She said that ultimately, she believed that with the improvements here, it may seem counterintuitive to say that developing this site might actually improve water quality in this area.

Ms. Schlein said that behind this site, many of the surrounding properties were developed long before modern stormwater regulations were in place. She said that there was a large pipe that outfalls in this location, resulting in unmitigated runoff that had eroded a gully over years. She said that by improving this site, they had worked through conceptual plans to capture and abate the water, stabilizing many of the slopes in this area, which were unstable in certain areas.

Ms. Mallek asked if the new stormwater facility would be able to handle the increased quantity and velocity of stormwater from the extended parking area, as well as the eastern outfall they plan to capture and convey there.

Ms. Schlein said that they were going to bypass their current facility and stabilize the existing outfall pipe with riprap and channel stabilization where it outfalls. She said their facility would then capture all the quantity runoff from their increased impervious area, also confirming that there would be no more going through the gully after completion.

Mr. Gallaway said that he would like to see a connection between the proposed lot and the current one, as well as a connection to the Toyota lot through the back area.

Ms. Schlein responded that there was an existing narrow connection between the two sites, so they would be expanding on that to allow both sites to access the area.

Mr. Gallaway asked if the approximate, existing, and actual managed slope would allow vehicles to drive into that area and connect back there as well, or whether that area would be closed off.

Ms. Schlein said there would be a grade difference there, pointing out the main access point. She said it is likely that the lot would be shared among a few dealerships that utilize it.

Mr. Gallaway asked if any of the existing tree screening would remain between Carriage Hill and this property line and stormwater management area.

Ms. Schlein responded that they had a significant amount of screening on their property, and they would have to comply with whatever screening regulations were in place for the site plan in Albemarle County. She said that they would need to adhere to all applicable regulations. She said that conceptually, grading is fairly close to the property line, but during site plan review, they may need to add some screening to comply with landscaping regulations in the ordinance.

Mr. Gallaway commented that the area in its entirety had not been in a great condition, beyond the water collecting there.

Mr. Pruitt said that what struck him now was that this proposal did not receive a community meeting, likely due to its proximity to prominent residential properties, which could potentially impact them. He said that he felt he had asked this question before, but he was wondering about the criteria used to determine whether a community meeting was required. He said that based on his understanding, it seemed that the decision was often made on a case-by-case basis, rather than adhering to strict criteria.

Ms. Ragsdale explained that the decision to hold a community meeting depended on the nature of the request. She said that if it was a narrower technical request, they typically did not require a community meeting. She said that there had been instances where they had waived this requirement for specific types of requests, such as this one, and with certain special use permits.

Ms. Ragsdale pointed out that the abutting property owners were still notified, and they had not received any public comments to date. She said that the key difference in this case was that it did not include the broader 500 feet radius. She said that a common rule of thumb for requests like this was that they were typically handled with community meetings, but for very narrow requests or those with only technical requirements, it may be done in a more streamlined manner.

Mr. Pruitt mentioned that a commercial industrial property in the Scottsville District was undergoing a technical amendment in the Woolen Mills area. He said that the property had received a public meeting, which was quite productive, with many concerns raised and likely resulted in a better-quality proposal for the Planning Commission, but their meeting took place just two days later, and he wondered if a community meeting could have prevented some of the issues that arose during that process. He said that in retrospect, it seemed that a community meeting might have been warranted.

Mr. Pruitt added that when a community was not given the opportunity to provide input, it could be troubling. He said that the fact that the decision-making process was not always clear or predictable raised concerns for him. He said that he believed that the process should be more predictable, even if the decisions were not.

Mr. Andrews said that he was trying to gain a better understanding of the post-stormwater management facility, as it seemed to be well-suited for handling runoff from the new parking spaces. He said that he may have addressed this before, but he wanted to confirm that he had heard it correctly. He said that the facility's design did not appear to impact any of the upstream areas, including the existing parking spaces that would drain into it. He said that he was concerned about the potential runoff from the Toyota lot, and he wondered if the runoff from the Mercedes lot would also be directed towards the facility.

Ms. Schlein said this facility would essentially capture all the runoff from the expanded parking area, as well as the natural runoff that flowed across the property in this direction.

Mr. Andrews said that there were no existing drains on the property that were diverting that flow elsewhere, noting that the water had been draining out the back of the property.

Ms. Schlein said that there was some curbing on Mercedes Boulevard, which was actually part of a site plan. She said that the rear of Toyota, however, was simply pavement with no curb and gutter, no inlets, and no rules governing the design.

Mr. Andrews said that the proposed facility would also protect what was below it, which was an improvement over the previous site. He said that this was a positive change, and without it, he believed they would still have had the runoff issue from those areas into the gully.

Ms. Schlein stated that there were currently no stabilization measures in place.

Mr. Gallaway said at the corner of Honey Car, where a fenced-off area was located, there was a stormwater pipe running underneath it, directly to the adjacent area. He said that the natural water flow was causing it to hit that corner hard, right by the managed area and the two structures. He said that as a result, the water would spill over the side and flow onto their side. He said that it appeared to be a drop, but it should be lower, and he was surprised that it was built up in the first place.

Mr. Justin Shimp, project engineer, confirmed that there was some stormwater runoff that originated offsite and flowed into their parking lot. He said that some of this water was directed under various drains that led to an existing washed-out gully beneath the parking lot, which created a balance between the onsite and offsite stormwater management. He said that to address this, they would be capturing additional area within their facility to effectively manage the stormwater runoff. He added that there were untreated areas they would be addressing to improve the overall situation.

Mr. Gallaway asked if they were responsible for collecting all runoff from the parking lot.

Mr. Shimp confirmed this, stating that they would need to engineer their facility to handle offsite runoff and treat it to mitigate the impact on the open space easement value. He said that for context, the state provided a theoretical amount of treatment that could be obtained from an open space area. He emphasized that this was not a pristine forest, but rather an eroded gully. He said that as a result, they would use this theoretical amount as a basis and treat the corresponding quantity in a stormwater pond, capturing water that flowed in from various directions, primarily from the Honey Car side and the back of Mercedes and Toyota vehicles. He said that they may also consider installing a drain to pipe water from the Toyota side to meet the requirement. He added that while they had not yet progressed to this point, they would treat the water by capturing areas that already flowed in a similar direction within the stormwater facility.

Mr. Andrews stated that he was unclear about the stormwater facility's treatment process and whether it was simply holding the water or actually treating it.

Mr. Shimp said this facility would likely be either a biofilter or an extended detention facility. He explained that a biofilter utilizes soil media that allows plants to grow, a concept that may have been previously seen. He said that in a biofilter, sediment gets trapped, and nitrogen and phosphorus are filtered out through the plants. He said that an extended detention facility functions as an engineered wetland that achieves a similar effect. He said that by designing it with specific holding areas and aquatic vegetation, sediment is captured and treatment occurs. He said that the State had developed a calculation for these systems, which they followed and prepared based on the site's unique circumstances, according to their guidelines.

Mr. Andrews closed the public hearing and brought the matter back before the Board.

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Mr. Pruitt **moved** to adopt the ordinance to approve ZMA202400004 Flow Steep Slopes Amendment, as presented in Attachment F. Ms. Mallek **seconded** the motion.

In further discussion, Mr. Andrews asked if this incorporated the newly submitted proffers, which staff confirmed.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.  
NAYS: None.

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**ORDINANCE NO. 25-18(3)**  
**ZMA 2024-00004**

**AN ORDINANCE TO AMEND THE ZONING MAP FOR PORTIONS OF  
PARCELS 07800-00-00-01400, 07800-00-00-014A0, and 07800-00-00-014E0**

**WHEREAS**, Zoning Map Amendment application ZMA2024-00004 (Flow Steep Slopes Amendment) was submitted to rezone portions of Parcels 07800-00-00-01400, 07800-00-00-014A0, and 07800-00-00-014E0 from Preserved Slopes to Managed Slopes; and

**WHEREAS**, , after a duly noticed public hearing of the Planning Commission on February 25, 2025, the applicant submitted a revised application and proffers that address the concerns associated with the initial application;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the transmittal summary and staff report prepared for ZMA 2024-00004 and their attachments, the Proffers signed April 24, 2025, the applicant's "Narrative + Exhibits" revised April 9, 2025, the information presented at the public hearings, any written comments received, the material and relevant factors in *Virginia Code* § 15.2-2284 and *Albemarle County Code* § 18-33.6, and for the purposes of public necessity, convenience, general welfare, and good zoning practices, the Board hereby approves ZMA 2024-00004 (as shown in the applicant's "Narrative + Exhibits" revised April 9, 2025), subject to the Proffers signed April 24, 2025.

Original Proffers      X    
Amendment                      

**FINAL PROFFER STATEMENT**

ZMA Number and Name:    ZMA 2024-00004 Flow Slopes Rezoning  
Parcel Numbers:            07800-00-00-014A0, 07800-00-00-01400, 07800-00-00-014E0  
Owner:                      Flow 1357 Richmond LLC and Flow 1381 Richmond LLC  
Date of Proffer Signature:   April 24, 2025  
TMP 07800-00-00-014A0: 5,224 square feet of preserved slopes to be rezoned to managed slopes  
TMP 07800-00-00-01400: 10,480 square feet of preserved slopes to be rezoned to managed slopes and removal of proffered conditions approved with ZMA201600023  
TMP 07800-00-00-014E0: Removal of proffered conditions approved with ZMA201600023

Flow 1357 Richmond LLC is the owner of Albemarle County tax parcels 07800-00-00-01400 and 07800-00-00-014E0 (together, the "Toyota Parcels") and Flow 1381 Richmond LLC is the owner of Albemarle County tax parcel 07800-00-00-014A0 (the, "Mercedes Parcels"). The Toyota Parcels and the Mercedes Parcel are, collectively referred to herein, as the "Property." Flow 1357 Richmond LLC and Flow 1381 Richmond LLC are, collectively referred to herein, as the "Owners." The Property is the subject of rezoning application ZMA No. 202400004, a project known as, "Flow Slopes Rezoning" (the "Project").

Pursuant to Section 33 of the Albemarle County Zoning Ordinance (Chapter 18 of the Albemarle County Code), the Owners hereby voluntarily proffer the conditions listed below, which shall be applied to the development of the Property if 15,704 square feet of preserved slopes are rezoned to managed slopes. These conditions are proffered as a part of the requested rezoning and the Owners specifically deem the following proffers reasonable and appropriate, as conclusively evidenced by the signatures below. The signatories below signing on behalf of the Owners covenant and warrant that they are authorized signatories of the Owners for this proffer statement. Upon approval, these proffers shall supersede and fully replace all proffers associated with ZMA201600023 that applied to the Toyota Parcels, which shall thereafter be of no further force or effect.

1. **ON-SITE STORMWATER TREATMENT:** The Owners shall provide on-site stormwater treatment for phosphorus reduction equal to twice the total phosphorus load reduction provided by 2.47 acres of forest land cover on the Property, as calculated using the Virginia Department of Environmental Quality’s Runoff Reduction Method – New Development Compliance Spreadsheet (Version 4.1).

(Signature Pages Immediately Follow)

WITNESS the following signatures:

OWNER:

Owner of 07800-00-00-014A0

FLOW 1381 RICHMOND LLC

[Signature]

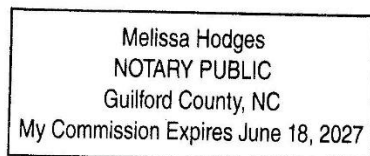
STATE OF NC

CITY/COUNTY OF Forsyth, to wit:

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of April 2025  
by Flow 1381 Richmond LLC.

My Commission expires: 6/18/27

[Signature]  
Notary Public



**OWNER:**

Owner of 07800-00-00-01400 and 07800-00-00-014E0

**FLOW 1357 RICHMOND LLC**

*[Signature]*

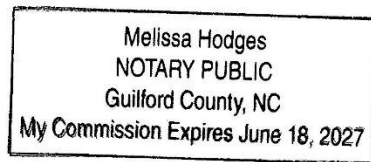
STATE OF NC

CITY/COUNTY OF Forsyth, to wit:

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of April 2025  
by Flow 1357 Richmond LLC.

My Commission expires: 6/18/27

*[Signature]*  
Notary Public



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Agenda Item No. 20. From the Board: Committee Reports and Matters Not Listed on the Agenda.

Item No 20.a. Letter of Support for the Botanical Garden of the Piedmont Chesapeake Bay Small Watershed Grant Application.

Ms. Mallek moved to authorize a letter of support for the Botanical Garden of the Piedmont Chesapeake Bay Small Watershed Grant Application. Ms. McKeel seconded the motion

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Andrews, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Ms. McKeel, and Mr. Pruitt.  
NAYS: None.

\* \* \* \* \*



Beatrice (Bea) J.S. LaPisto-Kirtley  
Rivanna

Michael O. D. Pruitt  
Scottsville

Ann H. Mallek  
White Hall

**COUNTY OF ALBEMARLE**  
Office of Board of Supervisors  
401 McIntire Road  
Charlottesville, Virginia 22902-4596  
(434) 296-5843

Diantha H. McKeel  
Jack Jouett

Jim H. Andrews  
Samuel Miller

Ned L. Gallaway  
Rio

May 7, 2025

Chesapeake Bay Small Watershed Grants Review Committee  
National Fish and Wildlife Foundation  
1625 Eye Street NW, Suite 300  
Washington, DC 20006

Dear Chesapeake Bay Small Watershed Grants Review Committee:

The Board of County Supervisors in Albemarle County, Virginia is proud to support the Botanical Garden of the Piedmont's (BGP) application to the Chesapeake Bay Small Watershed Grants program. Three acres of the BGP property are located in Albemarle County. We approved this use of the land for the botanical garden and their Schematic Plan was unanimously approved by our Planning Commission.

We are excited by BGP's mission to welcome all community members and visitors to engage in nature, to inspire learning through the beauty and importance of plants, to advance sustainability, and to promote human and environmental well-being. We share their vision to create and maintain a garden that unites plants native to our region with complimentary architecture and landscape design; to provide community access to the garden and its natural spaces for exploration, observation, and restoration; to provide affordable, engaging educational programming and inspirational experiences for all ages; and to commit to inclusion, excellence, and upstanding management while maintaining a positive impact on the ecosystem and our community.

In the past six years, we have seen the property improve substantially through BGP's stewardship. They have made it a healthier, more diverse habitat for plants, birds, and aquatic life, and they have devoted tremendous planning and effort toward making the site welcoming and usable by our community. Visitation has increased steadily due to BGP's proactive outreach to the community and its proximity to major roadways, bike paths, and hiking trails, including several Albemarle County neighborhoods and schools.

This garden is already a community resource for everyone in Albemarle County. Environmentally, the garden is strengthening the local ecosystem and helping to curb pollution. Economically, it's beginning to attract tourism and contribute to commerce in our region. Socially, it is supporting our county as an education center and social hub that is public, open air, and free. But most significantly, research indicates that physical and mental health outcomes are improved for people of all ages who have regular access to natural environments. BGP is playing an important role in environmental education and sustainable community development. We embrace the role BGP plays in our community and support their application to the Chesapeake Bay Small Watershed Grants program.

Sincerely,

Jim H. Andrews  
Chair, Albemarle County Board of Supervisors

CC:  
Albemarle County Board of Supervisors  
Jeffrey B. Richardson, County Executive  
Andy Herrick, County Attorney  
Jill Trischman-Marks, Executive Director, Botanical Garden of the Piedmont



Item No 20. b. Other Matters.

Ms. Mallek commented that the implications, expectations, and potential solutions for their courthouse events were unclear to her. She said that they had gathered some valuable information from speakers such as John Whitehead, and she was struggling to determine how to effectively utilize this information. She said that perhaps this was a topic they could revisit at a later time, but she wanted to pose the question to encourage collective consideration.

Ms. LaPisto-Kirtley reported that from the CACVB (Charlottesville-Albemarle Convention & Visitors Bureau) meeting regarding CHO Airport, she discovered that there were 29 private planes that had hangars at the airport, and they spent more time there than anywhere else. She said that these were the only ones that were required to pay taxes to the County. She said that she was surprised to learn this, as she had assumed that all users would be responsible for paying taxes. She said that the estimated annual activities at CHO were now \$30 million, and their passenger traffic had reached approximately 700,000 per year. She said that given the airport's growing importance to their community, she was proud of the progress they had made, but it was clear that they needed to consider expansion plans.

Mr. Gallaway said that he would send out additional information regarding the UVA Honda grant item, which he believed some would find it interesting. He asked them to refer to the packet from the TJPDC and MPO, which he would also send out for their review. He said that the grant application process required them to apply and secure the funding, and it seemed promising.

Mr. Pruitt reported that they were closing out the VATI 2021 project, which was an exciting milestone. He said that there would be a significant amount of work to complete on 2022, and he was particularly excited about the outstanding projects in the Keene area in southern Albemarle.

Mr. Pruitt said that he had been referring constituents who had reached out him, to the existing statements of County policy, when applicable. He said that he had forwarded the information to the public immediately after the election, and he had also clarified the existing policy with the County Attorney and the Chief of Police. He said that he had based his responses on conversations he had had with counsel, and he did not see much room for adopting a stronger policy related to their relationship with DHS. He said he believed there was a strong argument to be made for this, but it was also not feasible to adopt a policy that would violate federal guidelines. He said that the only other avenue of response was the political avenue, which he thought was also worth discussing. He said that he wanted to emphasize that he was not someone who sought to create controversy or engage in public battles.

Mr. Pruitt said that he believed that public debates often made the situation worse. He said that there had been two seizures in an Albemarle County courthouse, and he believed this was consistent with the fact that Albemarle County was represented by a majority of Democrats. He said that while he did not have the ability to prove this, it aligned with other actions taken across the country. He said that he wanted to emphasize that this was a significant point. He said that any action taken by this Board, in his opinion, did not effectively address the harm facing their citizens. He said that given the scale of action they had taken so far, he believed it was the most appropriate response. He said that he was also open to hearing a challenge to this assessment.

Ms. Mallek said that she simply wanted to acknowledge the police chief's response, which was adequate and complete, so she wanted to move forward.

Mr. Pruitt said that there was an instinct to address this issue discreetly, perhaps in one-on-one calls or with County staff or Council members, but he believed that this was a matter of community concern that warranted open discussion at the dais. He said that this was part of what they were hearing complaints about and part of what was causing frustration. He said that as elected officials, it was their duty to have these kinds of conversations publicly, and he appreciated that they could have an open airing of this issue.

Ms. McKeel said that since 2016-17, she had experienced a significant amount of scrutiny, and she believed it was essential that they avoid actions that could make this scrutiny even more intense for the people they represented and the residents of Albemarle County and Charlottesville. She emphasized that this could be detrimental to their community's safety. She said she had noticed that Transportation Secretary, Sean Duffy, had sent a letter to the U.S. Department of Transportation stating that the agency would comply with ICE and all federal laws or they risked funding. She said that this raised concerns and suggested that the County review this ruling to ensure they were aware of any implications. She said that as someone who valued their community's safety, she wanted to emphasize that this was not a political issue, but rather a matter of protecting their residents.

Mr. Andrews expressed his gratitude for the comments that had been made. He said that as a Board, they took actions collectively, but they also spoke as individuals; however, it was the Board's collective actions that represented their decisions. He stated that he believed they had covered the necessary points.

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Agenda Item No. 21. Adjourn.

At 7:36 p.m., the Board adjourned its meeting to May 14, 2025, 7:00 p.m. in Victory Hall, 401 Valley Street, Scottsville, VA 24590 for a joint meeting of the Albemarle County Board of Supervisors and the Scottsville Town Council. Mr. Andrews said information on how to participate in the meeting would be posted on the Albemarle County website Board of Supervisors home page and on the Albemarle County calendar.

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Chair

Approved by Board
Date: 12/03/2025
Initials: CKB