

A regular meeting of the Board of Supervisors of Albemarle County, Virginia, was held on October 4, 2023 at 1:00 p.m. in Lane Auditorium on the Second Floor of the Albemarle County Office Building, 401 McIntire Road, Charlottesville, VA 22902.

BOARD MEMBERS PRESENT: Mr. Jim Andrews, Mr. Ned Gallaway, Ms. Beatrice (Bea) J.S. LaPisto-Kirtley, Ms. Ann H. Mallek, Ms. Diantha H. McKeel, and Ms. Donna P. Price.

ABSENT: None.

OFFICERS PRESENT: Deputy County Executive, Trevor Henry; County Attorney, Steve Rosenberg; and Clerk, Claudette Borgersen.

Agenda Item No. 1. Call to Order. The meeting was called to order at 1:00 p.m. by the Chair, Ms. Donna Price.

Ms. Price said that the County Executive Jeff Richardson was returning from travel and not present at the meeting that day.

Ms. Price said Albemarle County Police Sergeant Joshua Wright and Officer Matthew Riley were present at the meeting to provide their services.

---

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

---

Agenda Item No. 4. Adoption of Final Agenda.

Ms. Price said she was not aware of any changes to the proposed agenda or the consent agenda, and hearing no changes from the Board, said that the floor was open for a motion.

Mr. Andrews **moved** to adopt the final agenda 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 Ms. Price.  
NAYS: None.

---

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

Ms. McKeel said that first, she wanted to remind everyone that there would be an emergency alert at 2:20 p.m. She said that it might have been a good idea to turn off their phones or put them in airplane mode so they didn't go off during the middle of the meeting, so they could still receive the notification without any disruption.

Ms. Price said that she intended to pause the meeting at 2:20 p.m. so that everyone could make sure their phones received the necessary notification, then they would continue the meeting.

Ms. McKeel said that the school system would be hosting a multi-language technology night for ESOL (English as a Second Language) learners and their families on Thursday evening this week. She said the event aimed to provide them with access to digital resources offered by Albemarle County Public Schools (ACPS). She said that it would take place on Thursday, from 4 p.m. until 6 p.m., at Center 1 in the old Comdial Building.

Ms. McKeel said that another item she wanted to mention was JABA's (Jefferson Area Board for Aging) one-day-only support for the community to make a will. She said that it would take place on November 8 from 9 a.m. until 3 p.m. at JABA's office on Hillsdale Drive, they had someone from Williams Mullen Law Firm available to assist with drafting wills.

Ms. McKeel said that one thing she found concerning was a statistic that 41 out of 50 states had been identified as unattainable and unaffordable for families needing childcare. She said that in Virginia, married couples' median income was \$126,000. She said that meant center-based childcare for an infant would use up 12% of their family's income. She said that for single parent families, the median income is \$36,000, meaning center-based childcare for an infant would use 43% of their family's income. She noted this should be stressed to legislators and others in the General Assembly to recognize the importance of affordable childcare in their community.

Ms. Mallek said that an important deadline of October 31 was approaching for new participants to apply for the Real Estate Tax Relief for Elderly and Disabled. She said that forms could be downloaded from their website or requested by phone to be sent by mail, or applications could begin in a phone interview with Finance staff who would assist with answering questions as they went and completing the application. She said that verification forms and signatures could then be completed in the office to finalize the application. She said that anyone interested could call the Finance Office at 296-5852 or 711

for hearing and speech impaired services.

Ms. Mallek said that this weekend, October 7 and 8, Crozet Arts and Crafts Festival would take place, and there would also be a Lumos celebration on Sunday completing their installation of broadband in the region out there in Crozet.

Ms. Mallek said the LEAP (Local Energy Alliance Program) Virginia organization was announcing a time to prepare one's home for cold weather with their website, LEAP-VA.org, providing all sorts of good tips about ways to get oneself ready, weatherize one's property and be prepared for cold weather if it ever came. She said that the North Fork Rivanna River TMDL (Total Maximum Daily Load) implementation plan was underway with the Department of Environmental Quality (DEQ) and was seeking input from landowners and residents who lived along the North Fork River. She said that anyone who needed to be connected with the process should contact her, and she would make it happen.

Ms. Mallek said that on September 27, their local MPO (Metropolitan Planning Organization) met jointly with the Staunton-Augusta-Waynesboro MPO. She said that there was a lot of detail she wanted to share at the end of the meeting about that. She said that they were the only two MPOs in the Commonwealth who met annually together and worked on projects together, which she was very proud of.

Ms. Mallek said that this past Thursday was the Rivanna River Basin Commission's 8th annual conference. She said that speakers representing federal, state, and local agencies described their roles and the implementation process for regulating PFAS (polyfluoroalkyl substances), a chemical under study, as well as remediating its impacts on drinking water in all of their systems.

Ms. Mallek said that on November 11 at 11 a.m., right in this room, there would be a ceremony honoring Veterans Day. She encouraged everyone to put that on their calendars and attend; it was a wonderful gathering of remembrance and tribute to veterans.

Ms. Mallek said that the previous Friday marked the 10th anniversary since the opening of the new Crozet Library, which had three other installations since the 1960s. She said that often, the books were moved by wagon, inspiring the idea for the Book Brigade from the Women's Club to the co-op and back to the Depot. She said that they had a celebratory Book Brigade moving several thousand books only, not the whole component, two days before the 30th of September in 2013.

Ms. Mallek said that she had a couple of statistics that she would love to share because when the library was being considered by the Board, and she was only a spectator at Board meetings, there was a big argument about whether print was dead, so why were they bothering with building a library. She said that libraries are places that bring people together and provide access to resources for every person, regardless of their level. Ms. Mallek said that she just wanted to share these figures with everybody so everyone would know that this idea is not true. In just the Crozet Library in the last 10 years, there have been 1,082,000 visitors, and over 2.5 million books have been checked out. The library collection had grown from 35,000 items at the Depot in the tiny old space of less than 1,000 square feet to 69,900 items today, and they are growing all the time. Ms. Mallek said that they had held over 3,100 events for all ages attended by almost 80,000 people in the last 10 years. Nearly 9,400 community groups had used their meeting spaces. Over 62,000 individuals had accessed the internet through their library computers, and these were always in high demand when she was there. She said that they had also increased the number of computer stations from two to 12, which was a significant improvement. Additionally, more than 12,000 new library cards had been issued during the last 10 years.

Ms. Mallek said that she had asked David Plunkett, the director of JMRL (Jefferson Madison Regional Library), about Northside Library's accomplishments in the last 10 years. She said that he said that they had welcomed approximately 1.99 million visitors but noted that this number could be higher due to a malfunctioning counter for several days. She said that 4.7 million items were checked out from Northside Library during this period, averaging around 431,000 per year, which made it their busiest County library branch.

Ms. Mallek said that there were more than 100,000 items available for borrowing at Northside Library. She said that over 31,000 community meetings were held, and that they had provided space for 4,400 programs attended by approximately 113,000 people. She said that more than 150,000 individuals signed in to use their library computers during this period. She said that lastly, they issued over 19,000 new library cards during the last 10 years. She said that she was very proud of their community's engagement with the Albemarle library system and thanked everyone involved for their efforts. She thanked everybody who had contributed to strengthen the library system.

Ms. LaPisto-Kirtley said that she would focus on one of the events she attended last week, which was the Rivanna River Basin Conference. She said that this conference provided a wealth of information and insights. She said that specifically, they discussed the maximum level of contaminant allowed in drinking water for PFAS. She said that the current standard is four parts per trillion. She said that to put this into perspective, one part per trillion is equivalent to one inch in 16 million miles or one penny in \$10 billion, or one second in 30,000 years. She said that four parts per trillion was the only enforceable limit at present. The MCLG (Maximum Contaminant Level Goal) guidelines are not legally binding.

Ms. LaPisto-Kirtley said that the presence of PFAS contaminants in their waterways was a serious concern and should be addressed with utmost urgency. She said that while other contaminants

were also discussed during the conference, she had chosen to focus on PFAS due to its widespread impact and potential health risks.

Mr. Andrews said that he would like to acknowledge and thank Ms. Mallek for her insightful speech at the Crozet Library celebration. He said that additionally, both Ms. Price and he attended the Simpson Park event on Saturday which was held near Yancey. He said that it was well-organized and well-attended. He said that every year, he learned something new from this event and was grateful for the opportunity to participate. He said that Mr. Trevor Henry was also there. He said that lastly, Batesville would be hosting their Apple Butter Festival next weekend on October 7 and 8.

Mr. Andrews thanked his colleagues and said that Ms. McKeel provided them with the Community Climate Outlook for Albemarle County which had been produced by the Mid-Atlantic Regional Integrated Sciences and Assessment out of Penn State. He said that this report, he noted, was created in collaboration with William & Mary, Virginia Tech, and other institutions funded by the National Oceanic and Atmospheric Administration (NOAA).

Mr. Andrews said that the document provided a comprehensive summary of the effects of shifting seasons, changing temperature patterns, and changing rainfall. He also encouraged everyone to visit [engage.albemarle.org](http://engage.albemarle.org) to share their experiences with extreme weather events.

Mr. Gallaway said that he would like to take a moment to acknowledge two Albemarle County residents who had been serving on his Rio 29 CAC (Community Advisory Committee). He said that their terms came to an end at the end of September. He said that one was Peter Thompson, who currently served as Executive Director of the Center and would be retiring in December. He said that the Center, when it moved over off of Belvedere Drive, Peter joined the CAC with transportation and transit on his mind, specifically for the residents served by the Center when it moved there and transitioned from a senior center to a different type of community involvement. Mr. Gallaway said that he appreciated his time and service since he was in the CAC. He said that he hoped the new Executive Director would also want to join them on that CAC.

Mr. Gallaway said that Nancy Hunt had been on the CAC since its inception when it broke off into Rio 29. He said that Ms. Hunt came from a background up north but served on planning commissions in other localities. He said that Nancy was not afraid to speak the truth with candor and frankness, which she did during their discussions. Mr. Gallaway said that he remembered meeting her for the first time when he was running for this position during a CAC meeting. He said that the Supervisor at that time, Supervisor Sheffield, had told him he needed to meet Nancy. He said that they met outside of the meeting in the parking lot. He said that it had been a great relationship ever since. He said that her seeing the importance to prioritize smart planning, her ability to work on the Rio 29 Small Area Plan, and her adherence to form-based code and her support of that was commendable. Mr. Gallaway said that Ms. Hunt mentioned it was time for other people to step into these positions, but that he expected her involvement in other capacities. He said that he wanted to express his appreciation and gratitude for all the time she had put into the Rio 29 CAC to make the Rio District better from a planning standpoint and everyday life, holding them accountable to their current ordinances.

Ms. Price said that early voting had begun and would continue through Saturday, November 4. She said that the general election was on Tuesday, November 7. She said that every seat in the General Assembly was up for grabs this year after redistricting. She said that it was very important that everyone exercised their civic duty and voted. She said that in addition to these statewide offices, there were countywide positions and magisterial district offices on the ballot as well.

Ms. Price said that the Virginia Film Festival would commence at the end of this month.

Ms. Price mentioned that Eggs and Issues, a significant Chamber Council event focusing on legislative matters, took place on October 27.

Ms. Price said that she would be the third Supervisor to speak about the Rivanna River Basin Conference, and there were several noteworthy aspects of this conference. She said that the first one was the work that Ms. Mallek, who chaired the event, had done in making it such a wonderful event, and the other was that four of the six Supervisors were able to attend. She said that they had by far the largest local elected delegation present at the conference, which spoke highly of their support for Ms. Mallek and her work to protect the environment.

Ms. Price said that there would be a historic marker unveiled on Sunday, October 8 at St. John's at 1569 Gordonsville Road. She said that she planned to attend along with Ms. LaPisto-Kirtley.

Ms. Price said there was an all-CAC meeting scheduled for October 17 at 6:00 p.m. in Lane Auditorium.

Ms. Price thanked Ms. Mallek for mentioning the Veterans Day event that would take place here and Mr. Andrews for mentioning the library and the Simpson Park event. She said that these were things that made their quality of life sustainable and substantial, and she appreciated the work of everyone to put this together.

Ms. Mallek said that Mr. Andrews reminded her that White Hall Ruritan would be hosting their annual apple butter making event on Saturday, October 28. She noted it as encouraging to see these

gatherings resuming now that people were feeling more comfortable venturing out of their homes. She said that she looked forward to a large turnout.

Ms. Price said that in that regard, one might pick up on her voice a little bit. She said that she had both COVID and pneumonia two weeks ago. She said that they were going into cold weather, and that it was essential that people get their flu shots, pneumonia shots, and COVID booster shots to protect themselves and those around them. She said that RSV was another concern for individuals over the age of 65, such as herself.

Ms. McKeel said that she would like to mention that Ms. Price's statement was indeed factual. She said that In Japan, it had been mandated several years ago for young children to receive flu shots, and as a result, the death rate among grandparents decreased by approximately 50%.

Ms. Price said that between the shots and wearing masks in public settings, the first major year of the pandemic was one without a flu outbreak because everyone was protecting themselves and in doing so protected others.

---

Agenda Item No. 6. Proclamations and Recognitions.

Item No. 6.a. Proclamation Recognizing Digital Inclusion Week.

Ms. LaPisto-Kirtley **moved** to adopt the proclamation recognizing Digital Inclusion Week as she read it aloud.

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 Ms. Price.  
NAYS: None.

**Digital Inclusion Week Proclamation**

**WHEREAS**, Broadband services play an important role in civic and cultural participation, lifelong learning and access to essential services for Albemarle County communities, and nationally, nearly half of all people who are digital disconnected are people of color and are less likely to have a broadband internet connection or a desktop or laptop at home; and

**WHEREAS**, Digital equity ensures all individuals and communities have the information technology capacity needed for full participation in our society, democracy and economy; and

**WHEREAS**, The COVID-19 pandemic highlighted how the digital divide impacts our residents, particularly our racially and ethnically diverse residents and communities, and access to a reliable, affordable internet connection is a social determinant of health, with higher COVID-19 mortality associated with a lack of an internet connection; and digital skills are a gateway for career advancement and crucial for economic growth, intergenerational wealth-building and prosperity; and

**WHEREAS**, the Department of Housing and Community Development's Broadband Office has been a national leader in funding and supporting broadband expansion projects through the Virginia Telecommunications Initiative, placing Albemarle County in the position of achieving universal broadband access by 2025; and

**WHEREAS**, Albemarle County is committed to closing the digital divide for its residents through the work of the Broadband Accessibility and Affordability Office, Albemarle Broadband Authority, Albemarle County Public Schools, and partner organizations like the Jefferson Area Board for Aging, the Jefferson-Madison Regional Library, the Blue Ridge Health District, Piedmont Housing Alliance, and other members of a coalition that includes representatives from the University of Virginia and the City of Charlottesville, all working to launch programs that address barriers to digital equity including: distributing Wi-Fi hotspots, providing digital skills training, distributing laptops and tablets, and coordinating the development of a digital equity plan.

**NOW, THEREFORE, BE IT PROCLAIMED**, that we, the Albemarle County Board of Supervisors, do hereby recognize the week of October 2 – 6, 2023, as Digital Inclusion Week in Albemarle County and encourage residents to join in raising the awareness of advancing digital equity and being committed to closing the digital divide.

\* \* \* \* \*

Mr. Jason Inofuentes, Broadband Accessibility and Affordability Office Program Manager, thanked the Board. He said that it was not lost on anyone present that many of the names associated with their coalition had already been mentioned during the meeting and noted that these organizations had been tirelessly working toward digital inclusion in their own ways for a long time now. He said that this Digital Inclusion Week was organized by the National Digital Inclusion Alliance, and they chose 'Building Connected Communities' as its theme, he suggested there could be no more evident way of building a

connected community than achieving universal broadband access across all 726 square miles of Albemarle County. He recognized their director, Mike Culp, for his efforts over the years which had led to this goal being reached. He thanked the Board again for this recognition.

Ms. McKeel said that Mr. Inofuentes was exactly right, and they truly appreciated the hard work. She said that in many ways, broadband access could be seen as the modern equivalent of electrification - a project that took years to complete in order to provide electricity for everyone across the country. She said that just like electricity had been essential then, so too was broadband now. She said that she wanted to personally thank him for attending her CAC (Community Advisory Committee) meeting and doing such an excellent job explaining what they were doing in the County. She said that both urban and rural areas benefited from his presentation, and they were grateful for it.

Ms. Mallek thanked Mr. Inofuentes' and Mr. Culp. She said that she wanted to express her gratitude toward both of them. She said that she wanted to acknowledge Mr. Inofuentes' role as the fixer-upper person and connector who made things happen when others could not. She said that his office seemed to possess some sort of magic that allowed him to make connections with utility providers more effectively than she could. She said that she appreciated his ability to listen to people's concerns and provide them with information. She said that just that morning, he had helped someone in Greenwood who had seen all the progress being made around her but was not included in the process of figuring out how to get fiber internet to her house.

Ms. Mallek said that a study conducted by some consultant for the County back in the 2010 era estimated that it would cost \$30 million to complete all the projects they were currently working on. She said that one might have been better off investing in these infrastructure improvements, however, given the recession at the time, most people did not want to take on an additional financial burden. She said that step by step, they were making progress and appreciated everything they did through their work with the White Hall District.

Ms. LaPisto-Kirtley said that she believed she had covered everything in the proclamation but there was one more thing she wanted to express. She said that it was her pleasure to work alongside Mr. Culp and Mr. Inofuentes, who were dedicated to serving their community. She said that together, they had achieved great things, especially in rural areas where it is hard. She said that she was grateful for their tireless efforts.

Mr. Andrews said he wanted to express gratitude to Mr. Culp and Mr. Inofuentes in particular. He said that since they had been thanked, he also wanted to make sure he mentioned that there were two citizen representatives on the Albemarle Broadband Authority (ABBA): Bucky Walsh and Waldo Jacquith, who had worked tirelessly on trying to spread internet throughout the County. He said that there was more to say on that coming up, and the efforts of the ABBA would also ensure that it remained accessible for everyone.

Mr. Gallaway said that he would like to echo all the comments of appreciation for the team, staff, and Ms. McKeel's coming to the CAC. He said that he was aware that his CAC had also appreciated the presentation on that day. He said that it was evident that in rural areas, broadband access was crucial, but as stated in the proclamation and during the pandemic, it must be noted that people living in the urban ring did not necessarily have guaranteed access to this infrastructure. He said that he was appreciative of all efforts being made to address these issues so everyone could benefit from them. He said that it was not just about entertainment or connecting; it was also about opening up opportunities such as education and business prospects.

Ms. Price said that, echoing her fellow Supervisors' comments, consumers look for three things when choosing a broadband provider: quality, service, and cost. She said that while they do not provide the service directly, what people have done, Mr. Inofuentes, Mr. Culp, Mr. Walsh, Mr. Jacquith, on the ABBA. She said they had two parts, the Albemarle Broadband Authority, which helped bring broadband to locations, and the Broadband Affordability and Accessibility Office, which helped provide the service when that broadband is not at the quality expected. She said they also had programs to help those who were financially challenged to be able to afford broadband. She said that the ABBA and the Broadband Office had brought broadband to every place of their 726 square mile County, which included mountains, hills, valleys, and distances that made it challenging to provide internet access.

Ms. Price said that this accomplishment should be celebrated as it had brought them closer to achieving the same level of connectivity enjoyed by urban areas in the 1920s for indoor plumbing and the 1930s for rural electrification. She said that there had been numerous instances over the past four years where individuals encountered difficulties with the delivery of the service after it was installed. She said that Mr. Culp's and Mr. Inofuentes' efforts to escalate these concerns and seek resolutions were just as crucial as everyone else's in bringing broadband to this area. She thanked them for their work.

---

Item No 6.b. Proclamation Recognizing October as Wine Month.

Ms. Mallek **moved** to adopt the proclamation recognizing October as Wine Month as she read it aloud.

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 Ms. Price.  
NAYS: None.

### **Proclamation Recognizing October as Wine Month**

**WHEREAS,** from modest beginnings in colonial times, Virginia has become a nationwide leader in the wine industry, now 6th in the nation in wine grape production, with more than 10,000 tons harvested in 2021 and 2022 and more than 2 million visits to Virginia wineries annually; and

**WHEREAS,** wines from the Commonwealth, including those from Albemarle County, are winning state, national, and international awards and recognition for their elegant qualities, imparted by skilled vintners and Virginia's terroir; with Albemarle wineries being featured in the 2023 Governor's Cup Case and receiving numerous Gold Medal wine awards; and

**WHEREAS,** many of Albemarle's 44 vineyards, most with wineries on site, are run by families as strong agricultural enterprises that can be passed on to future generations, providing economic benefit for winery owners and employees and for other Albemarle ventures supported by the patronage and purchasing power of winery visitors, including farming of heritage and heirloom crops, restaurant cuisine committed to selling local where possible, and tourism focused on sustaining the land and the local culture; and

**WHEREAS,** Albemarle County values our wineries' stewardship, keeping their land producing and protected for agricultural uses, preserving scenic vistas, historic sites, and other amenities which make Albemarle wineries ideal places of entertainment, culture, enjoyment, and social engagement that enrich Albemarle County's quality of life and culture of hospitality.

**NOW, THEREFORE, BE IT PROCLAIMED,** that we, the Albemarle County Board of Supervisors, do hereby recognize Albemarle County wineries and their contribution to the Virginia wine industry's success and encourage County residents and visitors to visit a winery or purchase local wines through local restaurants and shops during October 2023, Virginia Wine Month.

\* \* \* \* \*

Mr. Stephen Bernard, Monticello Wine Trail President and Virginia Wineries Association member, thanked the Board and said that they worked closely with Governor Youngkin, and that they knew that farming as an agricultural endeavor was fantastic, but that they could not do it alone. He said that the support from both state and federal governments, along with local counties, was essential for sustaining and growing the industry responsibly. He said that having moved to Virginia from South Africa, he had great appreciation for the quality of wines produced in this area and believed that there were high ceilings for growth over the next 10-15 years.

Mr. Bernard said that they were working very closely to ensure that they respected the land, leaving it in a better state than when they found it, that they collaborated with their neighbors and were good community partners. He said that the Wine Enthusiast magazine recently named Charlottesville's Monticello AVA (American Viticultural Area) alongside France, Italy, Australia, and South Africa as one of the five top regions worldwide for both visitation and wine quality. He said that this recognition was a testament to not only the legislative support they received but also the strong sense of community within their region. He said that it was an exciting time to be involved in agriculture there. He said that this brought in revenue dollars, puts people in hotels, and filled restaurant seats.

Mr. Bernard said that unfortunately he must apologize as this call came during harvest season when his colleagues and he were busy stomping grapes and making wine, but they sent their thanks for the recognition and looked forward to working closely with him over the next few years to promote their industry further. He thanked the Board for their time.

Ms. McKeel thanked Mr. Bernard and said that they immensely enjoyed their products.

Ms. Mallek said that she was surprised to learn during her preparation for the event that they were at 44 because it seemed like only yesterday they had been at 28, so there had been a lot of new growth. She said that having not tasted all of them in all the new places, she had a lot of work to do. She said that she always claimed Barboursville as well because even though the winery may be in Orange County, the grapes growing were mostly in Albemarle.

Ms. LaPisto-Kirtley said that she believed they should amend their proclamation to include a mandatory visit to every single winery in order to taste their wines. She said that this would help promote business. She said that she wanted to express her gratitude to Mr. Bernard and hoped it was not lost on the audience that Wine Enthusiast magazine named them one of five best wine growing regions in the world.

Mr. Andrews said that he would add his congratulations and appreciation to the Monticello Wine

Trail for their representation here today. He said that it was truly impressive that there were 44 wineries in this region. He said that he initially wanted to mention those in the Samuel Miller District but then decided that would take a while.

Mr. Gallaway said that he also appreciated Mr. Bernard being with them today. He said that he agreed with his point about the wineries employing local people, especially how it contributed to the local economy. He noted that when discussing economic development, they often focused solely on the Growth Area or the Development Area. He said that having agricultural land producing and participating in a rural economy within Albemarle demonstrated the diversity of their region's economy. He said that this helped them achieve what they had stated in Project ENABLE. He thanked Mr. Bernard for noting that and bringing that up today.

Ms. Price said that when she was in college in Georgia, it had 159 counties, second only to Texas for the largest number of counties in the United States. She said that during this time, she had a map of Georgia and everywhere she went, she would take a different route. She said that she managed to visit 157 counties before losing the map somehow; however, she does not recall which two were left unvisited. She said that she was currently using her wine map to check off each winery as she visits them.

Ms. Price said that Albemarle County had cideries, breweries, distilleries, and even meaderies. She said that the crown jewel of agritourism there was undoubtedly their wineries due to their views and wine offerings. She said that these establishments significantly enhanced the quality of life both economically and socially in Albemarle County. She expressed her appreciation for Mr. Bernard's efforts.

Ms. Mallek presented the Proclamation to Mr. Bernard.

---

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.

Ms. Michelle Wamsley, Habitat for Humanity Chief Advancement Officer and Rio District resident, said that Richard Tremblay, their board chair, joined her in advocating for Hickory Street within the Scottsville District as a priority transportation project. She said that Southwood was a critical public-private partnership and expressed gratitude for the County's continued support of the redevelopment. She said that essential to the success of this effort was Hickory Street, which served as a central spine to the park, the neighborhood, and the emerging community.

Ms. Wamsley said that it was not only the most important transportation component, but also a utility corridor that carried both currently functioning utilities like fiberoptic cable and stressed utilities like asbestos-coated water line and sewer. She said that this needed to be upgraded as part of dispersing traffic throughout the southern neighborhoods, taking pressure off of intersections on Old Lynchburg Road, and providing a secondary north-south artery.

Ms. Wamsley said that this was a critical component of the alternative transportation network in the southern neighborhoods and included a 10-foot-wide multiuse path which would run from Old Lynchburg Road all the way to Oak Hill Drive. She said that as such, it would be the primary biking and walking route to the trailheads into Biscuit Run Park.

Ms. Wamsley said that a CIP (Capital Improvement Plan) contribution, an upgrade of Hickory, would bring this failing private road into the public system, creating equity and access and opening up Biscuit Run Park to bikers, hikers, walkers and other users of the park. She said that as of now, the only entrances into the park were from Route 20, meaning that Albemarle County residents from southern neighborhoods like Redfields and Mosby Mountain needed to get into their cars and drive 10 miles to access a park that was quite literally a stone's throw from their home.

Ms. Wamsley said that unfortunately, Hickory Street was not built to last, and every year Habitat invests tens of thousands of dollars to patch it. She said that additionally, the road's maintenance was part of a three-party agreement among Habitat, the Covenant School, and the County, and Habitat has been spending extraordinary amounts to maintain it. She said that they were currently working with County staff to develop short, medium and long-term plans to upgrade the road with many of the improvements possible ahead of further sections of redevelopment.

---

Mr. Neil Williamson, Free Enterprise Forum, thanked the Board for recognizing Virginia Wine Month. He said that he was involved in the Virginia wine industry, and Stephen Bernard had been a friend of his for over 20 years. He said that Mr. Bernard had been making wine in the Commonwealth for more than two decades and resided in Crozet.

Mr. Williamson said that he would like to briefly discuss the report that they will receive later that afternoon. He said that it was an economic report conducted by Virginia Tech, and it was a lengthy report, and he was sure they would find it informative. He said that it was timely as it came before the budget session. He said that last week, they had received data from the Virginia Tourism Corporation.

Mr. Williamson said that they had broken down their analysis to Central Virginia and found that tourism in 2022 had a \$1.6 billion impact on the region, supporting over 11,000 jobs within Central Virginia. He said that Albemarle County accounted for the largest share of this economic activity, with an

estimated value of \$763.34 million. He said that he was bringing this to the Board's attention because these were important facts.

Mr. Williamson said that in the past, this Board received quarterly updates on financial data such as sales tax collections and other indicators of economic health. He said that these reports provided a valuable snapshot of how their local economy was performing at any given time. He said that he believed that people paid attention to things that were measured, and he believed it would be beneficial for them to consider reinstating the reports in order to maintain an accurate picture of the County's economic health.

Mr. Williamson said that he was suggesting they return to a quarterly economic dashboard, even if it was just for information. He said that this document could help the Board in their deliberations and could help keep focus on the County's economic vitality.

---

Mr. Richard Tremblay, Chairman of the Board of Directors for the Greater Charlottesville Habitat for Humanity and Ivy resident, thanked the Board on behalf of the entire organization for their continued support and partnership with Habitat in the ongoing redevelopment of Southwood. He said that the project was off to a great start, with 30 private market-rate homeowners already established and close to 50 Habitat home buyers by the end of this year. He said that their support was necessary and much appreciated.

Mr. Tremblay said that the reconstruction of Hickory Street, which would be made into a public road serving the entire community including Covenant School located on that road, was crucial for the success of Southwood and the surrounding area. He said that he appreciated any efforts to prioritize this transportation improvement project. He said that they appreciated it being elevated in priority this year, and he was grateful for the Board's consideration.

---

Mr. Peter Krebs, Piedmont Environmental Council (PEC), said he was there to observe the discussions about transportation priorities. He said that the list of projects was long and the needs urgent, requiring significant investment from the County. He said that they would need to draw upon every available resource and also contribute locally. He said that instead of focusing on any particular project, he wanted to discuss process and how they determined priorities. He encouraged them to think beyond the roadways, such as greenways and connections using stream valleys or river frontage. He said that additionally, he suggested considering other types of data and alternative methods of data analysis. He said that the report had made him reflect on the concept of SMART SCALE and similar methodology.

Mr. Krebs said that PEC had been a strong advocate for data transparency, and that they often discussed it when nobody else did. He said that they were big supporters of SMART SCALE in general, but were unhappy about the potential direction that SMART SCALE could take in the future. He said that it was important to remember that while SMART SCALE could be useful for certain projects, it could not address all transportation priorities within the County. He said that for instance, the Hickory Street project might not score highly under SMART SCALE criteria, yet it remained quite important. He said that they should look at data, but also look at qualitative elements, as well as listening to strong community voices.

---

Mr. Joe Fore, Crozet resident, said that he was there to offer some comments on the draft transportation list that had been discussed earlier. He said that having served on the Crozet CAC (Crozet Advisory Committee) for several years, he expressed his view that the first tier of the draft priority list did not contain enough projects that supported the needs of Crozet residents, and the projects listed on the first tier did not reflect the community's prioritization as expressed in the Crozet Master Plan. He emphasized that he was not suggesting any of the projects on the list should be abandoned or dropped but rather that other Crozet projects needed to also be elevated.

Mr. Fore said that as examples, he cited sidewalks, specifically, that the Tabor High Street pedestrian improvements were listed as the very last project on the first-tier list, number 56. He said that this was a critical project given the increased car traffic that would accompany the expansion of Crozet Parks facilities and the development of downtown Crozet. He said that he believed that project should be higher up on the list. He noted that another critical sidewalk project was missing from the first-tier list entirely, which was sidewalks along Park Road from Westlake to the Crozet Park. He explained that the absence of sidewalks in that area had been a major reason for opposition to proposed developments like Oak Bluff and others as residents worried about how they could walk or bike to the park safely.

Mr. Fore said that it also makes logistical sense to prioritize that project because as part of the expansion of the Crozet mobile home park, which lies along Park Road, the developer had agreed to provide pedestrian paths. He said that some of that groundwork would be laid in the coming months, which should make it easier for the County to complete that. He said that the second project that he wanted to highlight was a shared use path along Three Notch'd Road from Park Ridge to Starr Hill, which was number 45 on the draft priority list. He said that the Crozet Master Plan contemplated a shared use path that ran along Three Notch'd Road from Highlands neighborhood in the east all the way to Starr Hill in the west where it would connect with the Crozet downtown sidewalk network.

Mr. Fore said that however, this project has been broken up into two segments, with phase one running from Highlands to Park Ridge because those eastern neighborhoods were an island without any other means of accessing the pedestrian network by walking or biking. He said that the thought was to



intentionally designate that as phase one so that people in those eastern neighborhoods could connect to Park Ridge Road and access the network. He said that it seemed inappropriate for the western phase two to be listed ahead of phase one in the draft priority list given its lower priority status to the Crozet community.

Agenda Item No. 8. Consent Agenda.

Ms. McKeel **moved** to approve the consent agenda 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 Ms. Price.  
NAYS: None.

Item No. 8.1. Approval of Minutes: January 19, 2022.

Mr. Gallaway had read the minutes of January 19, 2022, and found them to be in order.

**By the above-recorded vote, the Board approved the minutes of January 19, 2022.**

Item No. 8.2. Fiscal Year 2024 Appropriations.

The Executive Summary as 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 2024 (FY 24) budget due to the appropriations itemized in Attachment A is \$1,478,512. 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 appropriations for County government projects and programs described in Attachment A.

**Appropriation #2024011**

<b>Sources:</b>	Special Revenue Funds' Fund Balances	\$1,070,185
	Local Revenue	\$6,280
<b>Uses:</b>	Special Revenue Funds	\$1,076,465
<b>Net Change to Appropriated Budget:</b>		<b>\$1,076,465</b>

**Description:**

This request is to re-appropriate the following Special Revenue Funds:

- \$411,336, the remainder of the American Rescue Plan Act (ARPA) fund's fund balance, for the continuation of programming in human services, economic vitality projects, public safety bonuses, broadband, and ARPA eligible uses. Of this amount:
  - \$60,569 for continued payout of ARPA Public Sector Capacity Bonuses. In alignment with Ordinance NO. 22-A(4), a sign-on payment of \$3,000 shall be paid to all sworn or uniformed full-time and part-time regular employees of the Albemarle County Police Department and the Albemarle County Department of Fire Rescue who have a hire date between December 1, 2022 and November 30, 2023; and fill a total full-time equivalent of 0.7 and above.
  - \$137,564 for continuation of housing programs including the Rental Application Fee Program, Bonus Bucks Program and Security Deposit program.
  - \$213,203 to the County's Emergency Assistance funding from the following sources:
    - \$28,800 reallocated from the Good Neighbor Program.
    - \$184,403 from previously unprogrammed contingency funding.
- \$658,434, the remainder of the American Rescue Plan Act (ARPA) Reserve fund's fund balance, for the continuation of expenses related to support additional ARPA aligned projects that may include items for public health or continuation of operations for the County. Of this amount:
  - \$60,000 in gap funding to cover expenditures for the upgrade of server backup systems in response to cyber security needs.
  - \$57,003 for coverage of ARPA eligible training expenditures in the Police Department.
  - \$68,031 for expenditures related to the Active Threat Assessment training program.

- \$473,400 for support of the restoration of the Charlottesville Albemarle Convention & Visitors Bureau (CACVB)'s marketing budget. This includes the corresponding appropriation to the CACVB's operating fund, for which the County serves as fiscal agent.
- \$415 in Virginia Department of Forestry (VDOF) Forest Sustainability Funds for continued work on dead tree removal and invasive species control.

And to appropriate for the American Rescue Plan Act (ARPA) Fund:

- \$6,280 in unspent funding received back from United Way for the ARPA Beyond Pathways Program. These funds will be used for the County's Emergency Assistance funding program.

**Appropriation #2024012**

<b>Sources:</b>	Capital Projects	\$0
<b>Uses:</b>	Capital Projects*	\$0
<b>Net Change to Appropriated Budget:</b>		<b>\$0</b>

\*This does not increase or decrease the total County budget.

**Description:**

Periodically, the County reviews project scopes for clarity and accuracy. The scope of the following Transportation projects is being amended to provide more clarity around the work being completed for each of these projects.

- Berkmar Drive Bicycle and Pedestrian Improvements: This project will provide funding for design, property acquisition, and construction of a Shared-use Path from just south of Woodbrook Drive to Hilton Heights Road to connect to the new Shared-Use Path on Berkmar Extended.
- Commonwealth and Dominion Drive Sidewalk: This project will provide funding for design, property acquisition, and construction of pedestrian and transit improvements on Commonwealth Drive from Hydraulic Road to Peyton Drive (east side with crosswalk connections to the west side), and pedestrian improvements along Dominion Drive from Commonwealth Drive to US 29 (routing in design).
- Ivy Road: US Route 250 West Sidewalk: This project will provide funding for design, property acquisition, and construction of sidewalks along Ivy Road from the existing sidewalk at the Charlottesville City limits to Stillfried Lane with a potential future extension along the UVA property to the Route 29/250 Bypass interchange. The project includes crosswalks and pedestrian signals at the Old Ivy Road (railroad underpass) and Ivy Road intersection along with bike lane facilities, curb and gutter, storm drainage system improvements and consideration for possible street trees and pedestrian lighting.
- Library Avenue Extension: This project will provide funding for design, property acquisition, and construction to extend Library Avenue eastward through the Barnes Lumber property to connect to High Street and then to Hilltop Street in Parkside Village as well as a connection to The Square. This project is part of the public-private partnership between the County, Economic Development Authority, and Crozet New Town Associates, LLC., to redevelop the former Barnes Lumber site in Downtown Crozet.
- Rio Road – Avon St – U.S. Route 250 West Sidewalks: This project will provide funding for design, property acquisition, and construction of sidewalk and crosswalk improvements along Rio Road, Avon Street, and U.S. Route 250 West (Rockfish Turnpike) Crozet. These three projects are under one VDOT Universal Project Code (UPC) and considered one project in the Transportation Leveraging Program. The Rio Road sidewalk improvement project will connect the Stonehenge residential neighborhood to the John Warner Parkway and Rio Road sidewalk system. The Avon Street walkway/crosswalks improvement project (Phase I) will provide a sidewalk on the east side from Swan Lake Drive to Mill Creek Drive and then to Mountain View Elementary School; and on the west side from Stoney Creek Drive to Arden Drive. The US Route 250 West-Crozet project will consist of the construction of sidewalks and crosswalks from Cory Farms to the Cloverlawn commercial area and Blue Ridge Shopping Center.
- Neighborhood Improvement Funding Initiative (NIFI) – The Square: This project will provide funding for design, property acquisition, and construction at the site located in downtown Crozet. This project will focus on an existing road with perpendicular parking known as The Square (State Route 1217). Although The Square also serves as an access road to the adjacent CSX parcel, the primary goal of the project is to improve the parking area and drainage infrastructure. The scope of the project includes the addition of parking spaces along The Square and drainage improvements. Project also includes road and stormwater improvements to Oak Street that connects with The Square.

**Appropriation #2024013**

<b>Sources:</b>	Special Revenue Funds' Fund Balances (currently appropriated)	\$2,087,000
	General Fund's Fund Balance	\$372,003
	Albemarle Broadband Authority (ABBA) Fund	\$30,044
<b>Uses:</b>	Special Revenue Funds	\$2,489,047
<b>Net Change to Appropriated Budget:</b>		<b>\$402,047</b>

**Description:**  
This request is to appropriate \$2,489,047 for the continuation of programming in broadband and ARPA eligible uses. This amount is funded by the following sources:

- \$2,000,000 in currently appropriated American Rescue Plan Act (ARPA) funding for the Broadband Accessibility and Affordability Office's continued work on ARPA eligible broadband uses which may include, but not be limited to grants, installing fiber for development areas where fiber is not currently planned; and potentially wireless broadband projects to address public safety needs in rural areas to help fill in known gaps in service.
- \$87,000 in currently appropriated to the Albemarle Broadband Authority (ABBA) for the continued work on the Virginia Telecommunication Initiative (VATI) 2022 grant. This amount represents unspent funds on the project that will be used for other ARPA eligible broadband uses.
- \$30,044 in funding reappropriated from the Albemarle Broadband Authority (ABBA) FY23 operating budget.
- \$372,003 in General Fund's fund balance. This proposed use of the General Fund's fund balance will not reduce the County's 10% unassigned fund balance or 2% Budget Stabilization Reserve; however, it does reduce the amount of undesignated funds that would be available for other uses.

**By the above-recorded vote, the Board adopted the resolution as presented in Attachment B to approve the appropriations for County government projects and programs described in Attachment A:**

**RESOLUTION TO APPROVE  
ADDITIONAL FY 2024 APPROPRIATIONS**

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

- 1) That Appropriations #2024011; #2024012; and #2024013 are approved;
- 2) That the appropriations referenced in Paragraph #1, 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, 2024.

\* \* \*

APP#	Account String	Description	Amount
2024011	3-5121-99000-333000-330055-9999	SA2024011 Federal Revenue	\$417,614.54
2024011	4-5121-51400-481000-591300-1609	SA2024011 1609-Arpa Rental App Fee Program	\$57,766.59
2024011	4-5121-51400-481000-591300-1610	SA2024011 1610-Arpa Security Deposit Program	\$62,202.20
2024011	4-5121-51400-481000-591300-1613	SA2024011 1613-Arpa Bonus Bucks Program	\$17,595.00
2024011	4-5121-51100-453000-570900-9999	SA2024011 Emergency Fund	\$219,482.05
2024011	4-5121-33500-432000-160060-1107	SA2024011 1107-Arpa Public Sector	\$30,000.00
2024011	4-5121-33500-432000-210000-1107	SA2024011 1107-Arpa Public Sector	\$2,630.26
2024011	4-5121-31100-431000-160060-1107	SA2024011 1107-Arpa Public Sector	\$21,000.00
2024011	4-5121-31100-431000-210000-1107	SA2024011 1107-Arpa Public Sector	\$479.94
2024011	4-5121-23100-421800-160060-1107	SA2024011 1107-Arpa Public Sector	\$6,000.00
2024011	4-5121-23100-421800-210000-1107	SA2024011 1107-Arpa Public Sector	\$458.50
2024011	3-1106-99000-352000-510100-9999	SA2024011 ARPA Reserve Fund Balance	\$658,433.73
2024011	4-1106-16100-412000-800700-9710	SA2024011 800700-Technology Equipment	\$60,000.00
2024011	4-1106-31100-431000-551100-9999	SA2024011 551100-Education-Registration & Fees	\$57,002.92
2024011	4-1106-31100-431000-551200-9999	SA2024011 551200-Education-Meals & Lodging	\$0.00
2024011	4-1106-31100-431000-551300-9999	SA2024011 551300-Education-Travel	\$0.00
2024011	4-1106-33800-493000-931000-1653	SA2024011 Active Threat Program	\$68,030.81
2024011	4-1106-73000-481000-710000-0046	SA2024011 ARPA Reserve to CACVB	\$473,400.00
2024011	3-4600-73000-319000-191100-9999	SA2024011 ARPA Reserve to CACVB	\$473,400.00
2024011	4-4600-73000-481000-379300-1106	SA2024011 ARPA Reserve to CACVB	\$236,700.00
2024011	4-4600-73000-481000-362000-1106	SA2024011 ARPA Reserve to CACVB	\$236,700.00
2024011	3-5464-99000-352000-510100-9999	SA2024011 Use of fund balance	\$339.73

2024011	3-5464-71012-324000-240500-9999	SA2024011 Grant Revenue State	\$75.43
2024011	4-5464-71012-471010-331300-9999	SA2024011 331300-Grounds R&M	\$415.16
2024013	3-4300-91097-352000-510100-9999	SA2024013 ABBA FY23 operating budget reappropriation	\$30,044.00
2024013	4-4300-91097-493000-935100-9999	SA2024013 ABBA FY23 operating budget transfer	\$30,044.00
2024013	3-1000-99000-352000-510100-9999	SA2024013 General Fund fund balance	\$372,003.00
2024013	4-1000-99000-493000-930000-9999	SA2024013 General Fund fund balance transfer	\$372,003.00
2024013	4-4301-91097-491097-345700-9999	SA2024013 ABBA VATI 2022	-\$87,000.00
2024013	4-4301-91097-493000-935100-9999	SA2024013 ABBA VATI 2022 transfer	\$87,000.00
2024013	4-5121-12600-412000-950030-1616	SA2024013 County ARPA fund BAAO	-\$2,000,000.00
2024013	4-5121-12600-493000-935100-9999	SA2024013 ARPA BAAO transfer	\$2,000,000.00
2024013	4-5126-51700-412000-950030-9999	SA2024013 BAAO broadband access projects expenses	\$2,489,047.00
2024013	3-5126-51700-351000-512000-9999	SA2024013 BAAO broadband access projects transfer from other fund balance	\$30,044.00
2024013	3-5126-51700-351000-512004-9999	SA2024013 BAAO broadband access projects transfer from general	\$372,003.00
2024013	3-5126-51700-351000-512104-9999	SA2024013 BAAO broadband access projects federal revenue	\$2,087,000.00

Item No. 8.3. Additional Land for Pantops Public Safety Station 16.

The Executive Summary as forwarded to the Board states that by Deed of Gift recorded on January 10, 2012, the County acquired Parcel 07800-00-00-031F1 from Worrell Land & Development Company, L.C. ("Worrell") This 1.283-acre parcel at 648 Peter Jefferson Parkway became the site of Pantops Public Safety Station 16 upon its opening in May 2018. Also included in the 2012 gift were access and drainage easements to serve the parcel.

Now that the public safety station and all improvements have been completed, Worrell wishes to transfer two additions to the original parcel:

- Parcel A - 1.225 acres underlying the County's existing access and drainage easements.
- Parcel B - an additional 0.023 acres containing part of an additional stormwater facility (drainage basin)behind the station.

These proposed transfers would upgrade the County's ownership of the station's supporting infrastructure from easements to fee simple ownership. The County would formally assume maintenance of the public drainage and stormwater facilities on the conveyed property, which the County has maintained since the station's construction, but Worrell would also reserve easements for (a) continued access to its pre-existing maintenance shed (which services the surrounding Peter Jefferson Place office park) on the rear side of the station and (b) its own private drainage improvements across the property.

Pursuant to Virginia Code § 15.2-1803, the County's acceptance of property requires approval of the deed. The parties have negotiated the attached deed (Attachment A) for the Board's consideration. This deed continues the terms of the 2012 deed (approved by the Board), including requiring the County's continued use of the property as a fire/rescue station. It also confirms the County's maintenance of the public drainage and stormwater facilities on the conveyed property.

No additional expenses are expected beyond what is already annually appropriated for maintenance.

Staff recommends that the Board accept the conveyance of the proposed additions to the fire/rescue station site. Staff specifically recommends that the Board adopt the attached Resolution (Attachment B) to authorize the County Executive to execute a proposed deed in a form acceptable to the County Attorney.

**By the above-recorded vote, the Board accepted the conveyance of the proposed additions to the fire/rescue station site and adopted the Resolution (Attachment B) to authorize the County Executive to execute a proposed deed in a form acceptable to the County Attorney:**

**RESOLUTION TO AUTHORIZE ACQUISITION  
OF ADDITIONS TO PARCEL 07800-00-00-031F1**

**WHEREAS**, the County of Albemarle desires to accept certain properties within the County by gift from Worrell Land & Development Company, L.C. ("Worrell Land") to better serve Pantops Public Safety Station 16; and

**WHEREAS**, all necessary agreements for the acquisition of said property have been made and presented to the Board of Supervisors for its consideration.

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Board of Supervisors hereby authorizes the County Executive to execute a Deed of Gift from Worrell Land to the County of Albemarle, Virginia conveying Parcel "A" (1.225 acres) and Parcel "B" (0.023 acres) as proposed additions to Parcel

07800-00-00-031F1 in the County of Albemarle, along with all other documents, each in a form approved by the County Attorney, necessary to acquire said additions to Parcel 07800-00-00031F1 in the County of Albemarle.

\*\*\*\*\*

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A – COVER SHEET CONTENT

Instrument Date: 8/8/2023

Instrument Type: DG-PL

Number of Parcels: 1 Number of Pages: 8

[ ] City [X] County ALBEMARLE COURT  
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

[ ] Grantor:

[X] Grantee: VA 58.1-811 (A) (C), 17.1-266

Business/Name

1 X Grantor: WORRELL LAND AND DEVELOPMENT COMPANY, L.C.

Grantor:

1 X Grantee: COUNTY OF ALBEMARLE, VIRGINIA

Grantee:

Grantee Address

Name: COUNTY OF ALBEMARLE, VIRGINIA

Address: 401 MCINTIRE ROAD

City: CHARLOTTESVILLE State: VA Zip Code: 22902

Consideration: \$0.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: [ ] City [X] County ALBEMARLE Percentage In This Jurisdiction: 100%

Book Number: 1135 Page Number: 237 Instrument Number: 199100000079

Parcel Identification Number/Tax Map Number: 078-00-00-00-03100

Short Property Description: PARCEL A, 1.225 ACRES  
PARCEL B, 0.023 ACRES

Current Property Address:

City: CHARLOTTESVILLE State: VA Zip Code: 22911

Instrument Prepared By: ALBEMARLE COUNTY ATTORNEY Recording Paid By: ALBEMARLE COUNTY ATTORNEY

Recording Returned To: ALBEMARLE COUNTY ATTORNEYS OFFICE

Address: 401 MCINTIRE ROAD, RM. 325

City: CHARLOTTESVILLE State: VA Zip Code: 22902



RECORDED IN  
ALBEMARLE COUNTY, VA  
JON R. ZUG  
CLERK OF CIRCUIT COURT  
FILED Nov 01, 2023  
AT 10:42 am  
BOOK  
START PAGE  
END PAGE  
INST # 202300009243  
TOTAL NUM PAGES 9

EMJ

(Area Above Reserved For Deed Stamp Only)

This document was prepared by:  
Albemarle County Attorney  
County of Albemarle  
401 McIntire Road  
Charlottesville, Virginia 22902

Parcel ID Number 07800-00-00-03100

This deed is exempt from taxation under *Virginia Code* §§ 58.1-811(A)(3) and §§ 58.1-811(C)(4) and from Clerk's fees under *Virginia Code* § 17.1-266.

**DEED OF GIFT**

**THIS DEED OF GIFT** is made as of the 8<sup>th</sup> day of August, 2023, by and between **WORRELL LAND AND DEVELOPMENT COMPANY, L.C.**, a Virginia limited liability company ("**Grantor**") and the **COUNTY OF ALBEMARLE, VIRGINIA** ("**Grantee**") whose address is 401 McIntire Road, Charlottesville, Virginia 22902.

**WITNESSETH:**

THAT for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby give, dedicate, grant, bargain, sell and convey, with general warranty and English covenants of title, unto Grantee, those tracts or parcels of land consisting of approximately 1.225 acres and 0.023 acres, more or less, respectively together with all improvements thereon and appurtenances thereto belonging (the "**Parcels**"), and more particularly described as "Parcel 'A' 1.225 Acres" and "Parcel 'B' 0.023 Acres," respectively, on a certain plat by Lincoln Surveying dated September 7, 2021, last revised June 26, 2023, entitled "Boundary Line Adjustment and Easement Plat Between Tax Map 78 Parcel 31 and Tax Map 78 Parcel 31F1 Located on Peter Jefferson Parkway Rivanna Magisterial District Albemarle County, Virginia" (the "**Plat**"), a copy of which Plat is recorded in the Clerk's Office, Circuit Court, Albemarle County, Virginia (the "**Clerk's Office**"), herewith, and to which Plat reference is hereby made for a more particular description of property conveyed.

**RESERVED EASEMENTS**

In addition, Grantor hereby reserves unto itself the following easements (collectively, the "**Easements**"), subject to the Restrictions set forth herein below:

- (i) A non-exclusive, permanent 30' private street easement, labeled "30PS" on the Plat, in the location more particularly shown as "New 30' Private Street" (the "**Access Easement**") on that certain plat recorded in the Clerk's Office in Deed Book 4118, page 592, reference to that plat being made for a more particular description of the location of the easement, for vehicular and pedestrian ingress and egress to and from the Grantee's maintenance facility from and to an existing variable width access easement located on land currently owned by PJP PropCo VI, LLC, which access easement is recorded in the Clerk's Office in Deed Book 3192, page 349; and

(ii) A non-exclusive, permanent easement for storm water drainage and retention in the location shown on the Plat as "New Private Drainage Easement," reference to the Plat being made for a more particular description of the location of the easement (the "**Drainage Easement**").

#### **GENERAL CONDITIONS AND RESTRICTIONS**

The Easements are subject to the following general conditions, restrictions and covenants (collectively the "**Restrictions**"), which Restrictions are made a part hereof for the benefit of all real property owned by Grantor and located within the Peter Jefferson Place office park (the "**Benefited Property**"):

1. **Maintenance of Drainage Improvements.** Grantee agrees to maintain any improvements within the Access Easement, and any drainage facilities now or hereafter located within the Drainage Easement (together the "**Facilities**"), in good condition and repair, at Grantee's sole cost and expense. If Grantee fails to maintain the Facilities in good condition and repair as required by this Deed of Gift, Grantor may provide written notice of such failure to Grantee. If Grantee fails to cure such default within thirty (30) days after receipt of such notice, Grantor may perform such maintenance work on behalf of Grantee, including, without limitation, the right of Grantor to cut any trees, brush and shrubbery, remove obstructions and take other similar action reasonably necessary to provide the economical and safe operation and maintenance of the Facilities located within the Access Easement or the Drainage Easement, as applicable. Grantor shall have no responsibility to Grantee, its successors or assigns, to replace or reimburse the cost of said trees, brush, shrubbery and obstructions that are removed or otherwise damaged. Grantee shall reimburse Grantor for the reasonable costs and expenses incurred by Grantor in performing any maintenance within the Easements as provided herein within thirty (30) days after written demand, accompanied by copies of paid invoices for such work.
2. **Ownership of Drainage Facilities.** Any Facilities currently existing within the Easements and any facilities constructed in the future within the Easements by Grantee shall be the property of Grantee, which shall have the right to inspect, rebuild, remove, repair, improve and make such changes, alterations and connections to or extensions of such facilities within the boundaries of the Easements as are consistent with the purposes expressed herein, provided that such changes, alterations and connections to or extensions of such facilities shall not interfere with the right of ingress and egress across the Access Easement, or the flow or the retention of storm water through the Drainage Easement.
3. **Right of Ingress and Egress.** Grantor shall have the right and easement of ingress and egress over any lands of Grantee adjacent to the Easements between any public or private roads and the Easements, to inspect, maintain and operate any Facilities within the Easements.
4. **Enforcement.** The Restrictions are a material part of the consideration for the conveyance of the Parcels by Grantor to Grantee, shall be a covenant running with the Benefited

Property, and Grantee acknowledges and agrees that the Restrictions shall be specifically enforceable by Grantor and its successors in title or assigns. Grantor may, at its sole option, assign its rights to enforce the Restrictions to the owner or owners of any real property located within the Peter Jefferson Place office park, or to PJP Owners Association, Inc. by recording a written assignment of such rights in the Clerk's Office, Circuit Court, Albemarle County, Virginia. In the absence of such a recorded assignment, at such time, if any, as Grantor no longer owns any of the Benefited Property, PJP Owners Association, Inc. shall thereafter have the right to enforce the Restrictions.

#### **GENERAL**

1. **Matters of Record.** This conveyance is made subject to the easements and the restrictions as set forth above, and all other restrictions, covenants, conditions, and easements of record, insofar as they legally affect the property hereby conveyed.
2. **Authority to accept conveyance.** The Grantee, acting by and through its County Executive, duly authorized by resolution adopted by the Board of Supervisors of the County of Albemarle, Virginia, accepts the conveyance of this property pursuant to *Virginia Code* § 15.2-1803, as evidenced by the County Executive's signature hereto and the recordation of this Deed.

[SIGNATURES ON FOLLOWING PAGES]

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

GRANTOR:

**WORRELL LAND AND DEVELOPMENT  
COMPANY, L.C.**, a Virginia limited liability company

By: \_\_\_\_\_

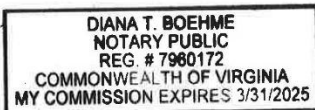
Andrew J. Dracopoli  
Manager

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Albemarle, to-wit:

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of August, 2023, by Andrew J. Dracopoli, Manager of Worrell Land and Development Company, L.C., a Virginia limited liability company, on behalf of said limited liability company.

My commission expires: 3/31/2025

Notary Registration No.: 7960172



\_\_\_\_\_  
Notary Public

GRANTEE:

**COUNTY OF ALBEMARLE, VIRGINIA**

By: \_\_\_\_\_

Jeffrey B. Richardson, County Executive

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Charlottesville to-wit:

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of October, 2023, by Jeffrey B. Richardson, County Executive of the County of Albemarle, Virginia.

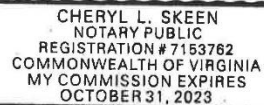
My commission expires: Oct. 31, 2023

Notary Registration No.: 7153762

\_\_\_\_\_  
Notary Public

APPROVED AS TO FORM:

\_\_\_\_\_  
County Attorney





BOUNDARY LINE ADJUSTMENT AND EASEMENT PLAT FOR  
TAX MAP 78 PARCEL 31 AND TAX MAP 78 PARCEL 31F1  
LOCATED ON PETER JEFFERSON PARKWAY  
RIVANNA MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA

SEPTEMBER 7, 2021  
REVISED: JANUARY 14, 2022  
REVISED: DECEMBER 6, 2022  
REVISED: MARCH 9, 2023  
REVISED: JUNE 26, 2023  
SHEET 1 OF 3

OWNERS' APPROVAL:

THE PLATTING OR DEDICATION OF THE FOLLOWING LAND BOUNDARY LINE  
ADJUSTMENT AND EASEMENT PLAT FOR TAX MAP 78 PARCELS 31 AND TAX  
MAP 78 PARCEL 31F1 IS WITH THE FREE CONSENT AND IN ACCORDANCE  
WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND  
TRUSTEES, IF ANY.

*Worrell Land and Development Company LC*  
WORRELL LAND AND  
DEVELOPMENT COMPANY LC  
DATE 8/8/23

NOTARY PUBLIC:

STATE OF Virginia  
CITY/COUNTY OF Albemarle

THE FOREGOING WAS ACKNOWLEDGED  
BEFORE ME THIS 31<sup>st</sup> DAY OF August  
2023 BY Worrell Land and Development Company LC

MY COMMISSION EXPIRES: 3/31/2025  
# 7960172

NOTARY PUBLIC:

STATE OF Virginia  
CITY/COUNTY OF Charlottesville

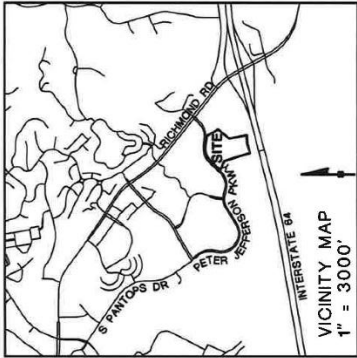
THE FOREGOING WAS ACKNOWLEDGED  
BEFORE ME THIS 18<sup>th</sup> DAY OF October  
2023 BY Christopher B. Keane

MY COMMISSION EXPIRES: Oct. 31, 2023  
# 7153762

TMP 78-31  
OWNER:  
WORRELL LAND AND  
DEVELOPMENT COMPANY LC  
ADDRESS:  
P.O. BOX 5386  
CHARLOTTESVILLE, VA, 22905  
TITLE REFERENCES:  
CHARTER BOOK 17 P. 642  
D.B. 4118 P. 592 PLAT  
D.B. 1673 P. 618 PLAT  
D.B. 886 P. 304-305 PLAT

TMP 78-31F1  
OWNER:  
COUNTY OF ALBEMARLE, VIRGINIA  
ADDRESS:  
401 MCINTIRE RD.  
CHARLOTTESVILLE, VA, 22902  
TITLE REFERENCES:  
D.B. 4118 P. 585  
D.B. 4118 P. 592 PLAT  
D.B. 1673 P. 618 PLAT  
D.B. 886 P. 304-305 PLAT

SEE SHEET 2 FOR FULL  
TITLE REFERENCES



NOTE:

1. UNLESS SPECIFICALLY DENOTED AS PUBLIC, THE STREETS AND  
OTHER REQUIRED EMENTA IN THIS SURVEY ARE PRIVATE AND SHALL  
BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR ANY  
OTHER PUBLIC AGENCY. THE MAINTENANCE THEREOF IS THE  
MUTUAL OBLIGATION OF THE AFFECTED LOT OWNERS. FAILURE  
TO MAINTAIN THE IMPROVEMENTS IN SUBSTANTIALLY THE SAME  
CONDITION AS ORIGINALLY APPROVED BY THE COUNTY MAY  
CONSTITUTE A VIOLATION OF COUNTY ORDINANCES.

COUNTY APPROVAL:

*Christopher B. Keane*  
AGENT OF THE BOARD OF  
SUPERVISORS  
DATE 10/31/2023

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT  
AND EASEMENT PLAT, TO THE BEST OF MY PROFESSIONAL  
KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH  
THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED  
BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION, CERTIFIED  
PROFESSIONAL ENGINEERS AND SURVEYORS, CERTIFIED  
LANDSCAPE ARCHITECTS AND INTERIOR DESIGNERS. I ALSO  
CERTIFY THAT THE BOUNDARY SHOWN HEREON IS BASED  
ON A CURRENT FIELD SURVEY.



Innovation. Integrity. Vision.

632 BERKMAR CIRCLE  
CHARLOTTESVILLE, VIRGINIA 22901  
OFFICE: 434-974-1417  
www.lincolnsurveying.com

92000219\_23177\_BLA.PRO 92-0002-13

IRONS ARE SET AT ALL NEW PROPERTY CORNERS UNLESS  
OTHERWISE NOTED

ANY STREAM BUFFER(S) SHOWN HEREON SHALL BE  
MANAGED IN ACCORDANCE WITH THE WATER  
PROTECTION ORDINANCE OF ALBEMARLE COUNTY.

TAX MAP 78 PARCELS 31 & 31F1 LAY IN AN AREA DESIGNATED AS  
ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE  
COMMUNITY FLOOD HAZARD ZONING MAP OF THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY, DATED FEBRUARY 4, 2005

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT  
OF A TITLE REPORT.

SOME EASEMENTS OTHER THAN THOSE SHOWN HEREON  
MAY EXIST.

UNDER CURRENT COUNTY POLICY, PUBLIC WATER AND/OR  
SEWER SERVICE WILL BE AVAILABLE TO THIS PROPERTY.

TAX MAP 78 PARCELS 31 & 31F1 CONTAIN A BUILDING SITE THAT COMPLIES  
WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

TAX MAP 78 PARCELS 31 & 31F1 ARE ZONED: PLANNED DEVELOPMENT MIXED  
COMMERCIAL, AND ARE SUBJECT TO ZMA2001-15 AND ASSOCIATED PROFFERS.

TAX MAP 78 PARCELS 31 & 31F1 ARE WITHIN THE ENTRANCE CORRIDOR OVERLAY.  
THESE PARCELS ARE WITHIN THE MIDDLE RIVANNA RIVER WATERSHED  
AND ARE NOT WITHIN A WATER SUPPLY PROTECTION AREA.

TAX MAP 78 PARCELS 31 & 31F1 ARE NOT WITHIN AN AGRICULTURAL-FORESTAL DISTRICT.  
PORTIONS OF THESE TAX MAP 78 PARCELS 31 & 31F1 ARE WITHIN THE PRESERVED  
& MANAGED STEEP SLOPES OVERLAY DISTRICT.



EASEMENT LEGEND:			
	20' ACSA WATERLINE EASEMENT D.B. 4118 P. 585, 592 PLAT		
	VARIABLE WIDTH PUBLIC WATERLINE EASEMENT D.B. 5020 P. 479		
	VARIABLE WIDTH ACSA WATERLINE EASEMENT D.B. 5020 P. 486		
	VARIABLE WIDTH WATER EASEMENT D.B. 2216 P. 738 PLAT		
	20' ACSA SANITARY WATER EASEMENT D.B. 5020 P. 486 D.B. 5071 P. 40		
	20' ACCESS AND UTILITY EASEMENT D.B. 1828 P. 82 PLAT		
	30' PRIVATE STREET D.B. 4118 P. 585, 592 PLAT		
	12' ACCESS EASEMENT D.B. 5020 P. 486		
	15' GAS LINE EASEMENT D.B. 5065 P. 708		
	15' GAS LINE EASEMENT D.B. 5065 P. 698		
	10' TELEPHONE EASEMENT D.B. 5118 P. 9		
	10' TELEPHONE EASEMENT D.B. 5118 P. 15		
	DRAINAGE EASEMENT D.B. 4118 P. 585, 592 PLAT		
	STORMWATER MANAGEMENT EASEMENT D.B. 4118 P. 585, 592 PLAT		
	APPROX. LOCATION 15' VEP CO EASEMENT D.B. 3191 P. 202		
	8' VDOT MAINTENANCE EASEMENT D.B. 1860 P. 227 PLAT		
	REMAINING PORTION OF 15' GAS EASEMENT D.B. 1770 P. 66 PLAT		
	VARIABLE WIDTH BMP MAINTENANCE AND ACCESS EASEMENT D.B. 3169 P. 229-230 PLAT		
	30' PRIVATE STREET D.B. 3182 P. 343, 349 PLAT		
	VARIABLE WIDTH UTILITY EASEMENT D.B. 1828 P. 64 PLAT		
	20' DRAINAGE EASEMENT D.B. 1861 P. 91 PLAT		
	APPROX. LOCATION NTELOS ESMT D.B. 3241 P. 620		
	APPROX. LOCATION VA POWER EASEMENT D.B. 1937 P. 170		APPROX. LOCATION VA POWER EASEMENT D.B. 1937 P. 170
LINE	BEARING	DISTANCE	
L1	S64°58'20"W	183.54'	
L2	S83°19'47"W	170.60'	
L3	S64°50'00"W	40.49'	
L4	S08°10'30"W	41.90'	
L5	S28°52'52"W	16.44'	
L6	N6°07'08"W	60.60'	
L7	N28°52'52"E	16.44'	
L8	N6°07'08"W	5.00'	
L9	N28°52'52"E	96.23'	
L10	N49°13'16"E	20.00'	
L11	S81°39'19"E	20.85'	
L12	S39°34'12"E	46.78'	
L13	S00°09'04"E	6.04'	
L14	N16°19'42"E	5.06'	
L15	N65°16'25"E	117.89'	
LINE	BEARING	DISTANCE	
DE1	S69°54'50"W	20.00'	
DE2	N30°05'10"W	118.75'	
DE3	N39°28'50"W	85.61'	
DE4	N49°13'16"E	20.00'	
DE5	S39°28'12"E	87.83'	
DE6	S30°05'10"E	121.30'	
DE7	N14°10'54"W	62.94'	
C1	R=250.00' A=55.28° T=27.75' C=55.15° CB=N61°36'28"E DELTA= 12°40'06"		
C2	R=69.44' A=62.81° T=33.74' C=60.69° CB=N47°09'E DELTA= 61°48'43"		
C3	R=77.87' A=32.80° T=16.54' C=32.33° CB=N19°57'51"E DELTA= 23°59'23"		
C4	R=120.53' A=35.65° T=18.47' C=35.65° CB=N19°36'15"E DELTA= 17°25'16"		
TITLE REFERENCES:			
D.B. 4118 P. 585			
D.B. 4118 P. 592 PLAT			
D.B. 1673 P. 618 PLAT			
D.B. 888 P. 304-305 PLAT			
D.B. 4118 P. 594 ACCESS			
D.B. 4943 P. 693 VEP CO			
D.B. 4975 P. 94 VEP CO			
D.B. 5020 P. 486 ACSA			
D.B. 5071 P. 40 ACSA			
D.B. 5065 P. 698 CIVILLE GAS			
D.B. 5071 P. 40 ACSA			
D.B. 5118 P. 9 CTC OF VA			
D.B. 5118 P. 15 CTC OF VA			
TITLE REFERENCES:			
CHARTER BOOK 17 P. 642			
D.B. 4118 P. 592 PLAT			
D.B. 1673 P. 618 PLAT			
D.B. 888 P. 304-305 PLAT			
D.B. 1680 P. 226 PLAT			
D.B. 1714 P. 549 PLAT			
D.B. 1828 P. 60 PLAT			
D.B. 1861 P. 82 PLAT			
D.B. 1861 P. 87 PLAT			
D.B. 1863 P. 93 PLAT			
D.B. 2067 P. 629 PLAT			
D.B. 2126 P. 393 PLAT			
D.B. 2607 P. 570 PLAT			
D.B. 2792 P. 200 PLAT			
D.B. 2977 P. 294 PLAT			
D.B. 3169 P. 227 PLAT			
D.B. 1673 P. 600 COVENANTS			
D.B. 1770 P. 62 CIVILLE GAS			
D.B. 1828 P. 81 UTILITY ESMT.			
D.B. 1828 P. 71 WATER ESMT.			
D.B. 1828 P. 80 ESMTS.			
D.B. 1834 P. 673 COVENANTS			
D.B. 1839 P. 210 AGREEMENT			
D.B. 1852 P. 459 SWM			
D.B. 1863 P. 492 VEP CO QUITCLAIM			
D.B. 1937 P. 165 VEP CO			
D.B. 1939 P. 654 GF-W			
D.B. 2000 P. 37 ACSA			
D.B. 2080 P. 257 COVENANTS			
D.B. 2184 P. 734 ESMT.			
D.B. 2216 P. 7 COVENANTS			
D.B. 3158 P. 314 CTC OF VA			
D.B. 3158 P. 322 CTC OF VA			
D.B. 3191 P. 202 VEP CO			
D.B. 3241 P. 620 NTELOS			
D.B. 3377 P. 42 ACSA			
D.B. 4121 P. 61 COVENANTS			
D.B. 4131 P. 122 COVENANTS			
D.B. 4910 P. 416 VEP CO			
D.B. 4943 P. 693 VEP CO			
D.B. 4975 P. 94 VEP CO			
D.B. 5020 P. 486 ACSA			
D.B. 5065 P. 698 CIVILLE GAS			
D.B. 5071 P. 40 ACSA			
D.B. 5118 P. 9 CTC OF VA			
TWP 78-31F1			
OWNER:			
COUNTY OF ALBEMARLE, VIRGINIA			
ADDRESS:			
401 MCINTIRE RD.			
CHARLOTTESVILLE, VA, 22902			
P.O. BOX 53886			
CHARLOTTESVILLE, VA, 22905			
TITLE REFERENCES:			
D.B. 4118 P. 585			
D.B. 4118 P. 592 PLAT			
D.B. 1673 P. 618 PLAT			
D.B. 888 P. 304-305 PLAT			
D.B. 4118 P. 594 ACCESS			
D.B. 4943 P. 693 VEP CO			
D.B. 4975 P. 94 VEP CO			
D.B. 5020 P. 486 ACSA			
D.B. 5071 P. 40 ACSA			
D.B. 5065 P. 698 CIVILLE GAS			
D.B. 5071 P. 40 ACSA			
D.B. 5118 P. 9 CTC OF VA			
D.B. 5118 P. 15 CTC OF VA			
TWP 78-31			
OWNER:			
WORRELL LAND AND			
DEVELOPMENT COMPANY LC			
ADDRESS:			
P.O. BOX 53886			
CHARLOTTESVILLE, VA, 22905			
TITLE REFERENCES:			
CHARTER BOOK 17 P. 642			
D.B. 4118 P. 592 PLAT			
D.B. 1673 P. 618 PLAT			
D.B. 888 P. 304-305 PLAT			
D.B. 1680 P. 226 PLAT			
D.B. 1714 P. 549 PLAT			
D.B. 1828 P. 60 PLAT			
D.B. 1861 P. 82 PLAT			
D.B. 1861 P. 87 PLAT			
D.B. 1863 P. 93 PLAT			
D.B. 2067 P. 629 PLAT			
D.B. 2126 P. 393 PLAT			
D.B. 2607 P. 570 PLAT			
D.B. 2792 P. 200 PLAT			
D.B. 2977 P. 294 PLAT			
D.B. 3169 P. 227 PLAT			
D.B. 1673 P. 600 COVENANTS			
D.B. 1770 P. 62 CIVILLE GAS			
D.B. 1828 P. 81 UTILITY ESMT.			
D.B. 1828 P. 71 WATER ESMT.			
D.B. 1828 P. 80 ESMTS.			
D.B. 1834 P. 673 COVENANTS			
D.B. 1839 P. 210 AGREEMENT			
D.B. 1852 P. 459 SWM			
D.B. 1863 P. 492 VEP CO QUITCLAIM			
D.B. 1937 P. 165 VEP CO			
D.B. 1939 P. 654 GF-W			
D.B. 2000 P. 37 ACSA			
D.B. 2080 P. 257 COVENANTS			
D.B. 2184 P. 734 ESMT.			
D.B. 2216 P. 7 COVENANTS			
D.B. 3158 P. 314 CTC OF VA			
D.B. 3158 P. 322 CTC OF VA			
D.B. 3191 P. 202 VEP CO			
D.B. 3241 P. 620 NTELOS			
D.B. 3377 P. 42 ACSA			
D.B. 4121 P. 61 COVENANTS			
D.B. 4131 P. 122 COVENANTS			
D.B. 4910 P. 416 VEP CO			
D.B. 4943 P. 693 VEP CO			
D.B. 4975 P. 94 VEP CO			
D.B. 5020 P. 486 ACSA			
D.B. 5065 P. 698 CIVILLE GAS			
D.B. 5071 P. 40 ACSA			
D.B. 5118 P. 9 CTC OF VA			
SEPTEMBER 7, 2021			
REVISED: JANUARY 14, 2022			
REVISED: DECEMBER 6, 2022			
REVISED: MARCH 9, 2023			
REVISED: JUNE 26, 2023			
1" = 60'			
SHEET 3 OF 3			

Item No. 8.4. VDOT Compensation Agreement for Berkmar Drive Taking.

The Executive Summary as forwarded to the Board states that as part of Proffer 8 of ZMA-89-23, River Heights Associates ("River Heights") agreed to provide an easement sufficient for a pathway along its Rivanna River frontage on Parcel 04500-00-00-068D0, just east of where the Berkmar Drive extension now crosses the South Fork Rivanna River. By deed recorded March 1, 2016 (Attachment A), the County acquired that greenway easement.

At the same time as that acquisition, the Virginia Department of Transportation (VDOT) was in the process of acquiring land for the Berkmar Drive extension. Anticipating that a portion of the County's

greenway would be taken for the new road, staff asked the County Assessor to estimate the easement's fair market value. That estimate was incorporated into Section 5(L) of the greenway deed, which provides that the County would be entitled to 2.35% of any award, damages, or consideration attributed to River Heights' underlying property.

On March 28, 2016, VDOT filed a Certificate of Take (Attachment B), paying \$50,085 into the Court to acquire a portion of River Heights' property. The County's 2.35% share of that amount would be \$1,177 (rounded to the nearest dollar).

With ownership of this easement already having transferred to VDOT, the only remaining issue is the amount of just compensation due the County. Under the County Assessor's earlier valuation of this easement, VDOT's offer of compensation reflects the easement's fair market value. The County Attorney's Office has reviewed and approved the substance and form of the attached settlement agreement (Attachment C) prepared by VDOT.

The County would receive \$1,177 in one-time revenue if the Board approved the County's acceptance of VDOT's compensation offer for this property.

Staff recommends that the Board adopt the attached Resolution (Attachment D) approving the proposed agreement in which the County accepts VDOT's compensation of \$1,177 for VDOT's taking of this easement and authorizing the County Executive to sign such an agreement and any necessary related documents once they have been approved as to substance and form by the County Attorney.

**By the above-recorded vote, the Board adopted the resolution (Attachment D) approving the proposed agreement:**

**RESOLUTION TO APPROVE AN AGREEMENT BETWEEN THE COUNTY OF  
ALBEMARLE, VIRGINIA AND THE COMMONWEALTH OF VIRGINIA FOR THE TAKING OF AN  
EASEMENT FORMERLY ON PARCEL 04500-00-00-068D0**

**WHEREAS**, the Board finds it is in the best interest of the County to enter into an Agreement with the Commonwealth of Virginia for the County to accept the Virginia Department of Transportation's offer of \$1,177 for the taking of a greenway easement formerly located on Parcel 04500-00-00-068D0 and now part of the Berkmar Drive extension.

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Board of Supervisors hereby approves an Agreement between the County and the Commonwealth of Virginia regarding compensation for this easement and authorizes the County Executive to execute an Agreement and any necessary related documents once they have been approved as to substance and form by the County Attorney.

\* \* \* \* \*

RW-38  
Revised 09/2018  
UPC 106137  
PARCEL NO. 204

**THIS AGREEMENT**, made this 19<sup>th</sup> day of May, 2023 between the County of Albemarle, Virginia, **GRANTOR**, and the COMMONWEALTH OF VIRGINIA, acting by and through the Commissioner of Highways, **GRANTEE**,

**WITNESSETH:**

**WHEREAS**, in connection with State Highway Route R201 Project 9999-002-900, in the County of Albemarle, Virginia ("Project"), the **GRANTEE**, in accordance with the provisions of Title 33.2, Chapter 10 of the Code of Virginia of 1950, as amended, has lodged with the Clerk of the Circuit Court of Albemarle County, Virginia, Certificate Number C-716019 in the amount of \$50,085.00, partially for the benefit of the **GRANTOR**; and

**WHEREAS**, the **GRANTEE** has appointed the law firm of St. John, Bowling & Lawrence, PLC as his attorney to institute condemnation proceedings for the purpose of determining the amount to be paid for the land, or interest therein, as described in the Certificate aforesaid, and damages to the remaining lands, if any, of the **GRANTOR**; and

**WHEREAS**, the **GRANTEE** has properly filed a Petition In Condemnation in the Circuit Court of Albemarle County, styled Commissioner of Highways v River Heights Limited Partnership and County of Albemarle, Case No. CL16-274; and

**WHEREAS**, the parties have now agreed upon the following amount of just compensation for the land and/or interests therein and damages to the remainder, if any, and for all other claims and demands by the **GRANTOR** against the **GRANTEE** arising out of the filing of the Certificate, the Petition In Condemnation, and the conveyance of the property.

**NOW THEREFORE**, in consideration of the recitations above which are made a part of this Agreement, the parties agree as follows:



RW-38  
Revised 09/2018  
UPC 106137  
PARCEL NO. 204

1.) All issues between the **GRANTEE** and the **GRANTOR** as described herein, including but not limited to just compensation, public use, public necessity, lost profits and lost access, the **GRANTEE'S** bona fide but ineffectual effort to purchase the property prior to the filing of the Certificate, and all other statutory prerequisites to condemnation are hereby settled and forever resolved and the pending condemnation proceeding will be dismissed in accordance with Section 33.2-1027 of the Virginia Code (1950), as amended. The recitals set forth above are hereby incorporated herein as if repeated in full and are true in all respects.

2.) **GRANTEE** has offered and the **GRANTOR** has accepted consideration in the amount of \$1,177.00 as total just compensation for the acquisition of all of the property and/or property rights identified and described in the Certificate, and satisfaction of all Claims (as defined below) including but not limited to Claims arising out of the filing of the Certificate, the filing of the Petition In Condemnation, any physical invasion of or physical damage to the **GRANTOR'S** property outside of the fee or easement areas described in the Certificate which the **GRANTOR** has actual knowledge of or should have knowledge of based upon a reasonable inquiry, as of the date of this Agreement, and/or the conveyance of said property to **GRANTEE** pursuant to Virginia Code Section 33.2-1001, as well as all Claims for lost profits and/or lost access, and all Claims under the Rules of the Virginia Supreme Court related to the taking of said property. Said amount is inclusive of the amount deposited under the Certificate. In addition, **GRANTOR** accepts such just compensation in full, final and unconditional settlement and release of any and all claims, demands, remedies, damages and liability in the manner and to the extent as set forth below. **GRANTOR** agrees to provide **GRANTEE'S** counsel with properly executed tax information forms (Virginia Department of Accounts Substitute W-9 Form) contemporaneously with delivery of this properly executed Agreement, if **GRANTOR** has one.

RW-38  
Revised 09/2018  
UPC 106137  
PARCEL NO. 204

3.) Other than interest on funds being held by the Clerk of the Circuit Court, if any, **GRANTOR** hereby waives and relinquishes all rights, claims, demands, remedies, damages, costs, interest, expert fees, attorney fees, and liability, including claims against **GRANTEE**, **GRANTEE'S** agents and contractors, and any utility company or agent or contractor of such utility company involved in the construction work of the Project and any other parties acting under the color of the Certificate, (collectively referred to as "Claims"), that **GRANTOR** may have arising out of or related to the filing of the Certificate, the filing of the Petition In Condemnation, the acquisition of the property and/or property rights described in the Certificate, any physical invasion of or physical damage to the **GRANTOR'S** property outside of the fee or easement areas described in the Certificate of which the **GRANTOR** has actual knowledge or should have knowledge based upon a reasonable inquiry, as of the date of this Agreement, and/or the conveyance of said property to **GRANTEE** pursuant to Virginia Code Section 33.2-1001, *et seq.* as well as all Claims for lost profits and/or lost access and all Claims under the Rules of the Virginia Supreme Court relating to the taking of said property.

4.) Notwithstanding any provision to the contrary, **GRANTOR'S** settlement in paragraph two (2) and waiver in paragraph three (3) does not apply to any unlawful interference with access caused by something other than the rights conveyed in the Certificate and/or Petition, any physical invasion of or physical damage to the **GRANTOR'S** property outside of the fee or easement areas described in the Certificate of which the **GRANTOR** has no actual knowledge nor should have no knowledge based upon a reasonable inquiry, as of the date of this Agreement. **GRANTOR** hereby represents and warrants that, as of the date of this Agreement, **GRANTOR** is unaware of (a) any unlawful interference with access caused by something other than the rights conveyed in the Certificate and/or Petitioner, (b) any physical invasion of any property outside the fee or easement area described in the Certificate and (c) any physical damage caused by **GRANTEE**, his agents or contractors to

RW-38  
Revised 09/2018  
UPC 106137  
PARCEL NO. 204

**GRANTOR'S** remaining property. Nothing in this paragraph shall be read to exclude any other lawful claims that the **GRANTOR** may otherwise possess and which are not otherwise waived in this Agreement.

5.) As part of the consideration for this Agreement, **GRANTOR** warrants and represents that since the recordation of the aforesaid Certificate and continuing to the date of this Agreement, there has been no sale or contract for sale of the land or interest therein or any part thereof between the **GRANTOR** and any third party.

6.) As further consideration for this Agreement, **GRANTOR** agrees that any order presented to the Court pursuant to Section 33.2-1027 of the code for entry confirming absolute and indefeasible fee simple title in the Commonwealth may require that all amounts necessary to satisfy liens transferred to the fund held by the Clerk upon the filing of the Certificate, pursuant to Section 33.2-1021 of the Code, be retained by the clerk pending further proceedings under Sections 33.2-1027, 33.2-1023, 25.1-240 or 25.1-241 of the Code, as applicable, unless such liens were previously satisfied, released, or subordinated, as appropriate. The **GRANTOR** agrees that any funds due to or for the benefit of the **GRANTOR** pursuant to this Agreement are deemed to have been paid to the **GRANTOR** (or the **GRANTOR's** attorney if the **GRANTOR** has properly agreed and consented thereto and executed documentation satisfactory to the **GRANTEE** memorializing said agreement and consent), at the time of deposit of the funds with the court, regardless of whether or not deposited funds are or will be retained by the court pending further proceedings regarding liens, allocation, or entitlement to the funds. Nothing in this Agreement shall be construed i) to alter the priority of liens or to give rise to any obligation on the part of the **GRANTEE** to satisfy or obtain releases with regard to any outstanding liens on the property or the funds, or ii) to require distribution of funds on deposit that are subject to a lien or liens to



RW-38  
Revised 09/2018  
UPC 106137  
PARCEL NO. 204

anyone other than the applicable lienholder or lienholders without prior satisfaction, release, or subordination of the applicable liens, as appropriate.

7.) There have been no other promises, consideration or representations made which are not set forth in this Agreement; **PROVIDED, HOWEVER**, that if there is an Attachment 1 to this Agreement setting forth such additional terms and conditions as to which the parties have agreed, then those terms and conditions are incorporated herein by reference and made a part hereof.

8.) The consideration hereinabove mentioned represents the value of all estates or interests in such land and the damage to the remaining property, if any, and is in lieu of any and all Claims (subject to the terms of Paragraph 4, above) for compensation and damages by reason of the location, construction and maintenance of the highway including such drainage facilities within the fee and easement acquisition areas as may be described in the Certificate.

9.) The **GRANTOR** agrees to accept its legally proportionate share (if there be such apportionment) of such total consideration for the interests and rights in the land.


10.) The parties hereto agree that the total consideration set forth above shall be reduced to the extent of any payment previously made pursuant to the provisions of Section 33.2-1023 of the Code of Virginia 1950, as amended, if any.

11.) This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original.

RW-38  
Revised 09/2018  
UPC 106137  
PARCEL NO. 204

WITNESS the following signatures and seals:

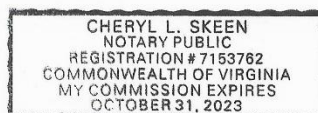
COUNTY OF ALBEMARLE, VIRGINIA

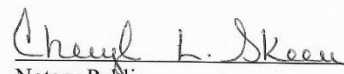
By:  (SEAL)  
Jeffrey B. Richardson, County Executive

STATE OF Virginia  
COUNTY/CITY OF Charlottesville

The foregoing Agreement was acknowledged before me this 16<sup>th</sup> day of October, 2023 by Jeffrey B. Richardson, County Executive, on behalf of the County of Albemarle, Virginia.

My Commission expires 10/31/2023 Notary Registration No.: 7153162



  
Notary Public

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

RW-38  
Revised 09/2018  
UPC 106137  
PARCEL NO. 204

COMMISSIONER OF HIGHWAYS

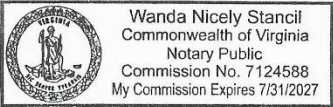
BY: Lori A. Snider  
STATE DIRECTOR  
RIGHT OF WAY AND UTILITIES

Commonwealth of Virginia,  
City/County of Richmond, to-wit:

The foregoing Agreement was acknowledged before me this 15<sup>th</sup> day of  
November, 2023 by Lori A. Snider, on behalf of the Commissioner of Highways.

Given under my hand this 15<sup>th</sup> day of November, 2023.

My Commission expires July 31, 2027 Notary Registration No.: 7124588



Wanda Nicely Stancil  
Notary Public

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Item No. 8.5. SE202300029 3307 Arbor Terrace (Rear Setback Reduction Request).

The Executive Summary as forwarded to the Board states that the applicant requests a special exception to reduce the minimum rear setback required by County Code § 18-4.19 as it applies to Parcel ID 046B4-01-OG-02800. Under Albemarle County Code § 18-4.19, R-6 Residential Non-Infill Residential lots generally must have a minimum rear yard setback of 20 feet. However, County Code § 18-4.19(2) allows any minimum setback to be reduced by special exception. The existing dwelling fronts on Arbor Terrace with the rear adjacent to open space owned by Arbor Lake Townhomes Association. The proposed special exception would reduce the rear minimum setback of 20 feet to allow the existing open-air patio to be fully enclosed with a four-season porch. (Attachment A). County Code § 18-4.11.1 allows up to a four-foot projection for covered porches, but not for fully enclosed porches.

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve a special exception for a reduced 12-foot rear setback on the subject parcel, allowing the construction of a four-season fully-enclosed porch.

**By the above-recorded vote, the Board adopted the resolution (Attachment D) to approve the special exception for a reduced 12-foot rear setback on the subject parcel, allowing the construction of a four-season fully-enclosed porch:**

**RESOLUTION TO APPROVE  
SE 2023-00029 3307 ARBOR TERRACE**

**WHEREAS**, upon consideration of the staff reports prepared for SE2023-00029 3307 Arbor Terrace and the attachments thereto, including staff's supporting analysis, any comments received, and all relevant factors in Albemarle County Code §§ 18-4.19 and 18-33.9, the Albemarle County Board of Supervisors hereby finds that the proposed special exception:

(i) would be consistent with the intent and purposes of the R-6 Residential district under the particular circumstances and satisfy all other applicable requirements of Albemarle County Code § 18-4.19; (ii) would be consistent with R-6 Residential district design principles; and (iii) would not adversely affect the public health, safety, or general welfare.

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Board of Supervisors hereby approves a special exception to modify the 20-foot minimum rear setback requirement of County Code § 184.19 to 12 feet on Parcel 046B4-01-OG-02800.

---

Item No. 8.6. Boards and Commissions Annual Reports, **was received for information.**

---

Item No. 8.7. Albemarle County 2023 2nd Quarter Certificate of Occupancy Report, **was received for information.**

---

Item No. 8.8. Albemarle County 2023 2nd Quarter Building Activity Report, **was received for information.**

---

Item No. 8.9. Board to Board, September 2023, A Monthly Report from the Albemarle County School Board to the Albemarle County Board of Supervisors, **was received for information.**

---

Agenda Item No. 9. **Action Item:** Proposed Updates to the Albemarle County Homebuyer Assistance Program Guidelines.

The Executive Summary as forwarded to the Board states that since Fiscal Year 2005, the Albemarle County Homebuyer Assistance Program (ACHAP) has and continues to provide down payment assistance and closing cost assistance to low- and moderate-income households to assist with the purchase of a home in the county. The assistance is provided as deferred payment, 6% simple interest loans of up to \$19,100, with the balance of the loans due at the time a home is sold or when an ACHAP loan recipient refinances their mortgage. The program was funded through allocations of Board-approved appropriations of County revenue to the ACHAP fund, with the final appropriation of program funds in Fiscal Year 2011. As loans are repaid, the funds are used to replenish the ACHAP fund, which currently has a balance of approximately \$900,000. The ACHAP is administered by the Piedmont Housing Alliance (PHA) (Attachment A).

For more than two decades, PHA has been providing housing counseling services and down payment assistance to low- and moderate-income homebuyers. For any given client, housing counseling staff thoroughly assess the client's aspirations, financial situation, and stage in the homebuying process. PHA staff then identify the appropriate package of down payment assistance options, which may include state, federal, and private funds, including ACHAP loans.

Significant increases in home sales prices, which have outpaced increases in average household incomes, coupled with ACHAP program guidelines that have not been updated since 2010 (Attachment B), have reduced the effectiveness of the program.

In January 2021, staff received a request from PHA to update the guidelines governing administration of the ACHAP (Attachment C). Staff worked with PHA to develop the proposed updates to the program guidelines. Key proposed changes include:

1. Reducing the loan interest rate from 6% simple interest to 0% interest;
2. Setting program eligibility at 80% of area median income, consistent with the income limits recommended in Housing Albemarle;
3. Adding a requirement that home buyers complete a home buyer education class through Virginia Housing, as well as attend at least one housing counseling session with PHA; and
4. Increasing the maximum ACHAP loan amount from \$19,100 to \$30,000, making the program more effective in a high-cost housing market.

The full draft of the newly proposed guidelines is provided as Attachment D. Attachment E provides a summary of the proposed changes.

There is no immediate impact on the County budget. However, reducing the loan interest amount to 0% may mean fewer funds will be available for future ACHAP loan awards.

Staff recommends the Board approve the proposed updates to the ACHAP program (Attachment D).

Ms. Stacy Pethia, Assistant Director of Housing, said that she was present today to discuss proposed updates to the Albemarle County Homebuyer Assistance Program (ACHAP) guidelines. She said that these guidelines were last updated around 2010, but she did not know the precise date. She said that it had been some time since they were revised, and it was necessary to bring them up-to-date.

Ms. Pethia said that the focus of ACHAP lies on home ownership for households earning between 60% and 80% of the area median income (AMI), which fell within the affordable home ownership category on the housing needs spectrum they often discussed. She said that the program was established in 2005 and provided down payment and closing cost assistance loans to households currently earning 60% of the AMI. She said that ACHAP was administered by Piedmont Housing Alliance (PHA). She said that the Board had added funding to the program on several occasions over the years, but the last appropriation to the program itself was in FY 2011. She said that due to budget cuts during the pandemic, ACHAP was discontinued.

Ms. Pethia said that as they would learn moving forward, the way the program was organized and the fund was organized, it was really self-sustaining, so there had been no need for additional funding to be appropriated to the program. She said that ACHAP currently had a fund balance of approximately \$900,000 at this point. She said that the program served households with incomes at or below 60% AMI. She said that recently, it had focused around that 60% AMI mark and provided up to \$19,100 in down payment and closing cost assistance to first-time home buyers. She said that they were provided as deferred payment loans with 6% simple interest rates, and the balance of the loans was due at time of sale.

Ms. Pethia said that one of the reasons they were there to discuss updating the guidelines is because it had become less effective over the years. She said that when the program started, housing costs were much lower than they were today and had increased substantially.

Ms. Pethia said that the AMI for the current year as set by HUD (U.S. Department of Housing and Urban Development), was \$123,300 per household. She said that that represented a significant jump from previous years. She said that meant a household of four would have an annual income of \$73,980. She said that the Virginia median sales price for 2023 in the second quarter was \$388,825. She said that at a household income of approximately \$74,000, they could have a maximum mortgage loan of about \$191,984. She said that this was assuming a 30-year fixed rate mortgage, 6.5% interest rate, and a 3% down payment and closing costs. She said that they would need an additional subsidy of nearly \$195,000 to purchase that home.

Ms. Pethia said that looking specifically at Albemarle County, the same household in the second quarter of 2023 had a median sale price of \$530,000. She said that this would mean the family could have a maximum mortgage loan of about \$164,000 and would require an additional assistance of \$364,000 to purchase that home.

Ms. Pethia said that most of the homes in the area sold for \$300,000 per unit or more according to the Charlottesville Area Association of REALTORS® most recent report for the second quarter. She said that therefore, significant assistance was needed to help moderate and low-income buyers purchase housing for the first time.

Ms. Pethia said that looking at the proposed key changes to the program, staff was requesting that the Board approve a reduction of the interest rate for the ACHAP loans to 0%, and that interest rate had been used in the past to help administer the program. She said that they would compensate for the loss in interest rates by adding a \$1,500 administrative fee to the loan at the beginning. She said that this amount would simply be added to the loan balance.

Ms. Pethia said that also, they proposed an increase in the qualifying household income to 80% of AMI, as well as adding a homebuyer education requirement which entailed completing the first-time homebuyer class offered by Virginia Housing. She said that research had shown that such education benefited first-time homebuyers and helped them maintain their housing over the long term. She said that additionally, she proposed increasing the maximum loan amount from \$19,000 to \$30,000 or 20% of the purchase price.

Ms. Pethia said that all of these changes aimed to make the program more effective for homeowners, as \$19,000 did not go far in their local area when purchasing a house. She said that it would also align this program with other down payment assistance programs like the Federal Home Investment Partnership down payment assistance programs which were provided as loans but had 0% deferred payments. She said that these changes would make it easier for homebuyers to keep track of the loans they had taken out. Many low- and moderate-income households needed to layer different types of assistance when purchasing a house, so bringing them closer together in requirements and regulations simplified the process for homebuyers and ensured they did not get into trouble over the long term.

Ms. McKeel said that it was important that this was coming forward as it needed reviewed and updated. She thanked PHA and Sunshine for their responsiveness and excellent service.

Ms. Mallek said that she was grateful that the program was being proposed to be reinvigorated, because it had been functioning quite effectively for a while until there suddenly ceased to be any list, any

people to place in the homes which had been set aside, which contributed to the downward spiral of their inability to deliver on the program that they had originally established or that previous boards had established 15, 20 years ago, probably 25 years ago. She said that the class was crucial to learn how to manage because it's challenging for everyone. She appreciated the simplification of all the different programs because that could be bewildering for sure and keeping track of things.

Ms. Mallek asked what the plan was from the County's level to oversee this. She asked if this was part of the merger with the land trust or if that was a separate category altogether.

Ms. Pethia said that it was separate.

Ms. Mallek asked if in terms of oversight they would receive updated information regularly to ensure the proper use of the funds.

Ms. Pethia said that was correct. She said that they would enter into a new memorandum of agreement (MOA) whether the Board approved these changes or not. She said that the last one was entered into in 2010, so it was time. She said that there would definitely be reporting requirements. She said that typically, over the last couple of years, they had asked for quarterly reports from whoever they gave grants to through the Housing Fund. She said that she could see this being similar, but at least twice a year.

Ms. Mallek said that she would stick with quarterly, but that was good. She said that she was concerned about the inspector change; it seemed as though there was something in the previous packet that gave her some cause for concern if there wasn't really detailed reporting. She said that if an inspector did not have a clear chapter and verse to look at, how would they know what they were supposed to be inspecting. She said that she encouraged them to put more specific requirements into place.

Ms. Pethia said yes, one of the requests was specifically made to make it easier for homebuyers to purchase the house. She said that over the years, they had sometimes had to wait for the same inspector to get there and this has led them to lose the house due to the long waiting period. She said that this change was being implemented to help speed up the process.

Ms. Mallek confirmed that these were not County inspectors, but private people.

Ms. Pethia said that the plan was to use the same inspector whenever possible, but that they did not want to slow that sale process down and have someone lose a house, as they had in the past.

Ms. Mallek said that she was always concerned about individuals who owned fixer-uppers because even the ones they were aware of were bad enough, but the ones they did not know about could be an enormous burden. She thanked Ms. Pethia for the care.

Ms. LaPisto-Kirtley said that she appreciated Ms. Pethia's efforts and how they aligned with what PHA wanted to do in their new MOU. She said it certainly required a revisit since 2010. She said that she appreciated the mention of all re-inspections being done by the same person wherever possible. She said that this program was and continued to be self-sustaining, which was extremely important for anyone listening to know. She confirmed that the repayment, well removing of the 6% interest rate, and they were going to 0%, but they were making that up with the \$1,500 additional fee.

Mr. Andrews said that he understood that \$900,000 had been called self-sustaining but also recognized it had not been well utilized because the program had not functioned as intended. He said that this funding was meant to jumpstart the initiative again. He said that they could not be certain until the funding was used how well it would actually self-sustain. He said that this was a good problem to have. He said that if it started to be heavily utilized then they would need to worry about that. Referring back to slide six again and this related somewhat to that, this showed the 60% AMI. He said that on slide five there had been basically a 50% subsidy needed for purchase and here they were up to just under 70% needed for purchase. He asked if with switching to 80% AMI, did she happen to have the number for what mortgage loan amount would fall into that and where they would be.

Ms. Pethia said that she did not but could provide that information later today if he was interested.

Mr. Andrews said that he was, and that he was supportive of all that had gone into updating this program.

Mr. Gallaway said that regarding the cost, the change from 6% to \$1,500, they did not have information on how much administrative expenses were when it was in full effect. He asked whether the 6% covered that or generated more revenue.

Ms. Pethia said that it covered it. She said that to be precise, a 6% interest rate on a \$19,000 loan would generate approximately \$1,100 or \$1,200 with interest annually. She said that if the loan amount were increased to \$30,000, then the annual interest income would be around \$1,800, and that this was somewhere in the middle. She said that this established a flat fee instead of fluctuating based on the principal balance. She said that this amount was at the request of the PHA.

Mr. Gallaway said that while he understood that they were trying to cover the administrative cost of the program by adding the fee, it added to the impediment of helping people with cashflow and wiped

out a portion of what they were getting in assistance. He said that he would like to know exactly what the administrative costs were so they could determine whether or not it was necessary to charge the additional fee. He asked about the \$191,000 as the maximum mortgage loan. He said that according to Mr. Smith's statement when he was there, the sweet spot for constructing a house was between \$210,000 and 220,000 at the bare minimum. He asked if the \$30,000 was helping and said that the \$191,000 was lower than what it took to construct a bare-minimum house in Albemarle County.

Ms. Pethia said that the PHA had other sources of down payment assistance which were layered together. She said that the \$30,000 would be added to Virginia Housing Spark loans, potentially home investment partnership loans, and they stacked on top of each other.

Mr. Gallaway asked if they charged fees to cover their administrative costs.

Ms. Pethia said no.

Mr. Gallaway asked if there was an idea of how many loans they would be administering.

Ms. Pethia said that over the last 18 years, they had provided loans to 271, and 200 of those households had repaid their loans. She said that she was unable to calculate the average number of households per year at that time. She said that at \$30,000 with the \$900,000 currently in their account, that would be 30 households.

The phones of the Board members signaled the emergency call, which was scheduled to take place at 2:20 p.m., at 2:18.

Mr. Gallaway asked what the window was for the credit score.

Ms. Pethia said that Virginia Housing had increased its credit score from 620 to 640 and then lowered it back down to 620. She said that they were trying to maintain the same level as Virginia Housing. She said that many homebuyers would use their first-time homebuyer mortgage products, so this kept it consistent with Virginia Housing.

Ms. Price said that the fourth bullet on slide 7 stated that the maximum amount not to exceed \$30,000 or 20% of the purchase price, but in Attachment D on page 2, under the second block down, it indicated that eligible households may receive up to 15% of the lesser of the purchase price or appraised value up to a maximum of \$30,000, this assistance may be combined with other regional funds, and the total assistance may not exceed 20% of the purchase price. She said that it appeared from the information provided that they were actually considering approving assistance from this fund not to exceed 15% or \$30,000, but there might also be other funds available for up to 20%, whereas the slide indicated that it could be up to 20% from this fund.

Ms. Pethia said that Ms. Price was correct. She apologized for the error.

Ms. Price said that they had \$900,000 available in the balance, separate from that, and in addition to that would be the money that had already been lent out, which showed that the County had substantially more than \$900,000 invested in this program. She said that the \$19,100 maximum came all the way back from 2005, 18 years ago. She asked if there was a way to automatically increase it over time on factors such as changes in average home values or recommendations from HUD. She said that with the workflow that the County already had, adding this to an annual meeting back before the Board would be detrimental to the overall applicability and benefit of the program. She asked if there was a way that they could approve some sort of formula for the annual adjustment to the maximum amount.

Ms. Pethia said that she was unsure of what that would entail, so they would have to do some looking into that.

Ms. Price said that she would support this but asked staff, when capable, Mr. Henry, to look at it from the perspective of what could be approved that would allow it to remain sort of constant as a value benefit and not come back later and find that another 50% increase in the maximum amount was needed.

Ms. Pethia said absolutely, they could do that.

Mr. Gallaway asked where the money was sitting in.

Ms. Pethia said that it was sitting with PHA in an interest-bearing bank account, and some of that interest was also used for administrative fees over the years.

Mr. Gallaway asked if the funds which would actually come out of the County coffers would cover the administrative costs.

Ms. Pethia said that the County had not invested in it since 2011, and they did not intend to invest further funds.

Mr. Gallaway asked if they had the ability to set this formula.

Ms. Pethia said that she would think so.

Mr. Gallaway said that he would allow staff to explore the mechanics of that.

Ms. Price clarified that on slide 7, the fourth bullet stated it would increase the maximum loan amount to 20% of the purchase price, not to exceed \$30,000. However, she noted that Attachment D in their materials on page 2 indicated that the maximum assistance amount would be 15%, but this 15% could be combined with other funds so that the total support assistance may not exceed 20% of the purchase price. She said that she believed it should say increase the maximum loan amount to 15% of the purchase price, not to exceed \$30,000 and in conjunction with other assistance, it cannot exceed 20%.

Ms. Mallek said that she was wondering how they would communicate to other layering agencies how much they could give. She said that she agreed that the 20% should be 15%, to be accurate with the \$900,000 plus what had been loaned out, which was a County fund and she was surprised it was not in a County bank. She asked if administrative fees had already been taken out of that.

Ms. Pethia said that that was in the original MOA. She said that they were allowed to use that. She said that it did not earn a significant amount of interest. She said that the last report from 2012 said that the interest for that quarter was approximately \$243.

Ms. Mallek said that the County bank accounts were earning tons of interest.

Ms. Price said that in terms of the 15% not to exceed 20%, it was similar to having a primary health insurance as well as a secondary one. She said that they had to determine if the 15% was primary and if an additional 5% was secondary, or if the additional assistance would be primary and they could add up to an additional 15% provided that the total assistance did not exceed 20%.

Ms. Mallek asked if Ms. Price was referring to which account got used first.

Ms. Price said yes, it needed to be clarified.

Ms. Pethia said that PHA managed all of those different down payment assistance programs, including three or four, sometimes five, depending on funding availability. She said that they carefully considered which mix was best for each homebuyer.

Ms. McKeel said hence their administrative fee. She said that she understood there might be frustration about the administrative fee, but they had to charge an administrative fee.

Ms. Mallek said that she was concerned about Mr. Gallaway's question about the \$1,500 being upfront.

Ms. Pethia said that it would be added to the loan, so the \$30,000 would be \$31,500.

Mr. Gallaway asked if each of the sources charged a fee. He said that he wanted a breakdown of the fees involved.

Ms. Pethia said that they were not allowed, as most of them were from federal government so the Home Investment Partnership Program, which prohibited any additional fees.

Ms. LaPisto-Kirtley asked if the compensation would not exceed \$30,000 was referring to the County's compensation and not the total compensation for that purchase.

Ms. Pethia said that was the County's compensation.

Ms. Price said that they were asked to take action on this, and that the floor was open for a motion.

Ms. McKeel **moved** that the Board approve the updates to the ACHAP (Albemarle County Homebuyer Assistance Program) program, which was in Attachment D.

Mr. Andrews **seconded** the motion.

In further discussion, Ms. Mallek asked when the draft MOU would come back to the Board.

Ms. Pethia said that they had a standard MOA used in the Housing Department which had been reviewed by the County Attorney's Office and the Grants Department of Finance and Budget. She said that this would go along with that.

Ms. Mallek said that perhaps she was the only one who had questions about the types of reporting and the interest bearing and that kind of thing and how this would be handled. She said that they could not fix what had already happened, but how it would be done in the future.

Ms. Pethia said that she was happy to share a copy of their reporting template. She said that these templates were created for each specific program or project they funded, and typically included information about the beneficiaries served, the amount of funding provided to each household and their



demographic information. She said that this helped them assess whether the programs were reaching the most needy and vulnerable areas or meeting the program requirements.

Ms. Pethia said that at present, they did not have a template for financial reporting because they were unsure if they would be moving forward with one. She said that staff would review examples from past reports from PHA along with their Finance and Budget team to ensure they met their needs, and that staff would be happy to share that template with the Board.

Ms. Mallek said that 4% interest on a \$900,000 loan was \$36,000 in interest annually. She said that this was indeed a significant amount of money and warrants further investigation into the administrative costs associated with such loans.

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 Ms. Price.  
NAYS: None.

---

Agenda Item No. 10. **Discussion Item:** Economic Outlook Report.

The Executive Summary as forwarded to the Board states that the national, state, and local economy impacts the County's revenues and expenditures. Understanding the current economic state and future forecasts enables the County to engage in long-term financial planning, prepare fiscally responsible budgets, and monitor its ongoing fiscal health.

Last year, the County received an Economic Outlook Report prepared by an outside consultant with expertise in local government financial forecasting. Since the initial report, staff has remained engaged with the consultant on a quarterly basis, including the preparation of the updated annual Economic Outlook Report.

During this presentation, Dr. Sheryl Bailey, Visiting Professor of Practice from Virginia Tech's School of Public and International Affairs, will present the annual economic report for Albemarle County. Attachment A contains the full, detailed report.

The Economic Outlook Report will inform the five-year financial plan discussions with the Board scheduled for November and December.

Staff recommends the Board receive the presentation as an informational item.

---

Mr. Andy Bowman, Assistant Chief Financial Officer for Budget and Interim Chief Financial Officer for Policy and Partnerships, said that staff was before the Board to present the economic outlook report. He said that for the past 15 months, their staff had been engaged with Virginia Tech, primarily Dr. Cheryl Bailey who was present and would handle the bulk of today's presentation.

Mr. Bowman said that this was to take a look at a lot of their economic financials in both their community, the state and region, and the national landscape to understand how these complement all the other day-to-day financial analysis that takes place in their Department of Finance and Budget and elsewhere in the organization. He said that today's report was really one piece of the long-range financial and strategic planning that the Board would be engaging in in the coming months. He said that his team would be back on November 15 to kick off a series of five-year financial planning sessions, and this would be one piece in the context that fit into that overall long-term planning that the Board undertakes annually.

Mr. Bowman said that it was his privilege to introduce Dr. Cheryl Bailey, a visiting professor at Virginia Tech, with experience spanning approximately 30 years, working both in academia but more frequently as a practitioner. He said that Dr. Bailey had worked as a senior executive in the private sector as well as at local and state levels, had headed up the Virginia Resources Authority, been a member of the Virginia Governor's Cabinet, as well as heading up the Virginia Municipal Bond Bank among many other things that he could go on about. He said that they were very fortunate to have her here today. He said that they appreciated the partnership and knowledge she brought.

Dr. Sheryl Bailey, Virginia Tech Professor, said that as they went through the report, it painted a mixed picture, much like last year. She noted that they were coming out of a global pandemic which had been quite the roller coaster ride. She said that she would share the bottom line with them up front so they would not have to wait until the end. She said that the analysis of U.S. economic trends and outlook forms a significant part of their work at Albemarle County. She said that they examine national data to predict local trends, and Virginia and Albemarle County followed the national trends, albeit at different levels. She said that despite the challenges posed by the pandemic, the U.S. economy had shown remarkable resilience, nevertheless, signs of slowing were becoming apparent.

Dr. Bailey said that the key thing was how they detected the inflection point, especially since they had an unusual pandemic, new geopolitical risk, and were in a whole new demographic world now with baby boomers leaving the workforce. She said that all of these factors created headwinds and uncertainty ahead which they would discuss. She said that Albemarle County had a solid economic base and

performance that provided scope to plan and act defensively. She said that as a woman of a certain age, she had been involved in many community projects across Virginia, so when she received calls for assistance during audits or other financial matters, she was happy to help.

Dr. Bailey said that in her experience, Albemarle County stood out as one of the best-managed counties in terms of finance and budgeting. She said that this was reflected in the fact that they did not require external assistance with their annual audit. She said that also gave them a base upon which they could act and plan defensively. She said that instead of being totally on the defense, they could also move strategically and move ahead on their initiatives.

Dr. Bailey said that the U.S. Real GDP (Gross Domestic Product) had been much more resilient. She said that when she was here a year ago, they had just had two consecutive quarters of decline in gross domestic product, which was the measure of economic well-being and growth in the United States and worldwide.

Dr. Bailey said that in most every other country, that would have automatically been a recession, but that was not the case in the U.S. because they have the National Bureau of Economic Research that did the determination and they needed to have depth, diffusion, and duration. She said that it was not wide, deep, and long enough for it to be classified as a recession. She said that the throughput of all that, however, had been consumers. She said that the GDP has four legs, consumer spending, business spending, government spending, and net trade, so it could be thought of as a table. She said that consumer spending was 70% of their GDP. She said that as goes the consumer, goes the U.S. economy.

Dr. Bailey said that through all of this, after the return, after the first downturn, and the period they were inside, but even then, even when they were still kind of planning it close to the vest, consumers were spending. She said that even in those two quarters of decline, consumer spending had remained positive, which kept things from getting worse, and contributed to the country's resiliency. She said that in fact, they had grown at 2.1% during the first half of the year, which was considered normal term growth in the U.S. She said that jobs had been recovered as well. She showed a slide that showed a 20-year review of jobs in the U.S. and said that they typically did 3 to 5 years, but said that was too short a time, given the pandemic's three-year rollercoaster.

Dr. Bailey noted that the gray bars on the slide represented recessions according to the National Bureau of Economic Research and said that the skinny bar represented the two-quarter recession with the pandemic in 2020. She pointed out that while the pandemic recession was bad, it was not as severe as the Great Financial Crisis of 2007 to 2008, also known as the Great Recession. She said that we should consider going back to the early 2000s, when there was also a recession known as the dot-com bust. She said that this gave them perspective because many people were comparing the pandemic recession to the Great Financial Crisis of 2008. She explained that each recession has its own unique profile, and they were all different from one another.

Dr. Bailey said that we had recovered the jobs growth, and while it was not necessarily the same jobs in the same places, it was the count of jobs. She said that we broke even in summer of 2022, and as of August 2023, we were 2.7% above the pre-pandemic level set in February 2020. She said that this strong job growth was largely due to a lower labor force participation rate, with everyone now active in the labor market except those aged 55 and older.

Dr. Bailey said that the prime working age, 25 to 54, actually had a labor force participation higher than the pre-pandemic, but those aged 55 and older were still not back in the workforce, and their participation rate was distinctly below what it had been before. She said that if they only looked at the 55 to 64 age group, which was still considered working age, there would be a shortage of over 600,000 workers in the labor force compared to the pre-pandemic level. She noted that this group had not yet returned to the workforce and attributed it to the aging workforce trend which was accelerated by the pandemic.

Dr. Bailey said that every recession acts as an accelerant, speeding up existing trends. She said that in this case, the aging workforce trend was sped up by the pandemic, and there had been some hope that these older workers would return to the labor force but they had not yet done so. She said that the pool of older workers was the one that they called upon for help when they received these calls from other communities.

Dr. Bailey said that job growth in the United States was red hot from January 2020 until early 2022, as shown by the blue bars on the chart. She said that however, since then, the market has been loosening, as indicated by the decreasing number of jobs being added each month. She said that they had gone from red hot to hot and were now pretty strong. She said that it was slower, but that it was still solid. She added that she had seen on the previous day that job openings had increased when they thought they were going down, and that it was going to be a bumpy ride.

Dr. Bailey said that the loosening of the labor market was not as fast as expected, so it remained a tight labor market. She said that employers were holding onto workers even if they saw or foresaw a slowdown in their businesses because finding and retaining employees had been difficult. She said that as a result, unemployment had risen over the past two months but was still historically low compared to pre-pandemic levels as of August 2023. She said that there were multiple unemployment rates. She said that the official unemployment rate, U3, was published by the Bureau of Labor Statistics every month and could be found in table A-15 on Google.

Dr. Bailey said that the broadest measure was U6, and that was the measure of everyone that had looked for work in the prior 12 months. It was taken from the household survey, in the middle of the month, so the August survey was done in the middle of August, and the key question was whether one had been actively employed or on layoff waiting for recall, and if not, then had they actively looked for work in the last four weeks. She explained that the official unemployment rate, and if it was the last four weeks, they were considered unemployed and counted in the civilian labor force. She said that if it was longer than four weeks, they were not in the U3 measure and not in the civilian labor force. She noted that U3 is a four-week look-back, a very short window. She said that some economists say it structurally undercounts, but she simply thought it was a four-week look-back. She said that in contrast, the U6 has a 12-month look-back.

Dr. Bailey said that if one had actively looked for work for the last 12 months, they were in U6. She said that she thought this opened up the framework of maybe some livelihood because they would not be in the statistics if they stopped looking for work before Labor Day in the August statistic, for instance. She said that also U6 included those who are underemployed, part-time for economic reasons, who report wanting a full-time job, being ready and willing to take one but having had to settle for a part-time schedule due to lack of availability. She said that that was the underemployed, and that this was the broadest measure of labor underutilization.

Dr. Bailey said that the underemployed rate was at 7.1% in August, whereas the official unemployment rate was 3.8%. She said that the Federal Reserve had its own non-employment index, and she liked to watch this as well. She said that this index was managed by the Federal Reserve Bank in Richmond. She said that each Reserve Bank had an assignment, and one of their assignments was the fifth district. She said that in August, their non-employment index was at 8.1%. She said that the Federal Reserve used a weighted average of each micro-category in the BLS (Bureau of Labor Statistics) survey to determine the likelihood of being re-employed. She said that there were hidden workers and there was persistent unemployment.

Dr. Bailey said that the official unemployment rate is 3.8%, but the U6 rate is at 7.1% and the non-employment index is at 8.1%. She said that these were historically low, but that all three rates had ticked up slightly. She said that both U6 and the non-employment index were indicators used to predict future caseloads for social services departments. She said that Harvard Business School referred to those individuals in the U6 and Non-employment Index as hidden workers.

Dr. Bailey said that when considering consumers, they paid close attention to them because their spending habits significantly impacted the U.S. economy. She indicated the blue line on the graph, which covered the period of 2019 through July 2023, represented real disposable income, which was adjusted for inflation and measures the purchasing power of households. She said that the goldenrod bars represented real consumer spending, which directly contributed to GDP calculations. She said that before the pandemic in 2019, there was a relatively balanced relationship between disposable income and consumer spending as evidenced by an even-keeled pattern on the graph.

Dr. Bailey said that after 2020, this relationship became more volatile, as illustrated by its roller coaster-like trajectory. She said that during the period until just before the vaccine deployment, disposable income experienced three significant increases due to government support measures because the real consumer spending was underwater. She said that this was to keep them from having economic collapse, because as goes the consumer, goes the economy, goes the GDP.

Dr. Bailey said that there were many periods of really, really poor consumer spending, then, as they began to emerge from the first wave of the pandemic, this was all before delta and omicron, but then consumer spending began to increase again. She said that the real income bars, the disposable income, were going negative because of inflation. She said that this was inflation adjusted, so inflation was eroding that household purchasing power. She said that regardless, consumers kept spending, and shifted very strongly from goods to services, restaurants, leisure, hospitality, travel, in-person experiences. She said that people had been cocooning, and then came out, and the goldenrod bars have stayed positive above the line.

Dr. Bailey said that with the inflation fight, the blue lines had come above the line and had been positive but had been able to slow down lately. She said that they could see the inflation fight and its effect on household income had improved, but this improvement was beginning to moderate some. She said that consumers continued to spend by drawing down their savings and increasing consumer loans. She said that the blue line represented savings; and that savings spiked three times due to government support before being drawn down significantly afterward.

Dr. Bailey said that with inflation decreasing, personal savings had risen slightly but were now declining again. She said that the golden rod line represented consumer loans, which had been steadily increasing. She said that this was how consumers had maintained their spending habits. She said that economists discussed the summer revenge spending of 2022 and 2023. She said that it was unclear when this would normalize. She said that the increase in student loan repayment requirements could further dampen spending.

Dr. Bailey said that the household balance sheets remained healthy; debt-to-income ratios were still within pre-pandemic levels but may exceed them if current trends continued. She said that, however, they were not at the level of the Great Financial Crisis, and that was a key thing. She said that if

consumers continued on this path, they would experience tighter budgets. She said that that was one of the reasons that consumer spending was not expected to be as robust as it had been, and was expected to slow

Dr. Bailey said that in terms of inflation, they had reached a peak in 2022 and were now seeing a decrease, but it remained stubbornly persistent. She said that the headline inflation rate, represented by the blue line on the slide, had risen over the past two months. She said that similarly, the Fed's preferred measure of inflation, known as personal consumption expenditures (PCE), which took into account substitution of consumers such as purchasing brand names versus store brand, had also increased during this period.

Dr. Bailey said that CPI (Consumer Price Index) had a fixed market basket, and that both measures indicated an increase in prices over the previous two months. She said that PCE (Personal Consumption Expenditures), which excluded volatile food and energy costs, remained high at around 4.5%. She said that this was well above the Federal Reserve's target rate of 2%. She said that it would take some time before inflation returned to normal levels. She said that it was projected that the Fed would maintain higher interest rates for longer than initially anticipated.

Dr. Bailey said that the Federal Open Market Committee (FOMC), which met two weeks ago, did not change the rate, but released new economic projections. She said that the forecasts indicated one more rate hike this year and rates remaining elevated until next year. She said that the FOMC had already raised interest rates 11 times, bringing the current rate to 5.25 to 5.5%. Their target for the federal funds rate for all of 2024 was 5.1%. She said they did not plan to cut anytime soon, and that was the key message from their meeting two weeks ago. She said that it would be higher longer because inflation was persistent, sticky, and it was a bumpy ride.

Dr. Bailey said that they were pulling two strings. She said that they were trying to cool down the economy on one string by increasing interest rates. She said that on the other hand, they were drawing down their balance sheet, which was an important but often overlooked aspect of their strategy. She said that they bought securities from member banks and took them in at face value even though the value of those securities may have been eroded by inflation or the interest rate. She said that this action was to push liquidity out into the financial market to help maintain financial market stability. She said that this could be seen in the golden rod line, which increased significantly after the pandemic.

Dr. Bailey said there was also a blip from May 2023 during the bank crisis when they launched a new bank term lending program and bought those securities in order to contain the crisis with decisive action and regulatory review. She said that they continued on the drawdown of their balance sheet. She said that both reins had to be pulled, one for consumer cooling and another for business cooling, in order to cool the economy and tame inflation. She said that the Federal Reserve was now taking it month by month regarding the federal funds rate but still drawing down its balance sheet, so they were in a tight monetary situation.

Ms. Bailey said that the big question going forward, according to her, was whether the Fed could thread the needle to tame inflation, maintain financial stability, and avoid a recession, or soft landing. She said that there was a lot of balancing required, and she wondered if it could be done. She said that they were projecting to have a slow session and were projected to muddle through. She said that they had a resilient but slowing economy, and there was a risk of a recession in late 2023 to early 2024.

Dr. Bailey said that all signs indicated that the third quarter, which ended on September 30, would be strong, however, some real slowing started to appear in September. She said that the question was how this would impact the fourth quarter. She said that a lot of prominent forecasts now predicted very slow growth for the first two quarters of 2024. She said that only a few had some minuses there, but the projection was that they would muddle through with very slow growth.

Dr. Bailey said that overall for 2023, they were looking at a 2.2% median forecast amongst the prominent most recent forecasts within a very tight range of 2.1% to 2.3%. She said that that was the projection for 2023, ending on December 31. She said that for 2024, the median was 1.3%, which was below trend growth, and the range was from 0.5 to 1.5. She said that it was a much wider range in terms of how they would muddle through 2024. She said that they might have some down quarters during that period. She said that they might be able to get by with small growth.

Dr. Bailey said that if consumers continued to be resilient in spite of inflation, then that could help them since they accounted for 70% of the economy. She said that there were many challenges and uncertainties ahead. She said that these included persistent inflation which was proving bumpy and sticky, higher interest rates for longer periods, and tighter credit conditions.

Dr. Bailey said that as a result of the bank crisis in March, regulations had been tightened, investigations conducted, and new rules proposed for banks to prevent poor risk management practices seen in certain selected banks. She said that those banks had very poor risk management related to the tech and cryptocurrency industries. She said that it was also evident that their problems could easily spread to other institutions, so credit and lending standards had already tightened across all platforms - personal loans, mortgage loans, business loans, real estate loans. She said that this would slow down economic growth.

Dr. Bailey said that the tight labor market and labor pressures were helping to soften some things

but also putting pressure on inflation. She said that it was a delicate balance. She said that consumer and business demand had to be considered along with the housing market, which saw decreased sales but maintained its prices due to an imbalance between supply and demand. She said that it all came down to supply and demand. She said that the question then became how they would manage if interest rates remained high for longer.

Dr. Bailey said that government infrastructure spending was having some impact, as evidenced by changes in certain manufacturing sectors. She said that there were ongoing challenges with supply chains, geopolitical risks, shifting trade flows, and the supply and price shocks resulting from energy and food supplies being weaponized due to the Russian-Ukrainian conflict.

Dr. Bailey said that global growth was slowing down, particularly in China, which had been the second largest economy before the pandemic but was not growing as rapidly now. She said that with their growth rate being less than half of what it was previously, this would only serve to dampen their progress further. She said that they also had an aging workforce. She said that close monitoring, early warning systems, and quick adaptability were essential in such changing environments.

Dr. Bailey said that looking at Albemarle County, they had done well overall. She said that their real GDP growth had been higher than both the U.S. and Virginia for most years between 2020-2021, the latest data available at County level. She said that their unemployment rate had consistently been lower than both the U.S. and Virginia since 2000 until August 2023. She said that this broad perspective helped understand not just recent trends but also long-term patterns.

Dr. Bailey said that when comparing Albemarle County with Charlottesville MSA (Metropolitan Statistical Area), the closest comparison available, hourly wages were lower than both the U.S. and Virginia since 2013, but they had been increasing steadily following similar trends. She said that compared to other MSAs in the region, Staunton and Harrisonburg MSAs, Charlottesville MSA had higher hourly wages after Richmond MSA. She said that when looking at real per capita income or personal income, which was inflation adjusted per person, Albemarle stood out distinctly above both the U.S. and Virginia with this difference widening over the last decade.

Dr. Bailey said that, according to her data, there had been a decrease in existing home sales nationally and in Virginia as well as Albemarle County since spring 2022 when compared with the same period last year. She said that this data was not seasonally adjusted so she made sure to compare it directly with the previous year's figures to account for any potential variations due to seasonality. She said that despite this decrease, housing prices continued to rise, particularly in the Charlottesville MSA.

Dr. Bailey said that the Federal Reserve used a Housing Price Index (HPI) that includes all transaction purchases and the valuations in refinancings which showed positive growth quarter over quarter on a year-to-year basis. She said that while the rate of growth had slowed, it remained positive indicating continued price increases. She said that when she looked at median listing prices per square foot for Albemarle County compared to the U.S. and Virginia, they were trending upward and were above both the national and state averages. She said that this suggested a strong demand for housing in the area. She said that there was pent-up demand and constrained inventory.

Dr. Bailey said that when one looked at the business sector in Albemarle, it was thriving. She said that gross receipts had been on an upward trend since 2017. She said that it was important to compare pre-pandemic data with post-pandemic data. She said that as of September 14, 2023, year-to-date gross revenues for this year exceeded those of the entire calendar year 2022. She said that the top four categories remained unchanged from last year, which were repair, personal and business services, retail, contractors, and finance, real estate and professional services. She said that this year, retail and repair, personal and business services had switched places in terms of ranking. She said that this corresponded to the preference for in-person services over goods among consumers.

Dr. Bailey said that in summary, Albemarle County had a history of mostly solid economic and job growth, high real per capita personal income, low unemployment, strong hourly wages regionally, significant employment in relatively higher-income occupations and industries, and robust local business activity. She said that the County's economy was closely linked to that of the United States and Virginia, as evidenced by the charts provided.

Dr. Bailey said that the United States' and Virginia's economic outlooks frame Albemarle County's economic outlook. She said that it would be prudent to plan for an economic slowing in late 2023 or early 2024 unless consumers decide to do what they did last year again. She said that they thought their roadway was tightening on that and it is kind of getting short on that. She said that there would definitely be higher interest rates held for longer as the Federal Reserve has signaled this intention. She said that they planned one more potential rate hike this year and intended to hold it for a good portion of next year.

Dr. Bailey said that continued inflation until the tight monetary policy got a hold of and tamed and broke the back of that inflation is expected. She said that higher unemployment was also anticipated as the Fed had indicated they were willing to tolerate some increase in unemployment in order to succeed in the inflation fight. She said that however, they had a maximum employment mandate as well, so that would make it challenging for them to thread this narrow needle. She said that they should expect cooling consumer and business demand, especially with increased interest rates.

Dr. Bailey said that they were seeing some loosening there in terms of what was happening in the

job market had been a real source of that ability of consumers to feel good about spending. She said that consumer confidence and sentiment had been down, but they kept spending. She said that they expect that to cool and some business demand to cool with interest rates higher for longer. She said that slower growth and real disposable income were expected as the labor market loosened and was not quite as tight.

Dr. Bailey said that the housing market was slow but competitive. She said that this was due to a balance between demand and supply dynamics, with pent-up demand and the low supply and constrained inventory. She said that competition would put pressure on prices. She said that additionally, she anticipated slower business activity, particularly in sectors sensitive to interest rates and real consumer spending. She said that the timing of these impacts would vary, and different sectors would be affected differently. She emphasized the importance of closely monitoring developments and responding with agility.

Dr. Bailey said that her enduring recommendations for financial resiliency and agility, which Albemarle County fulfilled, included the financial foundation in terms of strengths, weaknesses, and vulnerabilities, keeping an eye on that, and she could see that in the County's published reports.. She said that as the former director of the Virginia Resources Authority at Municipal Bond Bank, she underwrote loans for localities, which required her to provide detailed rationale for these decisions. She said that she had looked at a lot of financial statements and budget statements, and she could see the analysis; it came through the paper, and also in the strategic planning. She said that the County was doing that.

Dr. Bailey said that the County also had clearly defined and refined strategic goals, which the Board continued to review and update regularly. She said that long-term financial planning process was ongoing, and the robust scenario planning provided a list of potential responses in case unexpected events occurred.

Dr. Bailey said that engaged staff members served as the best early warning system, and finally, adaptable decision-making practices and agility in action were essential for maintaining financial resiliency and agility. She said that the COVID-19 pandemic taught them not only about being resilient but also about being agile.

Dr. Bailey said that in conclusion, Albemarle County had a solid economic base, and a proactive management and governance, and that makes a difference. She said a solid economic base provided scope, with which to plan and act defensively. Its history of prudent financial management places it among the few counties in the 9A club.

Dr. Bailey said that she wanted to emphasize the fact that it was a Triple Triple A rating, or nine A's. She said that less than 1.5% of counties in America were in that category, and it was a critical asset. She said that maintaining a Triple Triple A rating required prudent financial management that gave the County organizational strength going into the future. She said that the County had the financial foundation and the community capacity for strategic initiatives, which had been developed. She said that furthermore, the history of strategic and methodical analysis review and policymaking could not be undervalued or overstated. She said that it was commendable and would continue to advance the community toward its strategic objectives.

Ms. McKeel said that she appreciated the broad review over the timeframe, and the assurance that staff was leading the County very well. She thanked Mr. Andy Bowman for the position that the County was in as demonstrated in the report and asked him what the one question he wanted to ask Dr. Bailey when she came.

Mr. Bowman said that it was certainly more than one question. He said that what was helpful for him was now that they had been engaged with her and her team for a while, and it had allowed them to understand where they were a year ago, and while they still had uncertainty ahead, they had learned a lot in the meantime. He said that there had been changes in the economy, which they had seen some of the result of that. He said that learning the lay of the land, how it had changed, and what had impacted County revenues and what had not. He said that helped him think through this report in the context of where they were a year ago.

Ms. McKeel asked Mr. Bowman if he had found anything they should change or if he felt like they were on the right path and flexible enough.

Mr. Bowman said that thinking back over the last three to four years in particular, they always had a financial plan, and they always needed to consider what would happen if things improved slightly or deteriorated further. He said that they used this framework within their Strategic Plan and considered how these priorities could be moved forward. He said that they asked questions such as how it connected with the information provided in the Human Services Assessment and what effect it had on caseloads at the Department of Social Services (DSS). He stated that these issues were discussed throughout the year to ensure they considered the whole picture and made connections between different aspects of their work.

Ms. McKeel said that they were one organization with two sides, the County Government and the School side. She said that she was aware that Schools received their money from them, essentially, aside from federal and state monies. She asked if there were any takeaways from the report that should be shared with the schools and how they could work together on this kind of information. She said that

while schools came to them for funding, they also had their own budget which they needed to manage independently.

Mr. Bowman said that he met every two weeks with his School counterpart, Ms. Maya Kumazawa, who the Board was likely familiar with. He said that he was aware that the interim Chief Financial Officer's (CFO) had regular meetings with the School's Chief Operating Officer (COO). He said that there was collaboration between the County Executive and Superintendent to ensure they shared information and stayed informed.

Mr. Bowman said that they had provided not only this report but also some of his highlights and takeaways and would continue working with the School staff as they prepared for the joint board session on December 6th, which was part of their five-year plan. He said that regular dialogue of information sharing ensured that they received updated information from the state and shared what they were seeing and hearing as well because all parties were affected by the total financial picture.

Ms. Mallek said that there were some points made which stood out to her, such as the high per capita income in Albemarle County. She said that they needed to remember that there was a large segment of people who were not benefiting from these figures, and may be invisible, with some of them being way out at the end of a gravel road, but they needed to keep that in mind when discussing hardships. She said that it frustrated her when the Feds talked about increasing unemployment rates to improve their statistics without considering the impact this has on families struggling financially. She said that it had always been a tug-of-war.

Ms. Mallek said that she was thankful that through the success of the last 10 years of their economic development that their economy had become more diverse than they did in 2008-2009 when the housing tanked. She said it was a tremendous hit because they had relied heavily on housing growth.

Ms. Mallek said that there was still significant activity in the housing sector, that there was a lot of other things going on. She said that they were making more widgets which she believed would last better than some other industries. She said that despite initially finding the details difficult to understand, she appreciated them and looked forward to learning something new every year from these reports.

Dr. Bailey said that as for the Fed, she listened intently when Chairman Jay Powell spoke two weeks ago, as they all did, and the Fed's position was that they must take action now to tame inflation or it would disproportionately affect lower-income households more severely over time. She said that this was because these households bore a greater burden from rising prices than higher-income households did. She said that it was like the 1970s when they raised interest rates then, brought down inflation, and then had to raise them again when it came back stronger.

Dr. Bailey said that in the 1980s, Volcker had to increase the interest rate, the federal funds rate, which went up to almost 20%. They did a full 2% rate in just one meeting and it was all to tame inflation. She said that it took a long time, and they had a deeper recession. She said that after about 10 years, there was stronger economic growth. She said that they really wanted to get a handle on inflation so that it did not impact those households. She said that that was what Chairman Powell said two weeks ago and every meeting in the last few months.

Ms. Mallek said that having been in a new house in 1973, she understood completely; they thought a 7% mortgage was the best thing they were ever going to see in their lives because clearly after that it went to 13 and 16 and that kind of thing. She said that she did remember very clearly, and she was not arguing with what they were doing necessarily, but she thought there was a lot of pain. She said that whatever they chose to do, there would be a lot of pain for a lot of people.

Dr. Bailey said that she always took into account the full range of unemployment figures, and not just the headlines, because she was very sensitive to those people who were invisible in the primary statistics.

Ms. Mallek asked if the Albemarle County unemployment data included the U3 or the U6.

Dr. Bailey said that she could get U6 on an annual basis or more frequently, perhaps quarterly, and that was in the report. She had examined what was available there.

Ms. LaPisto-Kirtley read a sentence regarding the County's history of prudent financial management and strong economic base from the report and thanked the County Executive and the County's strong economic team who looked into the future and made decisions based on what they saw. She said that it was wonderful that the County had a Triple Triple A bond rating, and that the Board's strategic initiatives were working.

Dr. Bailey said that the governance and management were key, and were the rating factors in the review. She said the County had two great strengths, the prudent financial management by the Board and the staff, as well as the strong economic base.

Ms. LaPisto-Kirtley said she was glad Dr. Bailey mentioned the agility factor, and how the County had worked hard to be agile. She asked if the School Board went through this type of analysis.

Mr. Bowman said that the primary source of funding for the Schools was the County Government,

and the state, which was largely formula driven, was their largest. He said that he knew that they watched very closely any changes there because they had their own particular strategic plan and priorities. He said that they shared this information with them so they could understand where they stood financially as they built their long-term picture to predict where the County's revenue outlook may be headed.

Mr. Andrews said that on slide 23, the list included the top four categories: repair, personal and business services; retail; contractors; and financial, real estate, and professional services. He said that in addition, in A-15, it looked at percentages of the civilian workforce. He said that one of the things that they had seen recently was that the County was significantly impacted by defense-related spending. He said they had a report on that, and he would like, at some point, to start keeping those together so that they could look at what that impact was in this context. He said that could include how much of a stabilizing effect it had or how much additional risk it imposed.

Dr. Bailey said they had discussed it, and they had regular conversations during the year. She said it was expected to show up in business activity, employment levels, and annual payrolls. She said that the County had a stronger presence than the state in management, business, and science occupations. She said that the County had a robust workforce development pipeline to continue to make it attractive for technical careers. She said the nature of the organizations brought in with the economic development would determine where they showed up in terms of employment. She said if they were governmental in nature, they would show up in the public administration category, and if they were private sector in nature, they would show up in technical industries.

Mr. Andrews clarified whether the categories included direct military.

Dr. Bailey said that in terms of direct military, she would not expect there to be any gross receipts. She said it was more likely that private sector businesses would pay the business license. She said the specific entities responsible for these payments would depend on their organizational structure - whether they were part of the government or the private sector.

Mr. Gallaway said that slides 18 and 19 of the presentation focused on wages versus personal income. He asked for more information due to his initial confusion about the correlation between wage growth and personal income growth.

Dr. Bailey said that a lot of income was not based solely on wages and a job. She said that also showed up in American Community Survey data for household income. She said if median household income was significantly higher than average or mean income, it was called a skewed distribution or a bimodal distribution. She said that in other words, there were high-income families and lower-income families within the same community.

Dr. Bailey said that in terms of total personal income, it may not be derived from a job. She said that Albemarle County had a slightly higher incidence than the state of households with retirement income. She said the difference in Social Security income was negligible. She said that when looking at sources of personal income, they included such things as returns on investments and assets.

Mr. Gallaway asked what the top four or five points were for the County to focus on.

Dr. Bailey said that she would say they had two Albemarle counties, or a bimodal situation. She said it was not unlike many other communities. She said that she brings up the U6 part time work, or the working poor because all of these factors contributed to an understanding that there were people who were invisible in typical statistics. She said her aim was to highlight this reality within the report, not just focus on unemployment or per capita personal income being high. She said the average hourly wage was strong in the Charlottesville MSA when compared with Stanton and Harrisonburg MSAs, but it was not as strong as Richmond or Virginia at large.

Dr. Bailey said that while locally they were strong, they also had households who did not rely on wages and were doing quite well. She said the community was diverse and had a range of economic classes. She said the data show that some households earned significantly more than others, raising the average income. She said that can be seen in the median being \$10,000 higher than the mean. She said that it shows that there are a few households who were pulling that number way up.

Mr. Gallaway said that he was still trying to comprehend why they had flipped from last year. He said they were above Virginia, and now they were below. He said that he remembered when Goldman Sachs released a report last year contradicting the general consensus regarding the potential outcome of the potential 2023 recession. He noted that they suggested a soft landing would occur.

Mr. Gallaway asked if this could fall under warning systems during the regular monthly reviews. He asked if there were any good examples, such as those from Goldman Sachs or other entities, that they analyzed in order to determine whether the alternative view differed significantly from the consensus view. He asked if this was something that they routinely examined each month.

Dr. Bailey said that there was a spectrum of perspectives on the economic outlook. She noted that Moody's, for instance, had been quite accurate in predicting economic trends for both 2022 and 2023. She said as such, they considered a range of forecasts rather than relying solely on one source. She said the report would present a variety of projections from different sources.



Dr. Bailey said that the predictions tended to converge this time of year. She said that next year, they projected 0.5% to 1.5%. She said that those would continuously be revised, and that she regularly monitored these revisions every month, quarter, and year. She said she fully expected many revisions will take place based on the Fed's update two weeks ago. She said it had not been fully incorporated yet. She said the differences of opinion will begin to converge, but there were still some with totally different viewpoints.

Mr. Gallaway said that he assumed the reports were released regularly.

Mr. Bowman said that living through this experience had been a valuable analytical exercise, allowing us to closely examine which revenues were most sensitive to certain changes. He said that for instance, the sales tax, food and beverage tax, transient occupancy tax, and recordation tax all provided them with monthly data. He said when they received this information, they analyzed it not only in relation to what it was previously but also in comparison to the state's similar indicators. He said they then considered any assumptions made by the state and how these differed from their own findings. He said this process helped ensure that their internal analysis was accurate while also considering external perspectives.

Mr. Bowman said that there might be different opinions about why this was happening. He noted that the further along into the year, the better they would be able to tighten it up with that experience. He said as they had been through the pandemic with closures and reopening, they were in a new pattern, and they wanted to figure out what the pattern looked like. He said that it was looking at those most sensitive revenues on a monthly basis so they could get early warning signs about where things stood.

Mr. Gallaway asked how staff responded and notified other staff when the warning signs were identified.

Mr. Bowman said that recordation tax was an instance of such a situation. He said that during a very unusual period, when they typically received approximately \$1.8 million to \$2 million annually in recordation tax, the revenue increased significantly due to people refinancing their homes in the housing market. He said some data was extremely high for a while before returning to more normal levels. He said they were back at around \$1.8 million to \$2 million per year again. He said that it seemed like a large decrease, but that understanding the historical changes helped them see that it was not that unusual from where they had been. He said it was important to monitor and include the perspectives of various staff.

Mr. Gallaway said that what he remembered from their past budget was that they had to prepare for the fact that it would not remain as high and plan accordingly for years two and three instead of simply turning around and raising taxes because at that time, they did not have the revenue coming in to fund the initiatives they had implemented.

Mr. Trevor Henry, Deputy County Executive, said that there was an operational rhythm between the County Executive's Office and Finance and Budget where they met every other week throughout the year. He said this became more frequent during budget season. He said it provided an opportunity to identify potential issues as early warning signals or positive trends, allowing them to plan accordingly. He said it was a well-established pattern of communication between these departments.

Ms. Price said that when slides 18 and 19 were presented, Ms. McKeel noted that the high median income was due to a small percentage of extremely wealthy individuals. She said that when looking at statistics, they must consider whether they were looking at the mean, mode or median.

Ms. Price said the overall economic report provided valuable insights for how to plan the budget allocation, and reports like the Orange Dot report provided insight on what services to fund within the County. She said it would be helpful if future reports could parse out the few extremely wealthy individuals from the rest of the population so that they can get a clearer picture of the average family income in the County. She said this would help avoid focusing solely on those at the top end of the spectrum and losing sight of the reality faced by most residents here.

Ms. Price said that she was reminded of the famous saying often heard at the end of investment advertisements: past performance was no guarantee of future results. She noted there were trends one could observe in the absence of something like the pandemic. She said that for instance, if they had an 11% increase in real estate value one year and a 13% average the next, while this may not continue indefinitely, they could follow broader trends. She said the report was extremely helpful for them because it provided information about their potential budget for next year and the Red Dot Report would help identify areas where they needed to focus on services for their community members.

Ms. McKeel said that the composite index was funding for Schools, and eight families had an outsized impact. She said that, anecdotally, it was really interesting for her to be sitting in this seat because in 1972, when she was a senior in college and sociology major, she did a senior report on the number of millionaires in Albemarle County. She said that in 1972, they had one of the highest numbers of millionaires in the United States. She said they all knew money begets money, and they had many more millionaires. She said some people were extremely wealthy, and they affected the community in a way that they had to be considerate of and conscious of.

Ms. Mallek said that in 2017, after a new administration changed in D.C., there had been so much profit-taking that it led to an increase in income, which subsequently impacted their composite index. She

said that what happened in Washington D.C. would trickle down to them pretty quickly.

---

**Recess.** The Board recessed its meeting at 3:55 p.m. and reconvened at 4:05 p.m.

---

Agenda Item No.11. **Work Session:** Transportation Project Prioritization.

The Executive Summary as forwarded to the Board states that this session is intended to present information on the Albemarle County Transportation Priorities to assist in directing staff resources and funding towards transportation projects through future planning and funding cycles. The ranked list is intended to provide guidance only and projects may be advanced in a different order based on opportunities and circumstances related to each project individually. With the Board's guidance, staff will return with the final prioritized list of transportation projects.

Staff is requesting feedback and direction on the proposed priorities. The Draft 2024 Albemarle County Transportation Priorities Report (Attachment A), List (Attachment B), and Map (Attachment C) provide information for the Board's consideration, including whether:

- factors might have been overlooked related to specific projects
- factors should be weighted differently
- projects recommended through County planning processes that are not included in the draft ranking-projects are ranked that are no longer a priority

The discussion will have no direct impact on the County budget. However, it will be used to identify potential uses for funding previously earmarked for use on transportation projects through the Capital Improvement Plan (CIP) Transportation Leveraging program, or may be in the future, and may lead to projects being submitted for grants and other funding programs available for State and Federal funds. These budget impacts will be addressed in future Board decisions where support will be requested to expend funds for these projects.

Staff recommend that the Board provide direction on the priorities and report. These recommendations will be used to guide applications for funding through grants, CIP needs, or other identified funding sources.

---

Mr. Kevin McDermott, Deputy Director of Planning, said the work session was focused on the 2024 Albemarle County Transportation priorities. He said it was important to him that everyone understand this meeting was a work session on the draft prioritization process. He said their primary focus should be on the process rather than the individual scores and rankings. He said many people were interested in these numbers, but he believed it would be more beneficial if they discussed the methodology used to generate them so that when they returned with a final list, they could be confident in its accuracy and fairness.

Mr. McDermott said that to begin, they would review the criteria and how they were applied during the prioritization process. He said that the agenda would focus on discussing why they needed to prioritize transportation projects, reviewing the status of 2019 projects from a previous list, examining the prioritization process and methodology, and briefly touching upon draft 2024 priority projects. He said that the Board could provide feedback on the following questions: are the factors considered in the methodology reasonable and sufficient; was there additional data that Supervisors would like to see to assist in the prioritization process.

Mr. McDermott said that they were prioritizing transportation projects because their transportation projects were identified through comprehensive plans, master plans, small area plans, quarter plans, and so forth. He said that with such a multitude of different plans, it became difficult for staff and the Board to know which ones should be given priority. He said the purpose of this prioritization process was to integrate all these various projects into one prioritized list so that they could focus limited resources on those that would provide the most benefit to the County.

Mr. McDermott said that they had identified 130 distinct transportation projects through all of these plans presented on the slide. He noted they did not have the resources to address every single one of them. He said only the top 50, which were termed 'tier one', were those that had been given scores. He said all 130 projects had been preliminarily scored, and then they went back and reevaluated the scores of projects that had previously been in the top 50 on the 2019 plan but were not included this time around, as well as everything else that was in that top 50. He said they wanted to do this just to ensure accuracy. He said those top 50 that were provided in their packet were a representative sample of how the scoring worked and should help guide the discussion.

Mr. McDermott said that staff time and funding were limited. He said the process helped them track projects over time and identify which ones had the ability to compete for different grants. He said some specific grants had certain criteria they were trying to address, and this allowed them to know what criteria individual projects addressed so they could focus on those individual grants.

Mr. McDermott said that as an update on the 2019 list, a significant number of the projects previously ranked at the top were now in the new list. He said of the top 10, half were fully funded, three

had been partially funded, and the other two were ranked in this update. He noted the trend did not stop after the top 10, and a large number of their top projects, up to 20, had all been funded.

Mr. McDermott said that the process of prioritizing projects was based on the methodology developed by the state for SMART SCALE when they assess projects. He said the factors evaluated included land use, safety, congestion, economic development, equitable accessibility, and environment. He said that in the packet, there was a list of three to five questions regarding how each of those factors was reflected in each individual project. He said that based on that, staff assigned a qualitative score from one to 10 for each project in each category, summed the scores, and then ranked all the projects based on that.

Mr. McDermott said that some things to remember were that there were many other considerations when deciding to advance the projects that might not be reflected in this ranking. He said that they often pursued projects that were lower down on the list in 2019, particularly when opportunities arose which allowed them to collaborate with developers and move forward on a project. He said some grants had very specific criteria for what they wished to fund, so they may apply for a project further down the list if it aligned well with the requirements of such a grant application. He said the ranking should be seen as a general guide rather than an exact order in which projects will be addressed.

Mr. McDermott said that to illustrate how this methodology worked, he had chosen to use the 5th Street Extended I-64 Interchange Improvements project, which was ranked first on their list for 2019. He said that the project was located on 5th Street, aiming to rebuild an interchange, it was listed in both the Southern and Western Areas Master Plan and the recently completed 5th Street Corridor STARS (Strategically Targeted Affordable Roadway Solutions) Study.

Mr. McDermott said that the land use score for this project was 8/10. He explained the rating was achieved due to a variety of factors including two large approved residential developments - Southwood and the residential component of the ABC development. He said there was a variety of uses in the area, something that the master plans and Comprehensive Plan were working towards. There was a lot of employment in the area, such as the County Office Building and 5th Street Station, and others. He said there were a lot of other high-density land uses nearby, including apartment complexes, and the project included bicycle and pedestrian facilities on a transit route, which were all factors to give a high land use rating.

Mr. McDermott said that economic development received an 8 rating. He said there were significant new, non-residential developments in the area, including Southwood with a nonresidential component. He noted the ABC development was primarily employment-based, and they were involved in a public-private partnership with the development for some of its nonresidential space. He said the development was situated within the federally identified opportunity zone, and there was already a high level of existing employment nearby such as Covenant School, the County Office Building, 5th Street Station, and other uses along 5th Street. He said that it improved access to an interstate and provided access to major employment areas.

Mr. McDermott said that in terms of safety, with the slide showing a rating of 8, the orange dots on the map shown represented severe crashes while red dots indicated fatal crashes. He said this was approximately an 8-year picture of crashes in the corridor. He said the dark lines with circles represented projects on VDOT's top 100 potential for safety improvements list. He said one of these, number 9, was for the Culpeper District, and it was very high ranking and a serious safety consideration. He said it provided bike and pedestrian facilities on a major corridor which addressed the safety need for bike/ped facilities. He said that bike and pedestrian facilities tended to receive a significant number of points across all categories, reflecting the County's preference for projects related climate change and improving land uses.

Mr. McDermott said that for equitable accessibility, with the slide showing a rating of 8, the project would provide improved access from areas with high racial diversity, low income, and limited English speaking populations to employment areas along 5th Street and into the City. He said it also provided bike and pedestrian facilities that improved accessibility and connectivity to transit operations on this corridor.

Mr. McDermott noted that for congestion, with the slide showing a rating of 8, they had high average daily traffic counts on I-64 and 5th Street, which was why they conducted traffic impact analyses at these intersections related to the Southwood development and the ABC development. He said that both ramp termini on eastbound and westbound were already operating at a level of service F and were expected to continue worsening as more development occurred south of the interstate. He said it also provided bike pedestrian facilities where some trips from cars could be diverted onto bike or pedestrian paths.

Mr. McDermott said that for the environment, with the slide showing a rating of 7, the project reduced transit times, and it provided bicycle and pedestrian facilities. He said there would be a reduction in the stand-still traffic due to improvements in the congestion, and it would be constructed predominantly within the existing roadbed, minimizing potential impacts to natural resources.

Mr. McDermott said that previously, 5th Street Extended was #19, and this had gone up, mostly because of things like Southwood happening. He said that US 29/Airport Road intersection improvements was previously #41, but with continued development of North Fork and residential uses, it was increased.

He said that US 250/Old Trail Drive roundabout was not previously ranked, but it was identified in the 2021 Crozet Master Plan, and the transportation study for that plan identified it as one of the intersections with the highest levels of congestion. He noted it was on the VDOT Top 100 PSI (Potential for Safety Improvements) list. He said that the Old Lynchburg Road shared use path was identified in the 5th Street STARS corridor study and provided access to the Southwood area.

Mr. McDermott said the Berkmar Drive shared use path extension was identified as a catalyst project in the Rio 29 Small Area Plan due to new residential and nonresidential developments on either side of Berkmar Drive. He said that the Hydraulic Road, Lambs Road, Whitewood Road intersection was identified in the Safe Routes to School Travel Plan to follow the Lambs Lane shared use path which had recently been completed. He noted that while this one ranked highly, the Lambs Lane Loop Road, which was further down on the list, would address many of these problems as it would remove a lot of traffic from that intersection. He said that one of the important points to consider might be merging projects to make them more effective.

Mr. McDermott said that Old Ivy Road improvements were previously ranked #55. He said the shared use path on Rio Road was previously ranked #22, and it was identified in the Rio Road Corridor Study. He said the Free Bridge Lane conversion was previously ranked #67, but they did a study on it and saw many benefits from it. He said the shared use path along Route 250 in Crozet from Corey Farms to Crozet Drive was identified in the 2021 Crozet Master Plan. He said that the reason for its increased priority was due to the high PSI rating for this segment of Route 250 near that area.

Mr. McDermott said staff would like to know if the factors that were considered in the methodology were reasonable and sufficient. He requested to know if there was additional data the Supervisors would like to see to assist in the prioritization. He said that for next steps, they would consider feedback, continue to refine the scoring and ranking, and they would work with the topic area experts in the County to ensure that scoring criteria were accurate. He said they would return to the Board in early 2024, hoping for final approval of the transportation priorities.

Ms. McKeel clarified that they should not discuss specific projects, but rather the process.

Mr. McDermott said that he believed the process was the most important, but if there existed a valid point about a specific project which one wished to raise, he would be more than happy to address it in the future. He said that due to time constraints, he preferred not to delve into individual projects. He said if they focused on discussing the overall process, any issues with individual projects could be addressed accordingly.

Ms. McKeel said that in general, the concepts and process were very good. She noted the congestion along Loop Road and the Hydraulic/Lamb's Lane campus. She said that was not much room for new developments within the Jack Jouett District due to its high level of development already. She said the only exception was a new apartment complex being built on Hydraulic Road. She said that in terms of process, how could they go about combining them.

Mr. McDermott said that it was something that they would look at. He said they would consider how the projects worked together.

Ms. McKeel clarified that combining projects would be just part of the process.

Mr. McDermott said yes.

Ms. McKeel said that her primary concern was in equity and accessibility, particularly regarding how individuals could easily access essential services such as grocery stores, drug stores, schools, and places of employment. She asked for more information about how it would be addressed.

Mr. McDermott said that they consulted the Office of Diversity, Equity, and Inclusion to help them refine the process. He said that their topic area experts would actually look at the scores and see if they made sense. He said the questions that they asked were: does the project improve access to employment areas for underserved populations? He said they had identified areas in the County based on census data where they saw underserved populations. He said they included low income, racial diversity, limited English speaking populations, and elderly as well.

Mr. McDermott said that if they saw those populations and areas of jobs near it, and the project fit between them, then that was something that was going to get a higher ranking. He said it was all scaled based on how much that improved the accessibility. He said they also had that if it improved transit access and bike/ped infrastructure, and if it was located directly in an area that was underserved. He said those were areas that they thought could maybe improve the community by adding sidewalks. He said that these were the larger projects which had been identified in the different plans.

Ms. McKeel said that they were hearing a lot about children in light of the bus and transportation issues. She said that pedestrian safety, particularly as it relates to children walking to school, was also an issue affecting every magisterial district. She noted that many children were walking without sidewalks.

Mr. McDermott said that was one of the community facilities they looked at in land use. He said that if it provided access to schools, it earned points for that.

Ms. Mallek said that she understood the challenge of having 15 funding buckets and trying to create a single document that combined them all instead of having separate ones for each one. She said that at some point later on, it would be necessary to refine this system so that they did not end up with 15 projects scoring equally high on the same criteria. She said if they had too many projects scoring equally well, then they would be back where they started, if they had so many things and the criteria were all the same and they all had the same numbers.

Ms. Mallek said that one issue was how older projects which have been in process for 15 or 20 years and finally reached the top of the sidewalk list, for example, and were now off entirely or were #51. She asked how those earlier evaluations - such as recognizing that a neighborhood has naturally occurring affordable housing and no sidewalks – were reflected moving forward.

Mr. McDermott said that bicycle and pedestrian projects automatically received a significant number of points due to the nature of the project. He said this was one such consideration where there might be factors important to the County which were not necessarily addressed in all of these things in this specific ranking. He said they could continue to explore this idea further and see if there were any projects like that. He said that one of their goals was to build upon existing sidewalk networks and expand them further. He said that the Tabor High Street Park sidewalks project in the Crozet area was an example. He noted the project would connect downtown, a park, and other neighborhoods with existing sidewalks, making it a priority for them.

Ms. Mallek said that it was ranked #51. She noted the project was ranked first until funding from VDOT was cut and all resources were redirected toward the Berkmar Extension seven years ago.

Mr. McDermott said that they continued working on it despite its ranking #51. He said this was a project they had discussed with some developers in the area about helping them reduce costs. He said there was still feasibility in moving forward with it.

Ms. Mallek noted that there were no adjacent developments.

Mr. McDermott said that recently, they had acquired right-of-way from a local landowner. He said a new school was being built nearby and they had dedicated some right-of-way for it to help reduce the cost of the project. He said it may seem bad at #51, but there were 130 projects, and they moved forward with projects up to #80 in previous ranking that they got funding for.

Ms. Mallek said that she understood the challenge and appreciated all the refinement that staff was trying to establish so everyone could understand it better.

Ms. LaPisto-Kirtley said that the methodology seemed reasonable and sufficient. She clarified that staff planned on returning in 2024 or sooner because there was a ranking of 10 items.

Mr. McDermott said that he had shown the list of 10 items. He said that the report actually ranked the top 50. He said he wanted to continue that, but he wanted to ensure they were on the right path because it would require a lot of effort to continue ranking these items.

Ms. LaPisto-Kirtley clarified that the first 10 items were shown as an example of how the methodology would be used.

Mr. McDermott said he was trying to highlight the top 10 ranked projects to provide an example.

Ms. LaPisto-Kirtley asked if there was a list of 50 items, would they do the top 10 only. She asked if exploring other projects would be dependent on available funding and time.

Mr. McDermott said that everything depended on time and money. He said that they did not need to follow these in numerical order from one to 10. He said that as opportunities presented themselves, they might find themselves working on project number 80 or something similar when they had their final list. He said it depended on potential grant applications that became available which specified they were looking for something similar to a project on the list.

Mr. McDermott said that in the end, it was the Board's decision as to what projects they moved forward with. He said there were many factors not considered in the clean data which might need consideration. He said he was trying to pull more quantitative data to generate the initial list. He said that once the Board had the information, they could select any projects they thought were worthwhile.

Ms. LaPisto-Kirtley clarified that staff would provide them with information if they received other grant funding or funding from other sources.

Mr. McDermott said yes.

Mr. Andrews said that while appreciating the effort put into creating such a list, he thought it highlighted one of the potential issues with prioritizing projects in this manner: people may become overly concerned about the rankings. He said that as Ms. Mallek had mentioned earlier, there were numerous projects competing for funding, many of which had similar scores. He said that this made it difficult to treat these as rankings.

Mr. Andrews said that while SMART SCALE played a role in determining some of these criteria and rankings, it was possible that SMART SCALE could change. He noted there were other funding sources available as well, each with their own set of criteria for evaluation.

Mr. Andrews said that he did get confused when going through the document because he saw things like congestion having a score. He said that was reducing traffic flow or otherwise allowing traffic to flow through an area. He said there was an environment where it talked about stopping people from idling so much. He said those were accomplished by either category, and there were also several categories that had transit bike and pedestrian facilities addressing congestion, land use, and multimodal transportation.

Mr. Andrews said he appreciated the need to systematically look through this, but he thought it was misplaced for them to look at this too much as a ranking but more as recognition of where the strengths were for these and where the weaknesses might be. He said he did appreciate the comment that they would be looking to merge some of these to have a smaller list and that projects might address the needs of an area more broadly.

Mr. Gallaway said that he believed this reflected the current state of transportation issues in their community. He said they had 15 similar problems they could not address all at once. He said the issue was not with the scoring system or criteria used to prioritize projects; rather, it was due to having too many competing demands. He said it was reflective of the situation in the County.

Mr. Gallaway said that in order to address this issue effectively, some other criteria had to come into play to prioritize the top competing projects. He said he thought Mr. McDermott started to pick up on it when he mentioned the Loop Road with Lambs Lane and said that there was no way they could address that intersection without including the Loop Road. He said they must accept that this project involved the construction of the Loop Road, and he suggested either re-score that project or start looking at other projects which were not so much itemized or dissected into smaller projects.

Mr. Gallaway said that for example, #12B, the Overlook / Rio Road / Old Brook / Hillsdale intersection. He noted that other projects that scored the same included the realignment of Hillsdale up to Putt-Putt. He noted that if they were to proceed with this realignment, it would inevitably change the nature of what they did at the intersection of Hillsdale and Overlook. He said they needed to look at the projects that existed. He said they had to do something at that intersection. He said that if they were thinking of a permanent solution at Overlook and rerouted one of the major arteries leading to that intersection, then they would have overspent on the correction.

Mr. Gallaway said that there were other examples throughout the whole list which could lead to eliminating projects somewhere else on the list. He said the SMART SCALE realignment was not about changing their transportation priorities. He said that the County's transportation priorities would remain unchanged regardless of how they altered the SMART SCALE system. He said that SMART SCALE was a funding system, and they simply needed to understand how best to access these funds. He said it was important for the community to understand that their transportation priority list guided their efforts to secure funding from multiple sources. He said the SMART SCALE system may alter how they accessed certain funds, but it did not change their priorities.

Mr. Gallaway said that from a process standpoint, he would encourage staff to go through the 150 items and think about which projects could be combined or prioritized in order to streamline the overall plan. He said this was how they approached sidewalk construction; when seeking funding, he explained why individual segments cannot be completed on their own due to size or complexity, but emphasized how combining them into larger projects makes them more feasible and cost-effective. He said that takes the more subjective skillset that staff had. He said that if they ordered the projects the right way, maybe it will free up other projects.

Ms. Price said that she agreed with the basic factors for the methodology but suggested stepping back from scoring individual projects to consider them within a broader context. She emphasized taking into account safety related to roadways and pathways, as well as quality of life issues and equity both between and within the magisterial districts so they did not run the risk of certain projects always being pushed aside.

Ms. Mallek said that she understood from his presentation earlier that he had mentioned the need to delve into the qualitative aspects as a subsequent layer, which she thought was a way to group some of these. She said a compelling email from Ms. Bennett highlighted the potential benefits of lumping together all school-related sidewalk and shared use path projects. She said that while pedestrian access to schools may seem like an emergency response due to a shortage of bus drivers, it could be beneficial.

Ms. Mallek noted that bike and pedestrian showed up multiple times across different categories. She said that ensuring the safety of pedestrians and for public safety vehicles must remain a priority when planning future projects. She said this included creating safe routes for fire trucks to access areas quickly.

Ms. Price proposed an amendment to the agenda to flip-flop items 12 and 13 because they were running late, and Ms. Shepherd would have a commute home. She asked the County Attorney if a formal motion was needed.

Mr. Steve Rosenberg, County Attorney, said that if the Board reached a consensus on this matter, they could proceed with that change.

---

Agenda Item No.13. **Presentation:** Virginia Department of Transportation (VDOT) Quarterly Report.

Ms. Carrie Shephard, Charlottesville Residency Administrator, said that for the preliminary engineering updates, the I-64 Exit 107 Park and Ride project, citizens had preferred a public hearing to discuss their concerns. She said they would be holding a public hearing for that project in early 2024. She said that for the 5th Street Hub and Trails Project, it was still ad date in fall of 2025. She said they planned to hold a public hearing on this project in mid-December, but the date was tentative at present. She said once confirmed, they would issue an external communication press release along with it.

Ms. Shephard said that the under state of good repair, for their bridge projects at route 708, that had been awarded. She said they had execution to proceed, so they expected that the project would officially begin in November. She reminded the Board that this would involve a temporary signal being put in place to allow traffic in one direction only. She said that there would be some delays associated with the project. She said that they always strive to finish as quickly and efficiently as possible. She said the estimated duration for this project was 12 months.

Ms. Shephard said that moving on to their package projects, there were no new updates regarding the Hydraulic package. She said they anticipated beginning utility relocation and drainage installation work that winter, followed by major construction the next spring.

Ms. Shephard said for the design build bundle number one, the remaining task for the 151/250 roundabout was the installation of a truck arrestor system, essentially a runaway truck ramp, which they expected to complete in the spring. She said that all three of these projects would then be fully completed.

Ms. Shephard said that for their design build bundle number two, they had recently held two of the public hearings about two weeks ago. She said that the official comment period had closed; however, their project manager was willing to accept comments at any point in time. She said if there were additional comments, she encouraged people to reach out. She explained that when the official comment period was closed, it meant that any additional comments would not be included in the official transcript for the public hearing.

Ms. Shephard said that moving on to their rural rustic projects, Beam Road was currently under construction, and also Stony Point Pass phases one and two. She said that phases one and two of Stony Point Pass were getting base stone at this time. She said there were two pipe replacements left to complete for that project before they could proceed with paving. She said paving was expected to begin in mid-November. She said that once they had completed Stony Point Pass one and two, they would move on to Old Dominion, Arrowhead Valley, and Blenheim.

Ms. Shephard said that in terms of construction activities, there were two State Force bridge maintenance and repair projects. She said the Catterton Road bridge replacement was completed, and the road was reopened on October 2, and for the Ballard's Mill Road's culvert replacement, that road was closed on September 25 and was expected to be reopened on November 3.

Ms. Shephard said that as for traffic engineering, there were no new updates at that time. She said the Plank Road speed study remained in progress due to the truck restriction, while the Buck Island Road speed study had been halted since ACPD (Albemarle County Police Department) did not find a speeding concern. She said that communication would be made back to the citizen who requested that speed study.

Ms. McKeel asked for clarification regarding the superstructure replacement and Old Ivy Road right-of-way. She asked if that was just the deck replacement.

Ms. Shephard said that it was essentially the upper part of the structure and had nothing to do with the underneath.

Ms. McKeel said that it would include a pedestrian bike lane.

Ms. Shephard said yes.

Ms. McKeel asked for information about what was included in the Route 29/Hydraulic package.

Ms. Shephard said that the Hydraulic package included five elements: the extension of the left turn lane at that intersection of Route 250, the roundabout at the Kroger and Whole Foods intersection, the intersection of Hydraulic and Route 29, the pedestrian bridge over Zan Road, and as soon as all of those elements were completed, they would start with the District Avenue roundabout.

Ms. McKeel asked whether the projects would be under construction at the same time.

Ms. Shephard said that it would be phased in a certain way. She said that for the roundabout at

Kroger and Whole Foods, the plan for the design builder was to completely shut down next summer for about 45 days. She said that they did have the ability to shift that to summer of 2026, but they were pushing for that to be summer 2025.

Ms. McKeel said that she agreed that get in and get out was the best. She clarified that the District Avenue roundabout would be the last one.

Ms. Shepherd said yes.

Ms. McKeel clarified that the others would be following each other, and this one would be considered more of a separate project.

Ms. Shepherd said yes.

Ms. McKeel said she understood that it was more efficient to do much of this work simultaneously.

Ms. Mallek said she was also looking forward to the work on Advanced Mills. She said a trailer of a tractor trailer fell off the road in the curve. She said that Ms. Shepherd's folks had managed to find a way to increase the length of the pipe to make it safer. She asked if there was a timeframe for that.

Ms. Shepherd said they did not yet have a timeline. She said they did have a willing property owner. She said they needed to work through that with the right-of-way team, then they could get the work knocked out. She said that not included in her list was the 641 Frays Mill Road bridge replacement, which had moved up. She said advertisement for the project would be this month.

Ms. Mallek clarified that it would be the same footprint, and not anything that would invite big machines and big trucks.

Ms. Shepherd said that it was correct.

Ms. Mallek said the roundabout near Kroger and Whole Foods would be a great solution, even though people had an alternative way to get where they needed to go.

Ms. LaPisto-Kirtley asked whether the improvements to the Route 250-20 intersection and the Route 250 corridor improvements were scheduled for late 2024 or 2026.

Ms. Shepherd said that it was two separate projects that were combined, resulting in a shift of the advertising date by one year to 2026.

Ms. LaPisto-Kirtley clarified that they would be doing everything simultaneously, including eliminating the suicide lane.

Ms. Shepherd said yes.

Mr. Andrews asked for information about the Route 29 and Fontaine Avenue Interchange survey that was currently underway.

Ms. Shepherd said that it had been put on hold while they reviewed other options to address concerns from stakeholders.

Mr. Andrews asked whether the public comments submitted for the projects ahead of that where it said the public hearing was completed and the official comment period was closed were publicly available.

Ms. Shepherd said that yes, once they could compile the transcript and provide responses to those, it would be compiled into a document and made publicly available.

Mr. Gallaway asked if there was a temporary thru truck sign reinstalled at Belvedere going into Dunlora.

Ms. Shepherd said that she would have to double-check that. She said she understood that they installed two signs initially, and then they replaced them both. She said she could check.

Ms. Price said that she wanted to ensure they were closely monitoring the intersection at 20, Coles-Rolling, Esmont Plank Road where the new Southern Convenience Center was located to pay attention of there was any increase in accidents there. She said this was because it had been one of the major concerns raised by people during their feedback session.

---

Agenda Item No.12. **Presentation:** Transportation Planning Quarterly Report.

Ms. Jessica Hersh-Ballering, Principal Planner, said that she would be presenting highlights from the Transportation Team's work during the previous quarter, covering July through September. She said that at the end of her presentation, she invited questions or comments about not only the content but also



anything in the written Quarterly Report. She said that for over a year now, their Transportation Quarterly Reports had covered the most recent round of SMART SCALE, since it was the primary method of funding large-scale transportation projects in Virginia.

Ms. Hersh-Ballering said they submitted SMART SCALE applications in August 2022. She said the projects were then scored and the recommended funding scenario was released in January this year. She said in June this year, they saw some changes from the recommended funding scenario when the Commonwealth Transportation Board (CTB) released their consensus funding scenario, officially funding three highlighted projects on the slide. She said that all of those projects would be administered by VDOT with no local match, meaning they were largely out of the County's hands at that time.

Ms. Hersh-Ballering said that future quarterly reports would no longer include a slide on SMART SCALE 2022, but they would continue to update the Board as these projects moved through major milestones. She said County staff was meeting with their VDOT colleagues the next day to discuss potential applications for SMART SCALE 2024.

Ms. Hersh-Ballering said that another important state funding opportunity was Revenue Sharing. She said VDOT's Revenue Sharing grant program typically funded small- and medium-sized transportation projects, especially compared to the larger projects typically funded by SMART SCALE.

Ms. Hersh-Ballering said this program accepted applications every other year, alternating with SMART SCALE applications. She said that in late June of that year, the County submitted five pre-applications for Revenue Sharing with a total request of just over \$15 million. She said that due to limitations on the County's total request allowed per round, the Board directed staff to pursue three of the highest priority most competitive applications. She said the Board provided resolutions for these project submissions at the September 4 meeting. She said they would submit the final applications for these three projects on Friday.

Ms. Hersh-Ballering said that the first project was the Berkmar Drive Extension to Airport Road project, which would construct a new roadway with bike and pedestrian accommodations to continue Berkmar Drive to Airport Road where a roundabout would be constructed to connect to Innovation Drive/Lewis and Clark Drive. She said that this project was priority level one within the Revenue Sharing program, meaning it had already received Revenue Sharing funding, and it will be in the first tier of projects VDOT will fund.

Ms. Hersh-Ballering said the most recent cost estimate for this project was \$19.2 million. She said the previous Revenue Sharing award and the 50% local match totals \$7.3 million. She said tele fee funds coming from the secondary six-year plan (SSYP) have also been dedicated to this project for a total of \$4 million. She said that the County was requesting \$3.9 million this round and they would provide \$3.9 million in local match in order to complete this project. She said that this project was already underway at about 30% design, and it was being administered by VDOT.

Ms. Hersh-Ballering said that the second project was the Commonwealth Pedestrian Improvements project, which would construct two segments of sidewalk: one on Commonwealth Drive from Hydraulic Road to Peyton Drive, and the other on Dominion Drive from Commonwealth Drive to U.S. 29. She said it was approximately two-thirds of a mile of sidewalk. She explained that this project was also a priority level one.

Ms. Hersh-Ballering said that the most recent cost estimate for this project was \$3.8 million. She said the previous Revenue Sharing award plus their local match totaled \$3.3 million, so the County was requesting \$235 thousand with a \$235 thousand match to complete this project. She said that a great deal of work had already been done on the project, which was at 90% design and ready to enter the right-of-way phase. She said that with the ever-increasing cost of materials, this small amount of additional funding was needed to bring the project across the finish line.

Ms. Hersh-Ballering said the last project was the Berkmar Bike and Pedestrian Improvements project, which would construct a shared use path or enhanced sidewalk from Woodbrook Drive to Hilton Heights Road to connect to the existing shared use path on Berkmar Extended. She said it would be approximately one mile long and was also a priority level one.

Ms. Hersh-Ballering said the most recent cost estimate for this project was \$8.4 million. She said the previous Revenue Sharing award and their local match totaled \$2.7 million, so the County was requesting \$2.8 million in Revenue Sharing funds this round. She said they would provide \$2.8 million in local matching funds. She said the project was being managed by County staff and FP&C (Facilities Planning and Construction), and it was currently at about 30% design.

Ms. Hersh-Ballering said that design work had identified a few sections which made the construction of the shared use path challenging, and the project costs had gone up with inflation in the year since the project was awarded partial funding. She said the reason they decided to pursue this project was due to significant increases in residential development in this project area, the popularity of the existing shared use path north along Berkmar, and the County's commitment to infrastructure projects that improve quality of life for County residents.

Ms. Hersh-Ballering said that in summary, they would be submitting final applications for the Berkmar Extension to Airport Road Commonwealth Pedestrian Improvements, and Berkmar Bike and

Pedestrian Improvements, totaling a \$6.8 million request. She said that if awarded the full amount requested for all three projects, she believed there was enough flexibility in the Transportation Leveraging Fund to meet the County's match obligations.

Ms. Hersh-Ballering said they had decided not to move forward with pre-applications for Lambs Lane and Eastern Avenue. She said the application for the Lambs Lane project fell into VDOT's priority tier 4, the lowest level, because it was not identified in the County's capital improvement program (CIP). She said that in the past few rounds, projects with a Revenue Sharing Priority 4 had not fared well and were unlikely to receive funding. She said that by taking the time to add this project to the CIP and submitting it for a future Revenue Sharing round would make it much more competitive.

Ms. Hersh-Ballering said they decided not to move forward with the Eastern Avenue project because VDOT's cost estimate for that project was \$39.5 million. She said they were limited to a total of \$10 million in Revenue Sharing funding for any project over the lifetime of the project. She said this project would have ended up costing the County nearly \$30 million with only \$10 million coming from Revenue Sharing funds. She said they were actively searching for alternative funding options for this important project.

Ms. Hersh-Ballering said that the County's recent Reconnecting Communities and Neighborhoods Grant application was for a relatively new discretionary grant program now in its second year. She said that this program aimed to improve mobility, safety, and economic well-being in communities adversely affected by transportation infrastructure, such as neighborhoods with high traffic volumes, high speeds, or other design factors that made it difficult to get around without a personal motor vehicle. She said funding would help plan or construct improvements to disruptive transportation infrastructure.

Ms. Hersh-Ballering said the County applied for a planning grant last year to complete a corridor study of Route 29 from Hydraulic Road to Hilton Heights Road with the goal of identifying solutions to improve multimodal connections across and along the corridor. She said they were not awarded funding last year, but during their debrief with FHWA (Federal Highway Administration) staff, they were told that they scored extremely well and should consider applying again. She said there were simply too many applications for planning funds, and they did not make the final cut.

Ms. Hersh-Ballering said they decided to resubmit their application, making a few changes that the FHWA staff had recommended. She said they partnered with the City of Charlottesville by extending their study area south to Route 250 instead of just Hydraulic Road and including some Charlottesville neighborhoods. She said the total cost of this resubmission project would be \$380,000.

Ms. Hersh-Ballering said the Reconnecting Communities Grant Program would fund up to 80% of planning project costs, requiring a 20% match from them. She said they were requesting \$304,000 in grant funds and \$76,000 in local funds, which would be entirely in-kind from Albemarle County and City of Charlottesville staff time. She said the Board provided a resolution of support for this resubmission at the meeting on September 20. She said they resubmitted this application last week with VDOT's support since they owned and maintained Route 29.

Ms. Hersh-Ballering said that the Three Notch'd Trail Shared Use Path Master Plan was a two million dollar federally funded project to plan a shared use path from Charlottesville across western Albemarle County to the Blue Ridge tunnel in Nelson County. She said that it had garnered much interest, even though they had not yet begun it. She said that they had submitted their grant application in April 2022, and in August 2022, they were informed that they had been awarded the grant.

Ms. Hersh-Ballering said as a recipient of this funding, they attended a webinar in September to learn how to access the awarded funds. She said the primary task identified was to sign a detailed grant agreement with FHWA. She said that in November, they received a template for this grant agreement and began working on drafts based on it. She said they had been revising the draft agreement with the FHWA office.

Ms. Hersh-Ballering said that just a couple of weeks ago, they had received notice that their grant agreement had been accepted by the state FHWA office, and it was now at headquarters. She said that once they had headquarters approval, they would be able to begin the process of accessing their awarded funds. She said the first priority was to release a request for proposals (RFP) for a technical consulting team, which they were planning to do before the end of the year.

Ms. Hersh-Ballering said VDOT's project pipeline program was designed to develop a pipeline of high-priority projects that addressed identified VTrans needs and may be considered for implementation through SMART SCALE, Revenue Sharing, or other funding mechanisms. She said VTrans was Virginia's statewide transportation plan. She said the VTrans needs identified in that plan were aimed at addressing the state's most critical transportation issues over the next 10 years. She said needs included congestion, travel time reliability, safety, transit access, and other factors. She said that the program accomplished this by supporting studies that focused on priority locations and corridors adopted during the VTrans process.

Ms. Hersh-Ballering said the first of two studies happening in the County aimed to identify potential projects for addressing transportation concerns along Barracks Road between Georgetown Road and Emmett Street. She said the second study, known as the U.S. 29-U.S. 250/Ivy Road Study,

intended to identify a suite of projects to address various transportation issues along the U.S. 250/Ivy Road corridor from the City limits to Boars Head, as well as the adjacent Old Ivy Corridor, and the US 29/250 interchange. She said the study included the area where the triangle about had been proposed near Old Garth, Canterbury, and Route 250.

Ms. Hersh-Ballering said a significant amount of work has already been done on both studies. She said that in the last quarter, there have been site visits with consultants, VDOT, County, City, and UVA staff for both study areas. She said an online survey was opened to the public for both studies.

Ms. Hersh-Ballering said that two weeks ago, County, City, and UVA staff received a presentation from the consulting team showcasing a wide range of potential improvements for the Barracks Road study area. She said the project was now moving into phase 2, and in phase 2, all these potential improvements would be thoroughly investigated for feasibility, and there would be more public engagement.

Ms. Hersh-Ballering said that later in the week, County, City, and UVA staff would receive a presentation from the consulting team for the U.S. 29/250/Ivy Road study. She said that project would also move into phase 2.

Ms. Hersh-Ballering said that one unique thing for the Ivy Road study was the addition of a corridor focus group, which was a group of key stakeholders and leaders living or working along the corridor. She said the first phase of this study included a first meeting of the corridor focus group, where they provided additional context to issues and concerns identified through the public survey. She said the group will meet again later this month and be involved throughout the process.

Ms. Mallek asked if since the cost of Eastern Avenue had increased, was it more in line with a SMART SCALE category.

Ms. Hersh-Ballering said that was a possibility, but they were investigating other options.

Mr. Gallaway said that with the impending changes to SMART SCALE, they did not need to look much further than the Berkmar project at \$8.7 million and how they had to piece together because they said it was important. He said that for one mile it would cost them double what the Belvedere Green Tea project was going to cost them. He said that the green-T at \$4.8 million was funded through SMART SCALE, but it was a small project under the previous system. He said how they manipulated dollars to get projects of importance to them done would become a different conversation. He said it was important to have that infrastructure out on Berkmar, but when they considered almost \$9 million for one mile of any sort of infrastructure, they must be cognizant of that.

---

Agenda Item No.14. Closed Meeting.

At 5:16 p.m., Ms. LaPisto-Kirtley **moved** that the Board go into a closed meeting pursuant to Section 2.2-3711(A) of the Code of Virginia:

- to discuss and consider appointments to various boards and commissions including, without limitation, 5th and Avon Community Advisory Committee and Monticello Area Community Action Agency.

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 Ms. Price.  
NAYS: None.

---

Agenda Item No.15. Certify Closed Meeting.

At 6:00 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, Ms. McKeel, and Ms. Price.  
NAYS: None.

---

Agenda Item No. 16. Boards and Commissions.  
Item No. 16.a. Vacancies and Appointments.

Mr. Andrews **moved** that the Board appoint the following individuals to boards, committees and commissions:

- **APPOINT** Ms. Mary Katherine King to the 5th and Avon Community Advisory Committee with said term to expire on September 30, 2025.
- **APPOINT** Ms. Juliana Arsali to the Monticello Area Community Action Agency (MACAA) with said term to expire on October 31, 2028.

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 Ms. Price.

NAYS: None.

---

Agenda Item No. 17. From the County Executive: Report on Matters Not Listed on the Agenda.

There was no report.

---

Agenda Item No. 18. 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.

There were no speakers.

---

Agenda Item No. 19. **Public Hearing: SP202300003 Mill Creek Lot 11.**

PROJECT: SP202300003 Mill Creek Lot 11

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 076M1000001100

LOCATION: Property on the east side of Stoney Ridge Road, near its terminus; approximately 950 feet northeast of the intersection of Stoney Ridge Road and Southern Parkway, in the Mill Creek Industrial Planned Unit Development.

PROPOSAL: Request for a special use permit to allow the construction of an independent office within a structure not established or vested until after April 3, 2014, on a parcel of approximately 1.35 acres, in the designated Industrial section of the Mill Creek Planned Unit Development.

PETITION: Special Use Permit request for an independent office within a structure not established or vested until after April 3, 2014, in accordance with Section 26.2(a) of the Zoning Ordinance. No dwelling units proposed.

ZONING: PUD Planned Unit Development – residential (maximum of 35 units/acre), mixed with commercial, service and industrial uses; in accordance with ZMA199500019.

OVERLAY DISTRICT(S): AIA – Airport Impact Area and Steep Slopes – Managed

COMPREHENSIVE PLAN: Industrial – manufacturing, storage, distribution, office and commercial activities related to industrial use and research and development; in Neighborhood 4, in the Southern and Western Urban Neighborhoods Master Plan area.

MONTICELLO VIEWSHED: Yes.

The Executive Summary as forwarded to the Board states that at its meeting on Tuesday, August 22, 2023, the Planning Commission (PC) conducted a public hearing and voted 7:0 to recommend approval of SP202300003 Mill Creek Lot 11. No community members spoke at the public hearing. The PC's staff report, action letter, and meeting minutes are attached (Attachments A, B, and C).

At the PC meeting, staff recommended approval, with conditions, of the proposed Special Use Permit application, with an initial request for 8,900 square feet of office space.

At the meeting, the applicant amended its original request to increase the square footage to 11,000 square feet of independent office space, an increase of 2,100 square feet from the initial request.

The PC voted 7:0 to recommend approval of the amended request for 11,000 square feet of independent office space on the property. After the PC meeting, the applicant provided a revised project narrative and a revised concept plan (Attachments D and E) with the amended request of 11,000 square feet.

Based on the PC's recommendation, staff revised the proposed conditions to reflect the requested increase in square footage and the new concept plan. The language of these revised conditions is provided in Attachment F.

Staff recommends that the Board adopt the attached Resolution (Attachment G) to approve SP202300003 Mill Creek Lot 11, with the revised conditions, including the revised concept plan.

---

Mr. Andy Reitelbach, Senior Planner, said they were there for a public hearing regarding SP 2023-00003, which was a special use permit request for a project known as Mill Creek Lot 11. He said the site in question was a little over an acre on Stony Ridge Road and Five Springs Road in the Mill Creek Industrial Park, north of Southern Parkway and west of Avon Street. He said there were some nearby businesses including a dog daycare, All Things Pawssible, and a dental office to the south. He said that to

the east, there was an auto paint supply business and a tree service business.

Mr. Reitelbach said that the parcel was approximately 1.35 acres in size. He said that it had frontage on two roads. He said that the zoning for the property was PUD (Planned Unit Development) within the Mill Creek PUD, and it lay within the Industrial designated section of that PUD. He said that there were managed steep slopes on the property, and that in the Southern and Western Urban Neighborhoods Master Plan, the future land use designation for this parcel was Industrial. He said that this parcel was the last undeveloped parcel in the Mill Creek Industrial area.

Mr. Reitelbach said that the subject property and most surrounding parcels were all part of the Mill Creek PUD with overlay zoning districts including the Airport Impact Area and Managed Steep Slopes. He said one parcel to the west across Stony Ridge Road was zoned Light Industry. He said that the Comprehensive Plan for this property placed it within the Southern and Western Urban Neighborhoods Master Plan, where the subject parcel and all surrounding parcels were designated for Industrial use. He said the recommended uses for this area included manufacturing, storage, distribution, office and commercial activities related to industrial use, and research and development.

Mr. Reitelbach said that the specifics of this proposal were that the applicant requested a special use permit to allow the construction of an independent office use within a structure not established or vested until after April 3, 2014. He said an independent office was an office located within an Industrial District that had no relationship or association with an Industrial use. He said that because this property was undeveloped and did not have a structure or use that was established or vested prior to April 3, 2014, the applicant needed to come before them for a special use permit.

Mr. Reitelbach said the applicant proposed two uses on this property: one by-right warehouse use of approximately 8,300 square feet and an independent office use on the upper level of the building. He said that it would encompass approximately 11,000 square feet and a special use permit was required because the independent office would not be associated with the by-right warehouse use on the lower level.

Mr. Reitelbach showed a snapshot of the concept plan on a slide and said that the rectangular salmon-colored shape was the building. He said that the entrance into the lower level from Stony Ridge Road would be the entrance for the warehouse use, and the entrance coming from Five Springs Road and the associated parking would be for the proposed independent office use. He said that the topography of the parcel was somewhat steep going from Stony Ridge Road up to Five Springs Road. He said that was why entrances from either road would be on different levels of the building.

Mr. Reitelbach said that in staff's review of this application, there were three positive aspects. He said that the proposed use would provide a mixture of uses in the area. He stated that the proposed use did not prevent by-right Industrial uses from also operating on the site, and no adverse impacts were expected to nearby or adjacent properties. He said there were no concerns identified with this request. He said the public hearing with the Planning Commission (PC) for this item was held on August 22, and at that public hearing, the PC voted 7-0 to recommend approval of the special use permit.

Mr. Reitelbach said that because it was a special use permit, there were a couple recommended conditions from staff, and these were included in the PC's recommendation as well. He said that the first condition was that the development must be in general accord with the concept plan that was submitted and reviewed with this application, including several of the essential major elements such as location of the proposed building and the parking and loading areas. He said minor modifications were allowed once it was in for site plan review to ensure compliance with all appropriate ordinances and laws. He said that the second condition was that the independent office use must not exceed the 11,000 square feet of space in the proposed building that was being requested.

Mr. Andrews, hearing no questions from the Board, opened the public hearing. He read the protocol for speakers during a public hearing.

---

Ms. Kelsey Schlein, Shimp Engineering, said that Dick Abidin from Artisan Construction was also present. She said they had both been assisting Emmanuel Zunz, the contract purchaser of this property, in his application for a special use permit and development plans for parcel 76M1-11, which was 1.3 acres. She said that Mr. Zunz was the founder and owner of 1RPM, a music marketing company and digital distribution platform. She said they were requesting a permit for an independent office within an Industrial-designated portion of a PUD.

Ms. Schlein said that the initial interest in the property was sparked when Mr. Zunz was looking for warehousing space for his personal cars. She said Mr. Zunz realized that the property had potential beyond just storage and could also serve as office space and make space for musicians to collaborate on their projects. She said that the specific request was 11,000 square feet for music studio space and office uses associated with that music studio.

Ms. Schlein said that the property was incorporated into the Mill Creek PUD with ZMA95-15. She said that the PUD was not adopted with a specific list of uses, so the PUD ordinance defaults to the permitted uses within the Planned Development Industrial District, which permits offices by special use permit. She said this was the last remaining undeveloped property within the Mill Creek PUD.

Ms. Schlein said that at the time when the ZTA was adopted in 2013-2014 to limit several commercial uses and independent offices on industrially zoned land, it had been considered one of the more challenging properties due to its significant grade change across the property. She said that on the northern portion there was about a 22-foot grade change which they could work with, but in the southern portion from property corner to property corner, they were looking at about a 56-foot grade change.

Ms. Schlein said that it was fairly steep, and they had come up with a plan to build into the hillside. She said that this type of land was not conducive to many industrial users due to construction challenges as well as other factors. She said they were aware of the intent behind the 2013 ZTA, which was to modernize regulations to provide greater flexibility for industrial users while preserving the integrity of Industrial Districts.

Ms. Schlein noted that there was limited industrial land in the County, and it was important to preserve such areas. She said that given the small size of the property, the great challenges involved, the fact that it was the last undeveloped property in this industrial district, and with a preschool and medical office giving it more of a mixed commercial and mixed-use character over time, that although they understood the importance of preserving industrial properties for industrial uses, they thought that given the great challenges of this site and its context, this was a really good fit for the property.

Ms. Schlein said that they had included a cross section in their application pack for reference, which showed how they intended to work with the slope on the site. She said they planned to take advantage of the double road frontage by having an entrance from Stony Ridge Road and another one from Five Springs Road. She noted that the grade was too steep for them to be able to make a connection between them. She said that they could take advantage of both road frontages and build the building into the hillside to work with the grade as much as possible.

Ms. Schlein said their concept plan showed the portion off of Stony Ridge Road at the lower elevation would go into the ground floor, which was the warehousing space, and the Five Springs Road would come into a surface parked area and would have two floors above dedicated to the music studio. She said the second and third floors were for office space, with outdoor spaces for musicians to enjoy.

Ms. Schlein emphasized that this was the last undeveloped industrial property, and since the ZTA was adopted 10 years ago, it had not made it any simpler for this property to realize a building footprint or user more conducive to what the property had to offer.

Ms. Mallek asked if she had understood correctly from the photograph that there were two actual layers above.

Ms. Schlein said yes, and the third floor would be partially enclosed.

Mr. Andrews said that he was intending to examine the same thing where it was mentioned 11,000 versus 8,300 below. He said he understood that sort of implied two levels or perhaps something in order to get the numbers. He said he had a question he was going to ask but it might be for staff. He asked at what point would the studio become something other than an office.

Mr. Reitelbach said that the Zoning Division had determined that a music recording studio was considered part of a more general commercial use and therefore fell under the independent office use, instead of being allowed by-right for an Industrial use.

Mr. Andrews asked the Clerk if there was anyone signed up to speak.

Mr. Borgersen said there was not.

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

Ms. Price, hearing only comments of support from Board members, said that she would be happy to make a motion.

Ms. Price **moved** that the Board adopt the Resolution (Attachment G) to approve SP2023-00003 Mill Creek Lot 11, with the revised conditions, including the revised concept plan.

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 Ms. Price.  
NAYS: None.

#### RESOLUTION TO APPROVE SP202300003 MILL CREEK LOT 11

**WHEREAS**, upon consideration of the staff reports prepared for SP 202300003 Mill Creek Lot 11 and all of their attachments, including staff's supporting analysis, the information presented at the public hearings, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-

26.2(a), 18-26.3, and 18-33.8(A), the Albemarle County Board of Supervisors hereby finds that the proposed special use would:

1. not be a substantial detriment to adjacent parcels;
2. not change the character of the adjacent parcels and the nearby area;
3. be in harmony with the purpose and intent of the Zoning Ordinance, with the uses permitted by right in the Planned Unit Development-Industrial Park zoning district, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan; and

**WHEREAS**, upon consideration of all of the foregoing, the Board further finds that:

- a. The purpose of the industrial district is consistent with the use that is proposed;
- b. The proposed use and its proposed size would be consistent with the intent of the applicable industrial district;
- c. The use proposed would not be located on the lowest floor of any building having direct exterior access to the ground surface in order to allow that floor to be used for industrial purposes;
- d. The aggregate gross floor area of the independent offices or general commercial uses, or both, would not exceed 24,000 square feet; and
- e. The structure or structure expansion would be constructed to the standards required for industrial structures, regardless of its intended use.

**NOW, THEREFORE, BE IT RESOLVED** that the Albemarle County Board of Supervisors hereby approves SP 202300003 Mill Creek Lot 11, subject to the conditions attached hereto, including the revised concept plan.

\* \* \*

**SP202300003 Mill Creek Lot 11 Special Use Permit Conditions**

1. Development and use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the concept plan entitled, "Special Use Permit Concept Plan + Exhibits SP2023-00003, Mill Creek Lot 11, TMP 76M1-11," prepared by Shimp Engineering, P.C., dated April 17, 2023, last revised September 1, 2023. To be in general accord with the exhibit, development must reflect the following essential major elements:
  - a. Location of the proposed building
  - b. Location of the parking and loading areas
  - c. Location of the sidewalk

Minor modifications to the plan that do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance and State and Federal laws, with the approval of the Zoning Administrator and the Director of Planning.

2. The independent office use must not exceed 11,000 square feet of space in the proposed building.
- 3.

\_\_\_\_\_



SPECIAL USE PERMIT  
CONCEPT PLAN + EXHIBITS  
SP2023-00003

# MILL CREEK LOT 11

TMP 76M1-11

project ID: 23.018  
  
Revised 1 Sept 2023  
Revised 24 July 2023  
Submitted 17 April 2023

## Context Map

Sheet 1 of 7

INDEX OF SHEETS	
1	- Cover & Context Map
2	- Site & SP Details
3	- Zoning Map
4	- Existing Conditions
5	- Concept Plan
6	- Illustrative Plan
7	- Conceptual Site Section



SPECIAL USE PERMIT  
CONCEPT PLAN + EXHIBITS  
SP2023-00003

MILL CREEK LOT 11  
SITE & SP DETAILS  
Sheet 2 of 7

ZONING

EXISTING: Planned Unit Development - Industrial  
OVERLAY: Airport Impact Area, Steep Slopes - Managed

USE

EXISTING: Undeveloped  
COMPREHENSIVE PLAN DESIGNATION: Industrial  
PROPOSED: Independent offices; within structure not established or vested until after April 3, 2014

ITE TRIP GENERATION

	ITE Code	Independent Variable	AM		PM		Daily Total
			In	Out	In	Out	
Mini-Warehouse	151	8,300 SF	0	1	1	0	1
Small Office Building	712	11,000 SF	15	3	8	16	24
							158

OWNER/DEVELOPER

1205 Stony Ridge LLC  
107 Sandra Avenue  
Greenville, SC 29611

TMP

76M1-11

ACREAGE

1.35 AC

MAGISTERIAL DISTRICT

Scottsville

STEEP SLOPES & WPO BUFFER

There are no Water Protection Ordinance Buffers within the project area. Managed steep slopes are present within the project area.

SOURCE OF BOUNDARY & TOPOGRAPHY

Boundary shown per Albemarle County GIS.  
Two (2) foot contour interval topography from Virginia LIDAR, Virginia Geographic Information Network, 2016

FLOODZONE

According to the FEMA Flood Insurance Rate Map, effective date February 4, 2005 (Community Panel 51003C0288D), this property does not lie within a Zone A 100-year flood plain.

WATER SUPPLY WATERSHED

Moore's Creek (Non-Water Supply Watershed)

WATER AND SANITARY SERVICES

Provided by Albemarle County Service Authority (ACSA)

TMP 76M1-11

Revised 1 Sept 2023  
Revised 24 July 2023  
Submitted 17 April 2023

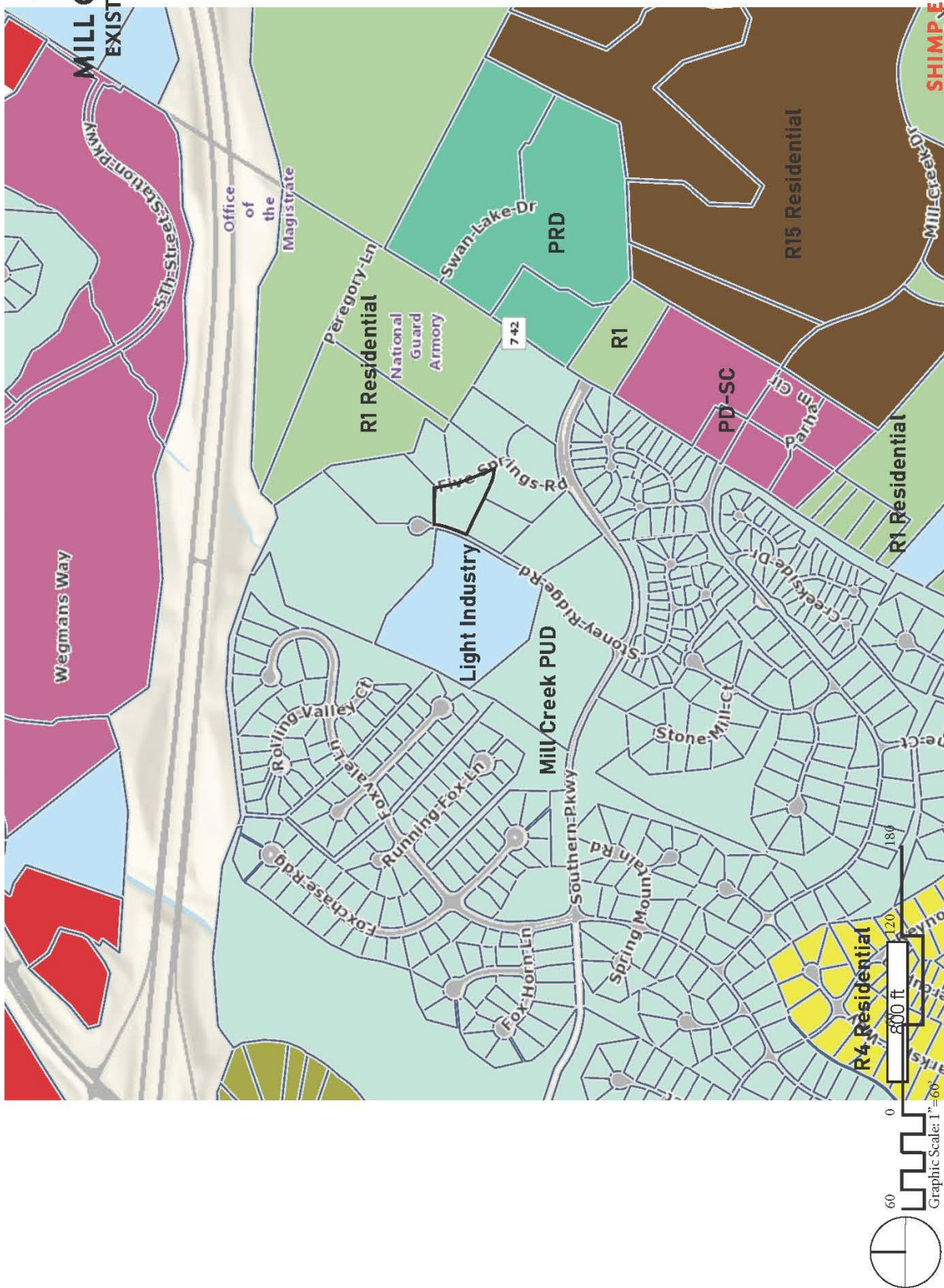
project: 23.018

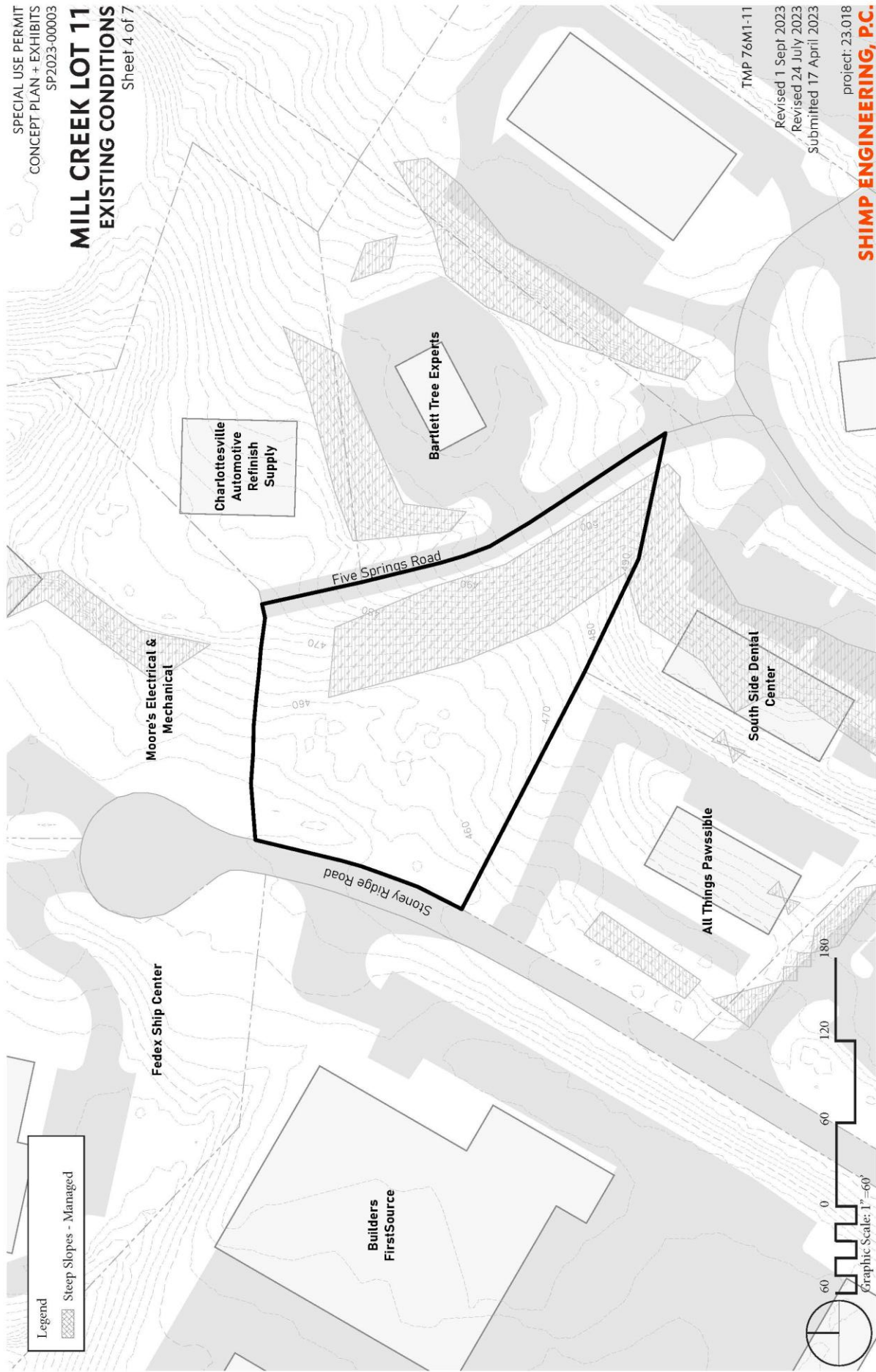
SHIMP ENGINEERING, P.C.



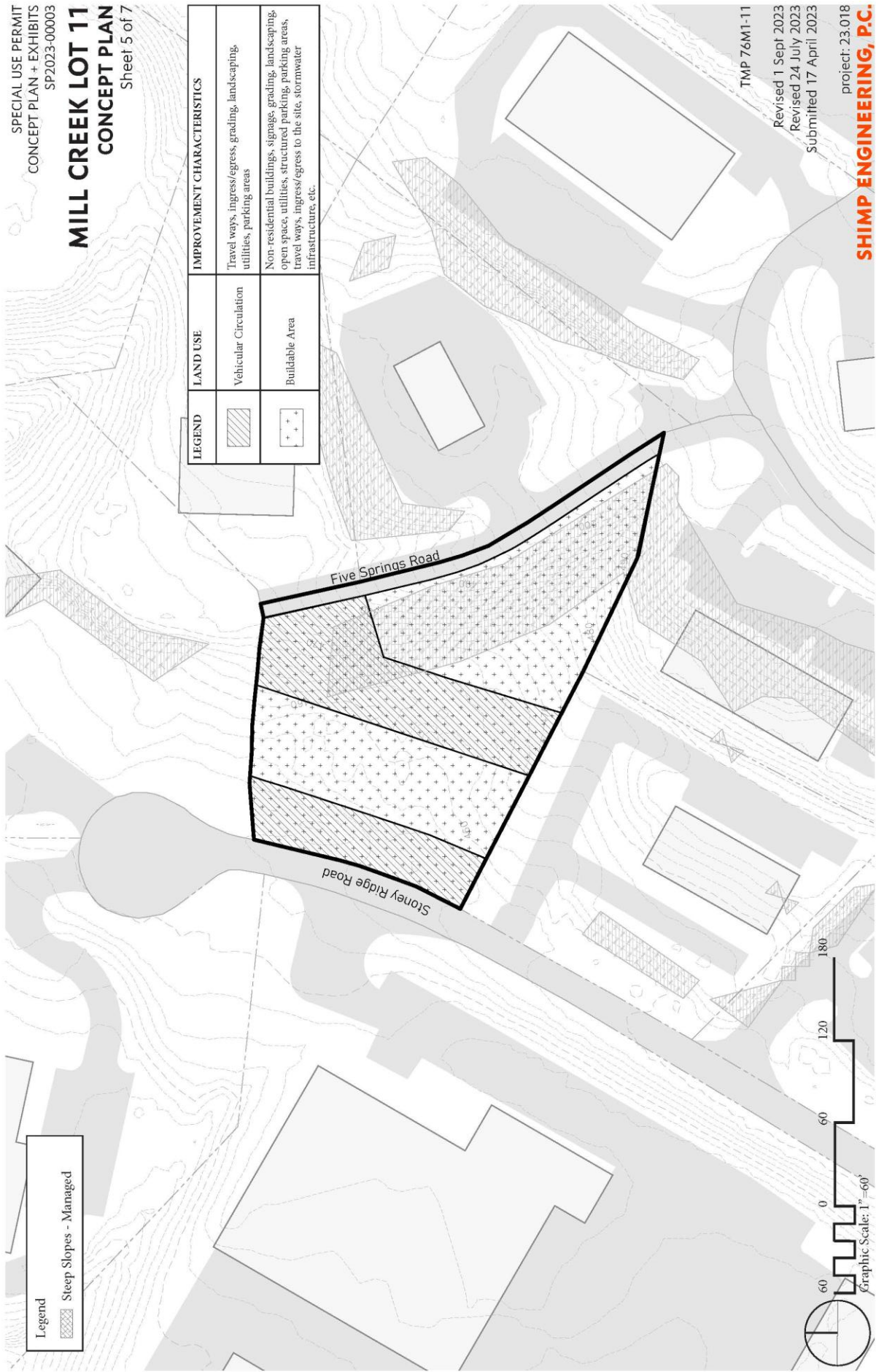
SPECIAL USE PERMIT  
CONCEPT PLAN + EXHIBITS  
SP2023-00003

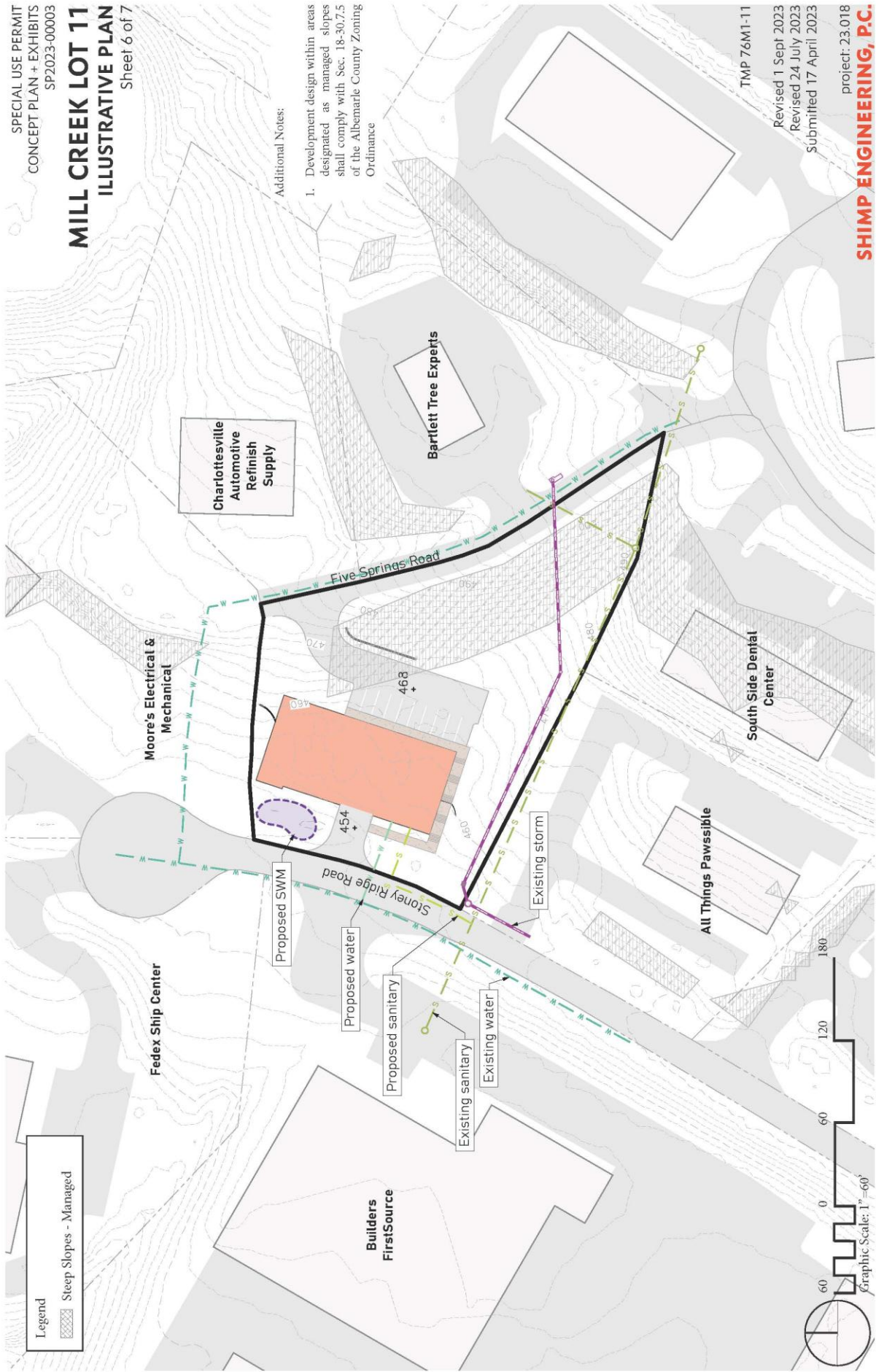
**MILL CREEK LOT 11**  
**EXISTING CONDITIONS**  
Sheet 4 of 7







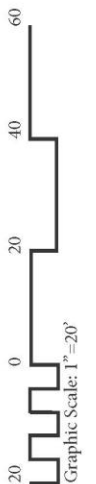
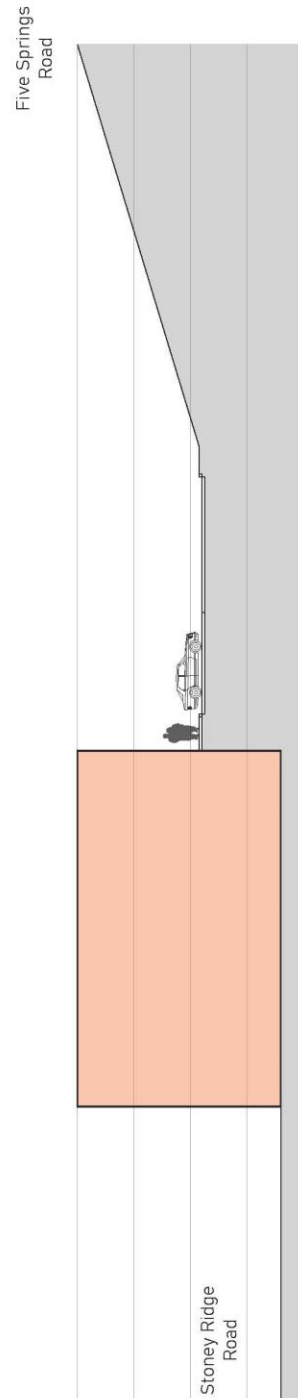
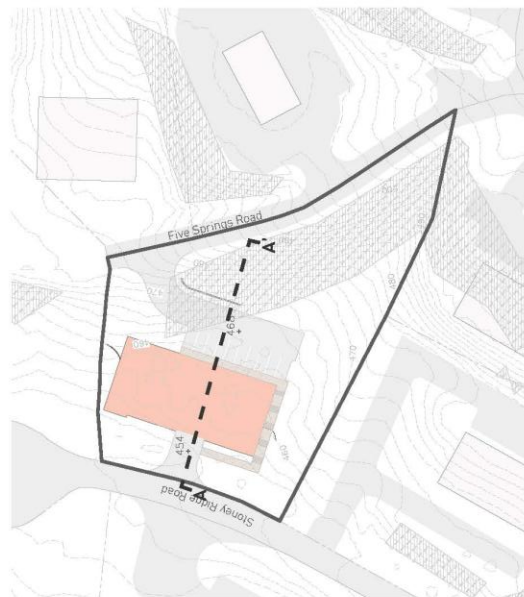






SPECIAL USE PERMIT  
CONCEPT PLAN + EXHIBITS  
SP2023-00003

**MILL CREEK LOT 11**  
**CONCEPTUAL SITE SECTION**  
Sheet 7 of 7



TMP 76M1-11

Revised 1 Sept 2023  
Revised 24 July 2023  
Submitted 17 April 2023

project: 23.018

**SHIMP ENGINEERING, P.C.**

Agenda Item No. 20. **Public Hearing: ZTA-2023-005 – Countywide Certificate of Appropriateness.** To receive public comment on a proposed ordinance to amend Section 30.6.4 (Certificates of Appropriateness) of Chapter 18 (Zoning) of the Albemarle County Code, to add sites subject to a public-private partnership agreement executed by the County of Albemarle, as a category of structures, sites, improvements, or architectural elements eligible for county-wide certificates of appropriateness.

The Executive Summary as forwarded to the Board states that at its meeting on August 22, 2023, the Planning Commission voted to recommend approval of ZTA-2023005. Attachments A, B, and C are the Planning Commission action letter, staff report, and minutes from the meeting.



The Planning Commission did not request any changes to the proposal. However, after the Planning Commission meeting, staff realized that the parameters of the proposed county-wide certificate should be clarified to include any structures, sites, improvements and/or architectural elements that are located on the parcels subject to County public-private partnership agreements and revised the draft ordinance accordingly (Attachment D).

Staff recommends that the Board adopt the ordinance provided as Attachment D.

---

Ms. Margaret Maliszewski, Planning Manager, stated that her primary responsibility was to work with the Architectural Review Board (ARB) on the entrance corridors, and that she was there to present an entrance corridor-related zoning text amendment (ZTA). She said that her presentation would be brief, but because they seldom brought entrance corridor items to the Board, she would provide some background information about entrance corridors.

Ms. Maliszewski said that entrance corridors were first established in Albemarle County in 1990 to ensure that character of new developments were consistent with the historic character of the County. She said that these streets ran to or through historic areas in the County and the City, and any development within an Entrance Corridor Overlay required approval from the ARB before a site plan, site plan amendment, or building permit could be issued. This approval is called a certificate of appropriateness.

Ms. Maliszewski said that when the entrance corridors were first established, and for a long time afterwards, every application that fell into those categories was presented to the ARB for review in an ARB meeting. She said that in 2009, steps were taken to streamline this process, and in 2010, the Board of Supervisors approved a ZTA that established a new class of certificate of appropriateness, which was called the countywide certificate of appropriateness. She said that the process was streamlined by making 11 types of development available for staff level entrance corridor review. She said that those 11 categories were types of development that were relatively small in scope or expected to have a lesser visual impact on the street. She indicated the 11 categories listed on the slide.

Ms. Maliszewski said that for each category of countywide certificate, the ordinance required that the ARB first establish design criteria which would be used for the subsequent countywide applications. She said that the ARB established these design criteria and then staff review individual proposals against those criteria. She said that in 2021, a 12th category was added to the list, and that was done as part of the ZTA to establish the Rio 29 form-based code. She said that the streamlined staff level review was available for form-based code development proposals that also fell within the entrance corridor overlay.

Ms. Maliszewski said that tonight's proposal was to add another category to the list of countywide certificates. She said that this one would be for sites subject to public-private partnership agreements executed by the County. She said that adoption of the ZTA would allow for streamlined entrance corridor review of any development subject to such an agreement.

Ms. Maliszewski said that it could be seen in the staff report that the ZTA proposal had been reviewed for all the typical factors that are considered for ZTAs. She noted that in most cases, the addition of this category of countywide certificate had no direct impact on those factors. She said that instead, those factors would have already been evaluated at the time they considered establishing the partnership.

Ms. Maliszewski said that the blue text in the current slide at the bottom, number 13, was what they recommended to be added to the ordinance. She said that this proposal had been reviewed by the Planning Commission (PC) in August, and the PC voted unanimously to recommend approval of the amendment. She noted that the language they recommended to the PC was different than what they were recommending tonight. She presented a slide comparing what they had presented to the PC with what they were proposing now.

Ms. Maliszewski said that after the PC meeting, staff had continued to discuss the amendment and decided it would be best to further clarify the parameters of the countywide certificate to identify not just sites but also structures, improvements, and architectural elements that are located on the parcels subject to the partnership agreement. She said that what they were considering tonight was the addition of the text shown in blue on this slide to the Entrance Corridor Overlay section of the ordinance to allow for more efficient review of development proposals on properties subject to public-private partnership agreements that have been executed by the County.

Ms. McKeel asked if the additional items included in this proposal were structures, sites, improvements, and/or architectural elements, and it was for clarification.

Ms. Maliszewski said yes.

Mr. Andrews said that he understood that the intention behind this was to ensure that it was not just the site, but everything associated with the site and delineated those. He said that otherwise, these were being reviewed because of their public-private partnership agreement. He said that that was sufficient to enable it to bypass the other criteria and make it countywide appropriate for this.

Ms. Maliszewski said it expedited the process.

Ms. Price asked to see slide 2. She said that she noticed that Route 53 was annotated on the map, but it was not listed among the roads.

Ms. Maliszewski said that Ms. Price was correct, and staff would fix that error.

Mr. Andrews opened the public hearing. He asked the Clerk if there were any members of the public signed up to speak.

Ms. Borgersen replied that there were none.

Mr. Andrews closed the public hearing and the matter returned to the Board for discussion. Hearing no further discussion, Mr. Andrews asked if there was a motion.

Ms. McKeel **moved** that the Board adopted the ordinance as presented (Attachment D).

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 Ms. Price.  
NAYS: None.

---

### ORDINANCE NO. 23-18(1)

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 18, ZONING, ARTICLE 3, DISTRICT REGULATIONS, 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 18 Zoning, Article 3, District Regulations, is hereby amended and reordained as follows:

#### By Amending:

Sec. 30-6.4 Specific acts prohibited.

#### Chapter 18. Zoning

#### Article 3. District Regulations

....

#### Sec. 30.6.4 Certificates of appropriateness.

The architectural review board is authorized to issue certificates of appropriateness for any structure, and associated improvements, or any portion thereof, that are visible from the EC street to which the parcel is contiguous, as follows:

- a. *Development requiring a certificate of appropriateness.* The following developments require a certificate of appropriateness:
  1. *Building permits required.* Each structure and/or site improvement for which a building permit is required, even though it is not a development for which a site plan is required, unless the structure and/or site improvement is exempt under section 30.6.5. No building permit shall be approved until the certificate of appropriateness is obtained.
  2. *Site plans required.* Each structure and/or site improvement for which a building permit is required in a development for which a site plan is required, unless the improvement is exempt under section 30.6.5. No site plan shall be approved until the certificate of appropriateness is obtained.
- b. *Types of certificates of appropriateness.* The architectural review board is authorized to issue the following types of certificates of appropriateness:
  1. *Specific developments.* For specific developments associated with one or more building permits or a single site plan.
  2. *Signs in a new multi-business complex or shopping center.* For all of the signs in a new multi-business complex or shopping center, where the architectural review board first conducts a comprehensive sign review. Once a certificate of appropriateness for signs in a new multi-business complex or shopping center is issued, the director of planning is authorized to determine whether a particular sign satisfies the conditions of the certificate of appropriateness.
  3. *County-wide certificates of appropriateness.* County-wide certificates of appropriateness may be issued for classes of structures, sites, improvements, or architectural elements, subject to the applicable design criteria and procedures, as follows:
    - a. *Categories of structures, sites, improvements, or architectural elements eligible for county-wide certificates of appropriateness.* The following categories of structures, sites,

improvements, or architectural elements shall be eligible for county-wide certificates of appropriateness:

1. Structures located 750 feet or more from an EC street that are not more than five stories tall.
  2. Structures that are proposed to be located behind another structure that fronts an EC street as viewed from the EC street, where the rear structure is no more than twice the height of the front structure.
  3. Personal wireless service facilities.
  4. Signs, except for wall signs whose height exceeds 30 feet.
  5. Safety fencing and screening fencing.
  6. New or replacement rooftop-mounted or ground-mounted equipment.
  7. Additions to structures or improvements for which a certificate of appropriateness was issued, where the design of the addition to the structure or improvement is consistent with the architectural design approved with the certificate of appropriateness.
  8. New structure or site lighting or changes to existing structure or site lighting.
  9. Minor amendments to site plans and architectural plans.
  10. Building permits for which the proposed change occupies 50 percent or less of the altered elevation of an existing structure.
  11. Permits classified in sections 5-202, 5-203, 5-204 and 5-208(A) not otherwise exempt under section 30.6.5(k).
  12. New structures, site changes, or reuse of existing structures in accordance with section 20.C.
  13. The following items when located on parcels that are subject to a public-private partnership agreement executed by the County of Albemarle: structures, sites, improvements, and/or architectural elements.
- b. *Design criteria.* The board may establish appropriate architectural or design features under the design guidelines that a structure, site, improvement or architectural element must be found to be consistent with in order to be eligible to be subject to a county-wide certificate of appropriateness. The architectural or design features may include, but are not limited to: (i) building and structure height; (ii) building and structure size; (iii) scale or mass; (iv) appropriate roof forms; (v) appropriate building materials and/or colors; (vi) minimum planting requirements; (vii) minimum screening requirements; (viii) building, structure and/or site improvement locations; and (ix) the structural and design details of signs.
- c. *Determination of compliance by director of planning.* Once a county-wide certificate of appropriateness is issued, the director of planning is authorized to determine whether a particular structure, site, improvement or architectural element satisfies the specific design criteria of the county-wide certificate of appropriateness. The director or a member of the architectural review board may request at an upcoming meeting that the architectural review board, instead of the director, determine whether a particular structure, site, improvement or architectural element satisfies the specific design criteria of the county-wide certificate of appropriateness.
- d. *Action and appeal.* Any person requesting a determination whether a proposed structure, site, improvement or architectural element satisfies the specific design criteria of a county-wide certificate of appropriateness shall submit a request to the director of planning providing the information required by the director. The procedure for submittal and action under section 30.6.6(b), (c), (d) and (f) shall apply.
1. *By the director.* If the director determines that the proposed structure, site, improvement or architectural element does not satisfy the specific design criteria of the county-wide certificate of appropriateness, the director shall send notice to the person requesting the determination of his decision. The person requesting the determination may either: (1) appeal the director's decision to the architectural review board by filing an appeal with the director within ten days after the date of the director's notice of decision; or (2) file an application and proceed under sections 30.6.6 and 30.6.7.
  2. *By the board.* If the board determines in its own review or on an appeal of the director's decision that the proposed structure, site, improvement or architectural element does not satisfy the specific design criteria of the county-wide certificate of appropriateness, the board shall send notice to the person requesting the determination of its decision. The person requesting the determination may either: (1) appeal the board's decision to the board of supervisors under the procedure in section 30.6.8(b), (c) and (d); or (2) file an application and proceed under sections 30.6.6 and 30.6.7.

- c. *Authority to assure consistency with applicable design guidelines.* In determining whether a structure or associated improvements are consistent with the applicable design guidelines, the architectural review board may specify the following, which are in addition to the requirements of the underlying zoning district or of section 32, provided that the board may not authorize any maximum standard to be exceeded, or any minimum standard to not be met:
1. *Architectural features.* The appearance of any architectural feature including, but not limited to, its form and style, color, texture and materials.
  2. *Size and arrangement of structures.* The configuration, orientation and other limitations as to the mass, shape, area, bulk, height and location of structures. In considering the arrangement and location of structures, the architectural review board may require that the existing vegetation and natural features be used to screen structures and associated improvements from one or more EC streets to which the parcel is contiguous as provided in section 30.6.2(b).
  3. *Location and configuration of parking areas and landscaping.* The location and configuration of parking areas and landscaping and buffering requirements.
  4. *Landscaping measures.* In addition to the requirements of section 32.7.9, landscaping measures determined to be appropriate to assure that the structures and associated improvements are consistent with the applicable design guidelines.
  5. *Preservation of existing vegetation and natural features.* The preservation of existing trees, wooded areas and natural features.
  6. *Appearance of signs.* In addition to the applicable requirements of section 4.15, the appropriate style, size, colors, materials, illumination and location of all proposed signs, and any other applicable design guidelines. Each application for a certificate of appropriateness for one or more signs shall be accompanied by a site plan or sketch plan that shows the location of all signs proposed to be erected on the lot or lots subject to the site plan or sketch plan.
  7. *Fencing.* The location, type and color of all fencing, including safety fencing.
- d. *Authority to impose conditions to assure development is consistent with the applicable design guidelines.* The architectural review board is authorized to impose reasonable conditions in conjunction with any approved certificate of appropriateness to assure that the development is consistent with the applicable design guidelines. The architectural review board also is authorized to approve plans showing, or identifying in a certificate of appropriateness, existing trees, wooded areas and natural areas to be preserved, the limits of grading or other land disturbing activity including trenching and tunneling, in order to, among other things, protect existing features, and grade changes requiring tree wells or tree walls.
- e. *Authority of zoning administrator to determine compliance with certificate of appropriateness.* The zoning administrator is authorized to determine whether a development, including a sign, satisfies the terms and conditions of the certificate of appropriateness.
- f. *Effect of certificate of appropriateness.* Each structure or associated improvement for which a certificate of appropriateness was issued shall be established and maintained in accordance with the terms, conditions and requirements of the certificate. Each site plan and building permit shall demonstrate that the structures and associated site improvements will satisfy the terms, conditions and requirements of the certificate.

(§ 30.6.4, 10-3-90; § 30.6.4.1, 10-3-90; 5-18-94; § 30.6.4.2, 10-3-90; § 30.6.5(formerly § 30.6.3.2, 7-8-92; Ord. 01-18(3) , 5-9-01); § 30.6.4, Ord. 10-18(5) , 5-12-10; Ord. 12-18(2) , 3-14-12; Ord. 21-18(4) , 9-1-21, Ord.23-18(1), 10-4-23)

**Sec. 30.6.4.1**(Repealed 5-12-10, Now see 30.6.4)

**Sec. 30.6.4.2**(Repealed 5-12-10, Now see 30.6.4)

---

Agenda Item No. 21. Closed Meeting (*if needed*).

There was none.

---

Agenda Item No. 22. Certify Closed Meeting.

There was none.

---

Agenda Item No. 23. From the Board: Committee Reports and Matters Not Listed on the Agenda

Ms. McKeel said that she had only one thought which was based on something that Mr. Neil Williamson mentioned earlier in the day. She said Mr. Williamson mentioned an economic dashboard. She asked Mr. Trevor Henry if he recalled the statement.

Mr. Trevor Henry, Deputy County Executive, said that he did not remember it, but he would follow up with Mr. Jacob Sumner.

Ms. McKeel said that she believed this was an idea worth considering. She said that she had noticed a lack of understanding among many people regarding their economic development initiatives, including those whom she assumed were more knowledgeable on the matter. She said that providing additional information to these individuals could greatly benefit their community.

Mr. Henry said that he had heard that as more of a financial dashboard. He asked if it should be specific to economic development.

Ms. McKeel said that she would like to expand it a little bit. She said that she would leave that up to him, but her thought was to have something that they could send their constituents or residents to, which would be a dashboard of what they were doing with economic development or the successes, rather than just sending them to the EDA website. She said that this could be very helpful, and the financial information could be included, but her primary focus was on helping to educate the public so that they knew exactly what they were doing and not relied solely on listening to every meeting or following them closely.

Ms. Mallek said that she had mentioned earlier that the joint MPO (Metropolitan Planning Organization) meeting with their local Board and the Staunton-Augusta-Waynesboro had many incredible things reported. She said that there was a presentation on the Afton Express, and they were adding a fourth bus. She said that they had spectacular increases in ridership throughout their first year and it was really a model for what works for real people and getting people to their jobs.

Ms. Mallek said that Kendall Howell was there from the university and talked about how many fewer people were having to drive to park at UVA, which was a huge crisis for UVA, not having a place to park. She said that they were getting passes for the bus instead. She said that 67, almost 100 daily riders already and they were adding a middle-of-the-day routes for people traveling outside of commuter times and also adding a return west at the 6 a.m. to 7 a.m. shift in the morning for people who worked all night and could go home, which had not existed until now, and then a return later in the afternoon for people starting the evening shift. She said they were being very flexible about getting people to their jobs on time, which was very cool.

Ms. Mallek said that Duane Jones, who currently served as the director of Parks and Recreation at Waynesboro, reported on the Blue Ridge Tunnel. He said that it took eight years to build from 1850 to 1858 and another 23 years to reopen after renovations. She said that it was a significant achievement considering it was completed with three phases of VDOT grants totaling \$5.7 million, which was quite impressive. She said that Jessica Hirsch-Ballering and Allie Hill provided an update on the Three Notch'd Trail, much of which she had already heard about. However, she must mention the tunnel again as it has seen over 257,000 visitors in just under a year and a half, demonstrating its popularity.

Ms. Mallek said that the trails are outdoor economic engines, as Mr. Jones put it, and if they lived long enough to see the Three Notch'd Trail connection completed, commuters will be able to use it to safely bypass Route 250. She said that a lot of the recreation bicyclists prefer longer distances rather than detouring around Preddy Creek or elsewhere. She said that connecting with the tunnel would allow them to pop over to the other side of the mountain. She said that she was impressed with what Waynesboro and Augusta County have done with grants. She said there was a place called the Jones Hollow Reservoir, where they purchased 1,000 acres from a private owner with a Department of Forestry grant, and partnered with the PEC (Piedmont Environmental Commission), Borderlands project, and DCR (Department of Conservation and Recreation).

Ms. Mallek said that they were looking at creating a state park in that area because there was a significant gap in the center of the state. She said that she considered saying that Albemarle was trying to secure funding for Biscuit Run, which was located right in the middle of the state, but she did not. She said that it was going to be happening soon. She said that it was an absolutely beautiful site, and it was also within a mile of the trail that already existed between the tunnel and Route 250. She said they were really making progress over there and doing a fantastic job, and she was very impressed.

Ms. Mallek said that the FLAP, Federal Lands Access Program grant, they were getting \$950,000 for a planning grant to develop what is called the Rockfish Gateway Trail, which would touch federal land from the Colony Motel up to Shenandoah Park. She said that that was how they qualified for this funding. She said that they would be able to run the trail all the way to Highland Park in Waynesboro, which had been built on top of their old landfill at the top of the mountain, as well as down into town. She said it was a very exciting meeting with lots of good news being shared. She said that Sean Nelson reported on all the great projects happening here too, so they had to give him plenty of applause.

Mr. Andrews said that he would like to mention a couple of meetings he had recently attended. He said that one meeting was held by the Rivanna Solid Waste Authority (RSWA), and it was mentioned that there existed a maximum permitted tonnage set by the DEQ (Department of Environmental Quality) for waste disposal at the Ivy Transfer Station.

Mr. Andrews said that this limit was currently 22% larger than the amount received on two specific days in July and only 37-38% more than the average Monday intake in July and August. He said that compared to last year, it had grown by 25%. He said that there were discussions about redistributing the load since Mondays seem to be when most waste is brought in. He said that if they exceeded this limit, further action might need to be taken such as expanding or establishing additional facilities.

Mr. Andrews said that something he thought everyone should be aware of was that this issue had been under discussion because the tonnage had increased. Of course, there were other ways such as raising fees to reduce the tonnage, but then one might end up with the same trash by the side of the road instead of at the Ivy Transfer Station. He said that it was an interesting discussion.

Mr. Andrews said that another meeting he and Ms. Price both attended was the Albemarle Broadband Authority (ABBA). He said that it was moving ahead with the ARPA (American Rescue Plan Act) version of the 2024 additional connection projects. He said that this progress was sufficient to get them really close to full coverage. He said that there were 34 places that were not being covered. He said that Deputy County Executive Mr. Henry was also present at this meeting. He said that it was exciting to know that they were so close to full coverage.

Ms. LaPisto-Kirtley asked if 34 homes would not be covered. She said that the last time she heard it was around 1,700.

Mr. Andrews said that it was hoped that with this, that number would be reduced to that order of magnitude. He said that these estimates were based on specific dates and times, meaning there would always be some individuals who did not have access.

Ms. Mallek asked if the number was referring to people who were unserved at the moment.

Ms. Price said that there were more than 34 unserved at the moment.

Mr. Andrews said that there were more than that. He said that the hope was that at the end of 2025, that they would have full buildout. He said that there was no current plan for how to cover that last little group, but it was being worked on. He said that there were options for internet, it was just not necessarily fiber.

Ms. Mallek said that she had heard various things that did not happen for t people who were at 25 and were now at 100 and were saying that they needed it too. She said that they needed to be focusing on the constituents who had three on a good day and not trying to come back around and redo somebody who already had what she would consider to-die-for connection. She said that 25 to 50 might not be what the federal government said that they had to have to be a human being, but it certainly was exponentially better than what huge number of their constituents had.

Mr. Andrews said that they would continue to pursue funding for improving access, even for those who had a slower internet connection.

Ms. Price said that the passings would be there for all those 34, but it was incumbent upon the individual property owner to do the connection, but at least they would have the opportunity.

Ms. Mallek said that she thought that going beyond the 600-foot length was something included in the Firefly grant, which they had already gotten online to be able to get things to people's homes.

Ms. Price said that passing meant that it went past someone's property, and the individual had the opportunity to sign up for it.

Ms. LaPisto-Kirtley said that they would go about 800 feet from the road into the driveway, and if the driveway was a mile too long, the internet user paid the remaining part.

Ms. Mallek said that when Evan Feinman was in the state, they said that they would be doing a lot more on a means test for some people who would be able to get it a lot further, but they would not be paying for those nine families with two-mile long driveways.

Mr. Andrews said that accomplishing this would require piecing together various Virginia Telecommunications Initiative (VATI) projects and other methods and may not adhere to the exact same rules.

Agenda Item No. 24. Adjourn to October 18, 2023, 1:00 p.m. Lane Auditorium.

At 6:41 p.m., the Board adjourned its meeting to October 18, 2023, 1:00 p.m. Lane Auditorium. 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.

Approved by Board
Date: 04/16/25
Initials: CKB

\_\_\_\_\_  
Chair