



Albemarle County

Meeting Agenda Board of Supervisors

Supervisor, Samuel Miller District Jim Andrews
Supervisor, Rio District Ned Gallaway
Supervisor, Rivanna District Bea LaPisto-Kirtley
Supervisor, White Hall District Ann H. Mallek
Supervisor, Jack Jouett District Diantha H. McKeel
Supervisor, Scottsville District Mike Pruitt
County Executive, Jeffrey B. Richardson
Clerk, Claudette K. Borgersen

Wednesday, February 21, 2024

1:00 PM

Lane Auditorium

Regular Second Meeting

1. Call to Order.
2. Pledge of Allegiance.
3. Moment of Silence.
4. Adoption of Final Agenda.
5. Brief Announcements by Board Members.
6. Proclamations and Recognitions:
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.
8. Consent Agenda (on next sheet)

1:40 p.m. - Presentation:

9. [24-173](#) County Executive's FY 2024-2025 Recommended Budget.
(Jeff Richardson, County Executive)

2:50 p.m. - Action Item:

10. [24-151](#) Housing Albemarle Developer Incentives.
(Stacy Pethia, Assistant Director of Housing)

3:30 p.m. - Recess**3:45 p.m. - Discussion Item:**

11. [24-150](#) Fontaine Interchange Improvements.

(Jessica Hersh-Ballering, Principal Planner - Transportation)

12. 4:15 p.m. - Closed Meeting.

Closed meeting pursuant to section 2.2-3711(A) of the Code of Virginia under subsection (7), to consult with legal counsel and receive briefings by staff members pertaining to actual litigation concerning the Ragged Mountain Natural Area, in the case styled Board of Supervisors of the County of Albemarle, Virginia v. City Council of the City of Charlottesville, Virginia where consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the County and the Board.

Closed meeting motion subject to change

13. Certify Closed Meeting.**6:00 p.m.****14. From the County Executive: Report on Matters Not Listed on the Agenda.****15. 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.****Public Hearings:**

16. [24-149](#) SP2023-07 Home Depot Outdoor Sales Storage and Display. PROJECT: SP202300007 Home Depot Outdoor Storage and Display MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 06100000013100, 06100000013200 LOCATION: 1531-1638 Rio Rd. East PROPOSAL: Request for a special use permit to establish outdoor storage, display and sales of merchandise. PETITION: Outdoor storage, display and sales serving or associated with a permitted use in accordance with Section 30.6.3.2(b) of the Zoning Ordinance on approximately 30.48 acres. No dwelling units proposed. ZONING: Planned Development Shopping Center (PDSC) which allows shopping centers, retail sales and service uses; residential by special use permit (15 units/acre) OVERLAY DISTRICT(S): Entrance Corridor, Airport Impact Area, Managed Steep Slopes COMPREHENSIVE PLAN: Core (mix of uses including residential, commercial, retail, office, institutional, employment) and Flex (mix of residential, commercial, retail, office, institutional, and employment) Areas within the Rio29 Small Area Plan.

(Margaret Maliszewski, Planning Manager)

17. [24-119](#) ZMA202000012 Montclair (formerly known as White Gate Village).
PROJECT: ZMA202000012 Montclair (formerly known as White Gate Village) MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 056E0000000200, 056000000091A0 LOCATION: 5055 Three Notch'd Road, Charlottesville, VA 22901 PROPOSAL: Request to rezone two properties totaling 14.9 acres from the RA Rural Area and LI Light Industry zoning districts to the NMD Neighborhood Model District to allow a mixed-use development with up to 122 residential units and 16,500 sq. ft. of non-residential uses. PETITION: Request to rezone 12.19 acres from the RA Rural Area zoning district which allows for agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) to NMD Neighborhood Model District which allows for residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Request to rezone 2.82 acres from the LI Light Industry zoning district which allows industrial, office, and limited commercial uses (no residential use) to NMD Neighborhood Model District which allows for residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Proposal includes approximately 3 acres of open space and recreational amenities throughout the development. A minimum of 46 and a maximum of 122 residential units are proposed at a maximum gross residential density of 8.18 du/acre for the entire development and a maximum net density of approximately 10.9 du/acre for the area designated for development in the Crozet Master Plan. A maximum of 16,500 sq. ft. of non-residential uses are proposed. Request proposed to amend the ACSA jurisdictional area boundary to water and sewer on Tax Map Parcel 56-91A. Request includes sidewalk and planting strip waivers. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); LI Light Industry - industrial, office, and limited commercial uses (no residential use) OVERLAY DISTRICT: Entrance Corridor (EC); Managed and Preserved Steep Slopes. PROFFERS: No COMPREHENSIVE PLAN: Middle Density Residential – Residential densities of 6-12 units per acre, up to 18 units per acre for affordable housing or for construction of small-scale housing types: bungalow courts, small and medium multiplexes, accessory dwelling units, live/work units, small single family cottages, and tiny houses. Secondary uses include religious assembly uses, schools and child care, institutional, and commercial/retail; Neighborhood Density Residential-Residential densities of 3-6 units per acre, housing types including townhomes, single-family attached, single-family detached, accessory dwellings, Secondary uses include religious assembly uses, schools and child care, institutional, and commercial/retail; and Green Systems - parks, greenways, open space, environmental features within the Crozet Master Plan.

(Cameron Langille, Principal Planner)

18. [24-120](#) ACSA202100002 Montclair ACSA Jurisdictional Area Amendment. PROJECT NAME: ACSA202100002 Montclair MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 05600-00-00-091A0 LOCATION: 5055 Three Notch'd Road PROPOSAL: Request to amend the Albemarle County Service Authority Jurisdictional Area from water to existing structures only to water and sewer service associated with ZMA202000012 Montclair. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); LI Light Industry - industrial, office, and limited commercial uses (no residential use) OVERLAY DISTRICT: Entrance Corridor (EC); Managed and Preserved Steep Slopes. PROFFERS: No COMPREHENSIVE PLAN: Middle Density Residential – Residential densities of 6-12 units per acre, up to 18 units per acre for affordable housing or for construction of small-scale housing types: bungalow courts, small and medium multiplexes, accessory dwelling units, live/work units, small single family cottages, and tiny houses. Secondary uses include religious assembly uses, schools and child care, institutional, and commercial/retail; Neighborhood Density Residential-Residential densities of 3-6 units per acre, housing types including townhomes, single-family attached, single-family detached, accessory dwellings, Secondary uses include religious assembly uses, schools and child care, institutional, and commercial/retail; and Green Systems - parks, greenways, open space, environmental features within the Crozet Master Plan.

(Cameron Langille)

19. **From the Board: Committee Reports and Matters Not Listed on the Agenda.**

20. **Adjourn to February 28, 2024, 6:00 p.m., Lane Auditorium.**

CONSENT AGENDA

8. FOR APPROVAL (by recorded vote):

- 8.1. [24-171](#) Approval of Minutes: May 4, 2022.
- 8.2. [24-153](#) Resolution of Intent for a Potential Zoning Text Amendment (ZTA) to Permit Residential Use in Commercial Zoning Districts.
(Bart Svoboda)

8. FOR INFORMATION (no vote necessary):

- 8.3. [24-166](#) FY 24 Second Quarter Financial Report.
(Ryan Davidson)
- 8.4. [24-158](#) AC44 Phase 2: Draft Goals and Objectives.
(Ben Holt)
- 8.5. [24-172](#) Facilities and Environmental Services (FES) Quarterly Report.
(Lance Stewart)

Thank you for attending today's public hearing. During the 2024 Calendar Year, the Chair is Jim Andrews and the Vice-Chair is Diantha H. McKeel.

Opportunities for the public to access and participate in this meeting are posted on the Albemarle County website on the Board of Supervisors home page and on the Albemarle County calendar. Participation will include the opportunity to comment on those matters for which comments from the public will be received.

During the time set aside for "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" ("From the Public"), individuals are allowed three minutes to speak. Up to 10 persons may speak during each "From the Public" session. The 10 speakers are determined on a first-come, first-served basis. Each speaker may speak at only one "From the Public" session at each meeting. The sign-up period closes when "From the Public" begins. Electronic presentation materials may be displayed by a member of the public provided it is emailed to the Clerk at least 48 hours in advance of the Board meeting. .

During Public Hearings, the Board will only acknowledge speakers addressing the item listed for Public Hearing. Speakers are limited to one appearance of three minutes per public hearing item, unless otherwise decided. Applicants are limited to a ten-minute presentation of their proposal and are allowed a five-minute rebuttal at the close of the public hearing.

To speak during Public Hearings and "From the Public" Albemarle County community members may sign up online in advance of the meeting at <https://albemarle.legistar.com/Calendar.aspx>. Click on eComment for the select meeting. To create an account, click on the sign-up link at the top right corner of the eComment webpage. Community Members who are unable to sign up in advance of the meeting may do so during the meeting either through the webinar chat or in person, provided there are remaining slots available. If you require assistance, please contact the clerk's office at clerk@albemarle.org or call 434-296-5843.

Time keeping is conducted by the Clerk. In order to give all speakers equal treatment and courtesy, the Board requests that speakers adhere to the following guidelines:

Time keeping is conducted through a timer and a light system at the podium. The green light will go on when you begin speaking and this begins your allotted time; a yellow light indicates you have one minute to finish your comment; a red light indicates your time has expired. In order to give all speakers equal treatment and courtesy, the Board requests that speakers adhere to the following guidelines:

- When called to the speaker's podium, state your name and magisterial district
- Address comments directly to the Board as a whole
- Give written statements and other supporting material to the Clerk
- If you represent a group or organization, you may ask others present to raise their hands and be recognized
- If you exceed your allotted time, you will be asked to end your comments
- If a speaker does not use all allocated time, the unused time may not be shared with another speaker
- Speakers are permitted one opportunity to comment during each of the public comment periods per meeting
- Back-and-forth debate is prohibited
- Do not speak from your seat or out of turn
- Persons in the audience are encouraged to raise their hands to indicate their support or opposition to speakers at the podium or any item during the meeting
- Please refrain from applause and other forms of approval or disapproval, as a courtesy to each speaker
- Signs are permitted in the meeting room so long as they are not attached to any stick or pole and do not obstruct the view of persons attending the meeting

All comments are live streamed, recorded and published on the Albemarle County website.

Please turn all device notifications to vibrate.

Clerk, Board of County Supervisors
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