



Land Use and Environmental Planning Committee  
Second Half-Yearly Report  
July through December 2025

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The Land Use and Environmental Planning Committee (LUEPC) was established to replace the Planning and Coordination Council (PACC) by the County of Albemarle, the City of Charlottesville, and the University of Virginia (UVA) in 2019. The Committee shares and coordinates land use and development plans and projects; considers environmental and infrastructure issues facing the community, and, from time to time, advances ideas and solutions supporting the mutual advantage of these entities. As part of its charge the Committee shall, not less than twice each year, submit a report summarizing the group's work.

The County, City and the University face similar environmental planning and project challenges. The committee, by its nature, creates opportunities to address these shared challenges by coordinating community messaging and institutional practices. The second half of 2025 continued the focus on project discussions and coordination. The agendas for the monthly meeting are formed around themes - either geographical areas or specific topics. This report focuses on some of the key themes under discussion, and VDOT representatives are invited on a quarterly basis to share updates on transportation projects. The Committee's meeting minutes and presentations are posted on the LUEPC website which is hosted by the Thomas Jefferson Planning District Commission (TJPDC): <https://vapacc.org>.

#### Charge Statement

The Land Use and Environmental Planning Committee was established to share and coordinate land use and development plans and projects, consider environmental and infrastructure issues facing the community, and, from time to time, advance ideas and solutions that support our mutual advantage. The LUEPC may also serve as an advisory committee to the City, County, and UVA. The Committee will meet regularly to discuss timely issues from each entity and share that information with the public and each entity's senior leadership at bi-annual updates of all three entities. Through its work, the Committee further seeks to ensure that the actions, policies, and processes of the Committee are reflective of an ongoing commitment by the entities to support an equitable and inclusive community. The Committee defines equity as all community members having access to community benefits and opportunities needed to reach their full potential and to experience optimal well-being and quality of life; inclusion means that all people shall be respected and valued as members of this community. The Three-Party Agreement dated May 5, 1986, remains in effect as to land use planning between the City, County and UVA.



## Land Use and Environmental Planning Committee Summary of Activity

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Virtual meetings were routinely held via the Zoom meeting platform. For 2025, in-person quarterly meetings were held at the County of Albemarle, 401 McIntire Road, Charlottesville, Virginia with the City serving as Chair and the County serving as Vice-Chair. In 2026, the County will serve as Chair and the University as Vice-Chair of LUEPC.

### **July meeting cancelled**

#### **August 15, 2025**

##### SOLAR AND WATER SUPPLY AND TRANSPORTATION PROJECTS

Presenter: Bill Fritz, Albemarle County

- [Solar Ordinance](#)

Presenter: Bill Mawyer, RWSA

- [Ivy Landfill Solar Farm & Drinking Water Supply Project Updates](#)

Presenters: Sean Nelson & Charles Proctor, VDOT

- [Transportation Projects Update](#)

#### **September 19, 2025**

##### ALBEMARLE COUNTY HOUSING AND AC44 AND CITY NDS UPDATES

Presenters: Tonya Swartzendruber & Stacy Pethia, Albemarle County

- [Housing & AC44 Updates](#)

Presenter: Kellie Brown, City of Charlottesville

- [NDS FY26 Workplan and Development Code Implementation](#)

### **October meeting cancelled**

#### **November 21, 2025**

##### TRANSPORTATION

Presenters: Mike Goddard & Ben Chambers, City of Charlottesville

- [Transportation Projects and Studies](#)

Presenter: Sean Nelson, VDOT

- [Transportation Projects Update](#)
- Traffic Management and Construction Coordination (Discussion only)

#### **December 19, 2025**

##### HOUSING AND REGIONAL COORDINATION

Presenters: Dan Rosensweig, CEO Habitat for Humanity & Fred Missel, UVAF

- [Southwood Redevelopment Update & Residential Housing Initiatives](#)

Discussion for group:

- [Regional Infrastructure Coordination Planning Framework](#)



LUEPC Membership

Albemarle County

Community Development Director

Facilities and Environmental Services Director

Representative from the County Planning Commission

City of Charlottesville

Neighborhood Development Services Director

Director of Public Works

Director of Utilities

Representative from the City Planning Commission

University of Virginia

Architect for the University

Director of Facilities Management Operations

Director of Real Estate and Leasing Services

University of Virginia Foundation

Director of Design and Development

Director of Real Estate Asset Management

Rivanna Water and Sewer Authority

Executive Director

