

**Albemarle County Planning Commission
Work Session and Regular Meeting
Final Minutes October 22, 2024**

The Albemarle County Planning Commission held a public hearing on Tuesday, October 22, 2024, at 4:00 p.m.

Members attending were Fred Missel, Chair; Luis Carrazana, Vice-Chair; Corey Clayborne; Karen Firehock; Julian Bivins; Lonnie Murray; and Nathan Moore

Members absent none

Other officials present were Michael Barnes, Director of Planning; Andy Herrick, County Attorney's Office; Tonya Swartzendruber, Planning Manager; and Carolyn Shaffer, Clerk to the Planning Commission

Call to Order and Establish Quorum

Ms. Shaffer called the roll.

Mr. Missel established a quorum.

Recess/Reconvene

The Commission recessed at 5:32 p.m. and reconvened at 6:00 p.m.

Mr. Missel called the meeting back to order at 6:00 p.m.

Ms. Shaffer called the roll.

Mr. Missel established a quorum.

Public Hearing

CCP202400001 Northern Albemarle Convenience Center

Michael Barnes, Director of Planning, said that he was sitting in for David Benish this evening. He said that this project, the Northern Albemarle Convenience Center, was in compliance with the comprehensive plan review. He said that during these reviews, they assessed the proposed public facility against the Virginia Code 15.2-22-32. He said that they may often hear these referred to as 22-32 reviews.

Mr. Barnes said that in this case, they were evaluating the general location, character, and extent of the proposed public facility to ensure it aligned with the adopted comprehensive plan. He said that the Planning Commission reviewed these proposals, and their findings were forwarded to the Board of Supervisors, but no further action was required of the Board. He said that the Commission's action was limited to ensuring consistency with the comp plan, and this was not a recommendation or approval for the facility's construction.

Mr. Barnes said that he would briefly summarize the proposal. He said that the facility was open six days a week, primarily from 8:30 a.m. to 5:30 p.m. in the winter to 6:30 p.m. in the summer. He said that its purpose was to collect and sort recycled materials, similar to the Ivy Convenience Center. He said that there was potential for future expansion to include food waste or cooking oil collection. He said that household 32-gallon bags would be ticketed for disposal, and there was potential for annual special waste collection days. He said that an attendant would be present at all times at the series of structures proposed.

Mr. Barnes said that the proposed location was off Berkmar Drive Road, near a recently completed infrastructure project to connect Rio Mills to Berkmar and discontinue the rest of Rio Mills and its old alignment down towards the river there. He said that the property was zoned RA and was designated as RA in the comprehensive plan.

Mr. Barnes said that the site characteristics included the 19-acre site, visible in orange on the map, which was split by the newly created road. He said that the site they were discussing was located on the northern side of that road. He said that they could see the proposed facility's location on the property, marked by a red star. He said that currently, the property was undeveloped, mostly wooded, and sloped downward from left to right on the screen. He said that the uses to the north were rural or suburban in scale along Rio Mills Road.

Mr. Barnes said that to the south lay an existing and operational stone quarry, while further south and east were wooded sites. He said that notably, the parcel on the screen, located between Berkmar and Route 29, had recently been timbered. He said that this parcel was part of a larger land parcel that was offered to the County as part of the Brookhill rezoning. He said that this was depicted in the comprehensive plan. He said that the proposed development area surrounding this site was shown, but not inclusive of it, and also shown was the rural area. He said that the concept plan for the site was shown on the eastern part, at the intersection of the new Rio Mills Road alignment and Berkmar Drive.

Mr. Barnes said that two community meetings were held, attended by Places 29 North CAC, and Places Rio CAC. He said that the meeting's summary highlighted concerns from the community, including worries about impacts to adjacent properties, such as noise, odor, runoff, and rodents. He said that there were also concerns about traffic impacts, particularly on Rio Mills Road, where citizens expressed concerns about noise, speeding, and truck traffic. He said that finally, there was a suggestion that the site should be closer to the rural populations it was intended to serve. He said that these were some of the major concerns raised during the community meeting.

Mr. Barnes said that with this particular project and the review against the community facilities chapter of the comprehensive plan, specifically page 12-1, was the applicable language being examined here. He said that objective number one focuses on providing public facilities and services in a fiscally responsible and equitable manner. He said that typically, these types of facilities would be provided within the development area, and rural area residents should not expect levels of service delivery equal to those in the development area.

Mr. Barnes said that however, public facilities are allowed in the rural area in cases where it is not feasible to provide them in the development area due to physical constraints, the nature of the facility, or the services provided. He said that for instance, providing trash and refuse collection to rural residents was considered consistent with the general provision of facilities and services. He said that this was particularly relevant, as rural residents often lacked urban pickup for recycling and trash.

Mr. Barnes said that the Long-Range Solid Waste Solutions Advisory Committee's final report from 2015 aimed to provide solid waste management services to rural residents. He said that it was noted that the map provided appeared to be slightly outdated. He said that it depicted four service areas in circles, with the two blue ones representing Ivy and McIntire. He said that the southern one likely should be in blue as well, which was where the convenience center was approved for Keene. He said that the northern area they were discussing, represented by the green circle, aimed to provide services to areas north and west of Route 29, as well as north and east of Route 29.

Mr. Barnes said that staff had found factors that were favorable to this proposal, consistent with the community facilities section of the comprehensive plan and the 2015 Long-Range Solid Waste Solutions Advisory Committee's final report. He said that the location in the rural area aligned with the comp plan's community facilities objective and guidance for allowing facilities in rural areas to address unique needs, particularly to provide convenient service to rural area residents. He said that the location provided reasonable and accessible access to the northern portions of the County via the commuter routes along Rio Road, and also offered convenient access for residents in the development area who may want to use the facility.

Mr. Barnes said that staff had not identified any unfavorable factors. He said that they did note that traffic may increase along Rio Mills Road, but it was not anticipated to be a significant increase. He said that staff's recommendation was that the proposed location, character, and extent of the community center and public use thereof substantially aligned with the comprehensive plan for the reasons identified as favorable in this staff report.

Mr. Missel said that one thing he would like to clarify was that the Commission's action was solely related to the appropriateness of the site for the proposed public use, and it did not imply an endorsement or recommendation for the construction of the facility.

Mr. Clayborne said that according to the report, this site had previously been proposed for a future high school. He asked if a new site for the high school had been identified in the northern part of the County.

Mr. Barnes said that he did not have an answer at this time.

Mr. Bivins said that the site had been proffered for use by either the County government or schools, and it was essential to note that it was not exclusively a school site. He said that the site had initially been considered for Center II, but instead, it was being placed at the Lamb's Lane campus. He said that there had been discussions about reshaping the Lamb's Lane campus to remove activities that were not in compliance with an educational campus. He said that for instance, the campus had a vehicle wash station, a fueling station, and a repair station, which were unique to this campus. He said that currently, some facilities were being relocated to the Penney's site, while some of it would be built out and added to this property, including a fueling and maintenance area.

Mr. Missel asked if there were any other questions for staff on this item.

Mr. Bivins asked if staff had any information about the traffic impacts at the convenience center in Keene.

Mr. Barnes said that he would defer that question to the applicant.

Ms. Firehock said that the report detailed the daily visits to the Keene site.

Mr. Bivins said that this would likely be similar.

Mr. Barnes said that the traffic generation they were anticipating with this project would be similar to the Keene one.

Mr. Missel asked when the concerns raised by community members, such as those regarding rodents and smells, would be addressed if they were not addressed today.

Mr. Barnes said that he would defer that question to the applicant, but his understanding was that those concerns would not be issues and would be managed effectively.

Mr. Missel said that those concerns were valid, but his understanding was that they did not apply to the Commission's purview of addressing substantial accordance with the comprehensive plan.

Mr. Barnes said that broadly speaking, no.

Mr. Missel opened the public hearing. He asked if the applicant had a presentation.

Jeff Dumars, Deputy Director of Facilities and Environmental Services said that he was a resident of the Redfields Subdivision. He said that he was looking forward to discussing the convenience center with them, building on the points Mr. Barnes had made earlier, so they would be concise. He said that their agenda would cover the basics, including what the convenience center was, why it was located where it was, examining the proposed site plan in more detail, and reviewing visual simulations. He said that Philip McKalips, Director of Solid Waste for the Rivanna Solid Waste Authority, and Wendy Karably from TRC, would be available for questions after the presentation.

Mr. Dumars said that in 2015, the Long-Range Solid Waste Solutions Advisory Committee had identified a significant lack of facilities in Albemarle County, particularly compared to neighboring communities, and inadequate services for rural residents. He said that since then, they had invested in infrastructure, including the Ivy Transfer Station in 2019, the Ivy Convenience Center in 2021, and the Southern Convenience Center in Keene in 2023. He said that when selecting a site for the convenience center, they had looked for easily accessible locations that also minimized impacts on neighbors and surrounding properties.

Mr. Dumars said that the facility was designed to handle bagged household waste, with opportunities for compostables, recyclable collection, and periodic special waste stream collection. He said that the facility would accept 32-gallon trash bags, with costs comparable to local hauler rates for urban residents, made available to rural residents and others. He said that tags could be purchased from local merchants or by mail and deposited in self-contained compactors with feed chutes to limit waste to these trash bag sizes.

Mr. Dumars said that it should be noted that the facility would not accept commercial or construction waste. He said that the proposed hours of operation, six days a week, from 8:00 a.m. to 5:00 p.m., were being considered without a seasonal timeframe. He said that the facility would be coordinated with other County facilities to ensure consistent availability throughout the County.

He said that currently, it was anticipated to be closed on Wednesdays and open the other six days a week.

Mr. Dumars said that upon reviewing the diagram, it depicted the County with blue dots representing a 10-mile radius, and the two blue circles with the red concentric circle represented the existing facilities. He said that to the south lies the Southern Convenience Center in Keene, to the west is the Ivy facility, and to the north is the proposed Northern Convenience Center. He said that without this facility, significant rural populations in the northern part of the County lacked access to a facility within a 7.5 to 10-mile radius. He said that the location was strategically situated to best serve residents broadly in the County.

Mr. Dumars said that the site, previously proffered, was zoned rural and located on Rio Mill, just off Berkmar. He said that the community-wide benefits of this facility included access to residential bag waste and recycling services for rural residents. He said that these centers had proven to reduce illegal dumping and curb open burning, which were crucial in achieving their climate action goals. He said that the proposed site was located on Rio Mill, off of Berkmar, just north of the Places 29 Rio CAC and just south of the Places 29 North CAC areas. He said that the site was also bisected by Seminole Trail, running north-south, with Berkmar to the west.

Mr. Dumars said that regarding the uses of this area, as previously mentioned, there were primarily undeveloped forest lands to the east and south. He said that to the west lay the Luckstone-Rivanna plant, an aggregate supplier. He said that directly north was a farm lot with open pasture and forested lands, followed by the northwest corner, which marked the beginning of adjacent residential parcels. He said that zooming in on the site north of Rio Mills Road, this land was approximately 8.3 acres. He said that one of the reasons the development was focused to the east, adjacent to Berkmar was to maintain a 300- to 400-foot buffer from the nearest residential property boundary or structure, thereby maintaining a significant boundary.

Mr. Dumars said that the site comprised 3.1 acres, with less than half of the disturbance area, which broke down into 0.8 acres of fenced area, 0.3 acres of entry road, 0.4 acres of stormwater treatment facility, and 1.4 acres of regenerative forest on the sloped areas. He said that upon entering the site to the north off of Rio Mills Road, driving up the entry corridor and circulating the facility in a counterclockwise fashion, one could observe the lanes for accessing compactors and bypass lanes, two self-contained compactors, an attendant station, and a 30-foot-wide entrance corridor with security fencing surrounding the facility. He said that there was also a commitment to provide decorative fencing for screening, which would be demonstrated.

Mr. Dumars said that the facility featured 10 parking spaces, including one van-accessible space adjacent to recycling containers, eight standard-sized spaces, and two large 80 cubic yard recycling containers. He said that the stormwater facility was significant, and the sloped areas were proposed to be planted with native trees and reforested with a buffer. He said that additionally, they had conducted visual simulations to demonstrate the screening of the facility. He said that the aerial view showed the intersection of Berkmar and Rio Mills Road, looking north of the facility.

Mr. Dumars said that they had also conducted two visual simulations, one from the entry drive looking up the drive. He said that to demonstrate that most of the activity within the facility would be completely screened from Rio Mills Road, the facility should be visually screened from the road at its completion, within five to 10 years when the native planting flourished. He said that a similar visual simulation had been conducted for Berkmar, looking to the west. He said that at the

completion of construction, the site should be well screened from views along the road corridor. He said that additionally, within a short period of time, the reforestation should block views into the site.

Mr. Moore asked if the facility would offer a similar program to Ivy MUC's electronics recycling.

Phil McKalips, Director of Solid Waste for the Rivanna Solid Waste Authority, said that yes, that was something they had considered. He said that there were some logistical constraints that made it somewhat difficult to hold those special collection events. He said that they would need to manage the breadth and extent of it. He said that they already utilized their existing heavy equipment, but it was something they could consider.

Mr. Moore asked if this was a place where someone could take an old couch or something. He asked if it was for household waste only.

Mr. McKalips said that it was not intended for larger items; they would continue to direct people to the Ivy Solid Waste and Recycling Center where they had the facilities to manage that.

Mr. Bivins said that this was something that the part of the County had been seeking for a long time, and it had experienced recycling envy for many years. He said that he hoped that if they moved this forward, it would help alleviate some of that. He said that on the attachment six, he noticed a small box located on the northwestern side of the property, which was within the property line. He said that however, it was not mentioned in the document, and he was curious to know what this box was intended for.

Mr. McKalips said that he believed it was a garage on the property up there.

Mr. Bivins asked how it would be accessed.

Mr. McKalips said that it would likely be accessed via the driveway of that property owner.

Mr. Bivins said that it was located on the County's property.

Mr. McKalips said that their intention, as they had done at the Southern Convenience Center, was to establish a license with the County, taking responsibility for the developed area of the site. He said that for instance, the County may choose to create an open space easement or a similar arrangement on the other portion of the site. He said that this was exactly what they had done at the Southern Convenience Center. He said that as a result, they would have no interest in developing or using that portion of the site.

Mr. Murray asked if there were any streams on the parcel.

Mr. McKalips said that there were none.

Mr. Clayborne asked if the applicant had any insights on other parcels evaluated before deciding on this one.

Mr. Dumars said that he did not have that information at this time.

Mr. McKalips said that they had discussed available options in that area, but he was unsure of

whether they performed a detailed property survey in the area.

Mr. Clayborne said that he was asking this question because he recalled a community comment mentioned by Mr. Barnes during his presentation regarding the site's suitability for serving the rural area. He said that when examining the aerial view, he noticed a high level of density, which suggested that the residents in that area may already have access to adequate solid waste services. He said that therefore, he was wondering if the primary concern should be whether the land was already owned, rather than whether it could be used to serve the rural constituents as intended.

Mr. Dumars said that looking at the diagram, it was strategically located there to serve the most residents concentrically in the County.

Mr. Missel said that he wanted to build on that. He said that the diagram was very compelling because the overlaps looked perfect. He said that he wondered whether the question being asked was whether it was actually best located to serve the rural area, or if they simply considered the diagram's coverage regardless of the area's development status.

Mr. Dumars said that he believed it was a combination of both. He said that the goal was to cover all areas of the County, and this was the next on the list. He said that there would be future plans to locate additional facilities to provide services for the entire County.

Mr. Carrazana asked where the recycling material would go. He asked what facility was receiving it.

Mr. McKalips said that the two long containers, containing aluminum beverage cans and mixed metals, were taken directly by Gerdau to their facility in Roanoke. He said that the other containers on a diagonal, along with the larger compactor, contained glass, which was periodically collected by Strategic Materials and taken to their sorting cullet facility in Wilson, North Carolina. He said that the plastics were taken to a sorting facility in Raleigh, North Carolina. He said that the fiber products, including newsprint, office paper, mixed paper, and cardboard, were currently being sent to a paper mill south of Richmond.

Ms. Firehock said that she did not have any questions. She said that the design was essentially the same as the one in Keene, which she had found quite enjoyable and recently used on Sunday. She said that although it may not be within their control, she had a comment that she thought was worth considering for the comprehensive plan. She said that they had developed this facility, and they had incorporated a stormwater management pond, but there could have been an opportunity to incorporate a circular, vegetated planting area that could have been recessed to create a rain garden.

Ms. Firehock said that using permeable pavement could have eliminated the need for the large stormwater pond. She said that given the high volume of visitors to this site, it could have served as a demonstration site. She said that for example, their County Office Building featured bioswales, and she thought it would have been a nice opportunity to utilize the vegetative space for education or a xeriscaping demonstration, showcasing how to use native, drought-tolerant plants.

Ms. Firehock said that when she inquired about the Keene site during its development, she was told that it was value-engineered out or that the funds were not available. She said that such

alternatives, which include using native plants and permeable pavement, can cost less than traditional stormwater management ponds. She said that overall, she supported the design, which worked well, but she wished it could incorporate more green elements.

Mr. Dumars said that the plan was not finalized, so they could incorporate those comments into their final design phase to see what they could do.

Ms. Firehock said that it could be a great site for demonstration and education.

Mr. Missel said that he agreed with Ms. Firehock; it was a great idea. He said that he had a similar question related to stormwater management. He asked if it was anticipated to be a dry pond.

Mr. Dumars said that that was correct.

Mr. Missel said that there was significant grading in place helped create the pond. He said that minimizing this grading through the recommended measures, such as biofilters, would be beneficial. He said that this would likely reduce their costs significantly if it was possible. He said that they may be able to preserve some of the green space instead of grading it all.

Mr. Missel asked if any members of the public wished to comment on this item.

Jennifer Marshall said that she was a resident of the adjacent property next to the proposed site. She said that she had taken a look at the visual representations and questioned whether it would be better suited further out in a rural area, despite the perfect visual overlap. She said that as a resident of the neighboring area, she had lived there for over 25 years. She said that her neighbors and she all had private trash service, which meant they did not have to travel far to dispose of their waste. She said that the comment that it was a seven to 10-mile drive to an area to throw away trash was inaccurate, as they actually had private curbside service.

Ms. Marshall said that the neighborhood areas, Woodbrook, Hollymead, Forest Lakes, and the townhomes at the Hollymead Center also had private trash service. She said that she found it hard to imagine that residents would stop their private trash services or use a drive-down facility to bag their waste. She said that one thing that was not mentioned was the traffic report. She said that she had attended the last meeting and expressed concerns about the traffic and the blind spot at the top of the hill. She said that according to VDOT, a traffic study had been ordered, but it had not yet been completed.

Ms. Marshall said that she was curious that, given the significant investment of time, money, and resources in the project management, this study had not been done. She said that several years ago, when the connection road was built, traffic had increased significantly, and she jokingly referred to it as an expressway to Walmart. She said that however, it was where she lived, and now, looking at this proposal, she believed that most people in the surrounding area would not be using it.

Mr. Missel asked if there were any speakers online who wished to speak to this item.

Ms. Shaffer said that there were none.

Mr. Missel asked if the applicant wished to address the issues raised regarding the location or the traffic. He asked if the Commission had any further questions for the applicant.

Ms. Firehock would appreciate it if they could address the comments that had been made. She said that specifically, she was interested in understanding the demand behind the Northern Convenience Center concept. She said that this project was the result of a comprehensive solid waste study that involved extensive community engagement over several years. She said that she would like to know more about how they identified the demand for this facility.

Ms. Firehock asked if they could elaborate on their methodology and the specific areas served by this center. She said that she would also like to hear their thoughts on the recycling rate. She said that they knew that curbside pickup of commingled recyclables was not always effective, as many materials ended up being stuck together. She said that as experts in this field, she would appreciate their insights on this matter.

Mr. Missel asked if they could also address the traffic report and their thoughts on that.

Mr. McKalips said that they were working to get the traffic study set up, but it had not been accomplished yet. He said that it was something they were working toward and would get done. He said that regarding demand, it was right next to the developed portions, but the lobes of that bisect the northern part of the County to the east and the west. He said that the alternative would be to have separate facilities for the eastern and northwestern areas.

Mr. McKalips said that something he would like to point out at McIntire was that just because a development was new, it did not necessarily mean that residents had access to recycling services. He said that many multifamily units, such as townhomes, condos, and apartment complexes, often lacked or had inconsistent access to recycling facilities. He said that this may lead to increased traffic from these areas, as residents may prefer source-separated recycling to avoid the comingling issue, or because of the lack of service in their new, modern facilities.

Mr. Missel closed the public hearing, and the matter rested with the Commission.

Mr. Clayborne said that he was on the verge of voting no, but the gentleman's explanation convinced him to vote yes. He said that he found it surprising that they did not have data to support this decision, such as a demand study or similar analysis. He said that for instance, knowing that only 25% of residents in this area had recycling service would be convincing, but it seemed like they were relying on anecdotal evidence rather than concrete data. He said that he was flagging this concern for future consideration, as it felt like a common practice to have data to inform such decisions.

Mr. Murray said that upon reviewing the map, he noticed that a substantial portion of the rural area and northwestern part of Albemarle County remained uncovered. He said that it seemed unlikely that residents from that area would travel to utilize the facility. He said that therefore, it would be beneficial to have data on how this decision was made and why the northwestern part of the County was deemed less well-served when the circle largely overlapped with their growth area.

Ms. Firehock said that it was true that people from the northern part of the County did travel to Charlottesville or go down Route 29. She said that as someone who did not live near the Keene center, she still made a short detour on her way to Charlottesville to dispose of her trash and recyclables. She said that in this case, she could envision this center serving as a convenient stop for travelers, even though it may seem far, as it would be a convenient place to drop off items

on the way to their destination.

Mr. Murray said that considering the layout of roads in that section of the County, there was no direct route from the northwestern side. He said that one option was to travel all the way up to Route 33 and then back down.

Ms. Firehock said that they may need another facility like this one as well.

Mr. Bivins said that in looking to the future, he would like to highlight a few key points. He said that, in his view, this location was close to a regional center, the Hollymead Center. He said that they had been discussing the types of amenities they wanted to include at regional centers, and this site was situated near one of the existing regional centers. He said that, thanks to the University Foundation, a cut-through was planned on Berkmar, which would connect to Airport Road and potentially include a circle, with approximately 1,400 units expected to be built out in the future at North Fork, and North Point was still in development.

Mr. Bivins said that he thought this location made sense, particularly for those who commuted to work or traveled to the airport. He said that he believed this location represented an improvement over the past, particularly in terms of environmental benefits to Rio Mills. He said that also, regarding the dry ponds for stormwater management, Berkmar extension had multiple areas that included those types of installations on the other side.

Mr. Bivins said that while it may not be the most optimal solution, several water ponds were constructed along Berkmar on either side of the area. He said that for him, this felt like a similar situation to the road up from there, which had a large apartment complex or townhouse community nearby. He said that as they could see, people in the development area would be relatively close to the center over the next 10 years, so they were just bringing them to that center. He said that he thought this was a reasonable approach.

Mr. Bivins said that the traffic going into the convenience center would not be significantly different from the traffic going into the quarry, which was closer to the intersection. He said that the quarry generated a different type of traffic, with varying levels of noise and dust, and a distinct mobility pattern. He said that while curbside pickup was convenient, it could be unreliable, especially when it came to recyclables. He said that some curbside pickup services only accepted trash and may not accept recyclables if they were mixed with trash.

Mr. Bivins said that by giving people the option to make their own decisions, they were encouraging residents to take the initiative to recycle. He said that they could stop by Best Buy, Walmart, or other locations on his way to deposit recyclables. He said that he believed they were building that kind of recycling muscle into the community and the County as a whole. He said that he was fully in support of this initiative. He said that he was also grateful that they no longer had the Rio Mills dump any longer.

Mr. Moore said that he would like to echo some comments already made. He said that in his experience, people often drove into town for various reasons, especially when living in a rural area. He said that while they did not live on a grid, their hilly terrain and curvy roads made navigation challenging. He said that if one were to choose a location that was easily accessible with a short detour, this site appeared to be a good option. He said that it was conveniently located for those coming from the east, such as Stony Point, or from points northwest, like Free Union or Boonesville.

Mr. Moore said that this made sense, especially considering that many residents in the County, including those he knew personally, took their recycling into the City to McIntire, making the trip more convenient. He said that he appreciated that the parcel was situated about 600 feet from the nearest house, which seemed like a reasonable setback. He said that while it was not ideal to have a neighbor nearby, the distance appeared to be sufficient, and he appreciated the thought that had gone into this aspect of the design.

Mr. Missel said that echoing Ms. Firehock's comment, he believed it would be a great idea to implement an educational and sustainable approach to stormwater management on the land. He said that it was encouraging to hear that the traffic study would be completed, which was key. He said that also related to traffic, he lived in North Garden and used the Keene recycling center rather than going to the Ivy one. He said that there was less traffic going that direction than the other direction, so it would be interesting to see, but he believed this would help traffic in the County overall.

Mr. Missel said that for educational purposes, in terms of the data analytics, he believed there was a lot that went into this project that the Commission had not seen, which would be helpful to include as a summary in the staff report in order to provide better clarity. He said that also, if and when the facility was built, they had done surveys before to see where people were traveling from and how it would affect the placement of future facilities in the County. He said that he was interested in seeing whether they were getting a lot of people coming from the development areas or mostly rural residents, and how that may impact the location of the next facility.

Mr. Bivins motioned that the Commission find the location, character, and extent of the Northern Albemarle Convenience Center public facility and public use thereof as proposed to be in substantial accord with the comprehensive plan for the reasons identified as favorable factors in this staff report. Ms. Firehock seconded the motion, which carried unanimously (7-0).

Adjournment

At 8:25 p.m., the Commission adjourned to October 29, 2024, Albemarle County Planning Commission meeting, 5:30 p.m.



Michael Barnes, Director of Planning

(Recorded by Carolyn S. Shaffer, Clerk to Planning Commission & Planning Boards; transcribed by Golden Transcription Services)

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| Approved by Planning Commission |
| Date: 11/12/2024 |
| Initials: CSS |