A regular meeting of the Board of Supervisors of Albemarle County, Virginia, was held on April 1, 2026, at 1:00 p.m. in Lane Auditorium, Albemarle County Office Building, 401 McIntire Road, Charlottesville, VA 22902.

PRESENT: Ms. Sally A. Duncan, Mr. Ned L. Gallaway, Ms. Beatrice "Bea" J.S. LaPisto-Kirtley, Ms. Ann H. Mallek, Mr. Frederick "Fred" A. Missel **(joined remotely at 1:02 p.m.)**, and Mr. Mike O. D. Pruitt.

ABSENT: None.

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

Agenda Item No. 1. Call to Order. The meeting was called to order at 1:00 p.m. by the Chair, Mr. Ned Gallaway.

Mr. Gallaway introduced the following Albemarle County Police Department officers present: Officer Joshua Penn and Officer Joshua Cox.

Mr. Gallaway said that Mr. Missel had requested to participate remotely and, in accordance with the Board Rules of Procedure enacted pursuant to the Freedom of Information Act, they would need to vote him in so that he could participate remotely. He asked Mr. Missel to state his location and reason for remote participation.

Mr. Missel said that he was currently at his home in the Samuel Miller District and was participating remotely due to illness.

Ms. Mallek moved that Mr. Missel be allowed to participate remotely, pursuant to Board Rules of Procedure.

Mr. Pruitt seconded the motion. Roll was called and the motion carried by the following recorded vote:

AYES: Ms. Duncan, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, and Mr. Pruitt.
NAYS: None.
ABSENT: Mr. Missel.

Mr. Missel joined the meeting remotely via Zoom at 1:02 p.m.

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

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Agenda Item No. 4. Adoption of Final Agenda.

Ms. Mallek **moved** to adopt the final agenda.

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

AYES: Ms. Duncan, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, and Mr. Pruitt.
NAYS: None.

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

Ms. Mallek stated that the previous Sunday was the spring concert for the Albemarle High School Jazz Band, held at the Paramount this year, and it was a huge success. She said that Greg Thomas, who had been leading the band for many years, returned as a visiting artist, along with John D'earth and many other talented musicians from Richmond and D.C. She said that Andrew LaPrade was the new musical director, and he was carrying on a great tradition.

Ms. Mallek announced that on April 17 at 11:00 a.m., the Dogwood Memorial at McIntire Park would be rededicated, and everyone was invited.

Ms. Mallek said that Bill Mawyer, Director of the Rivanna Solid Waste Authority (RSWA) had presented a report on fall special collections days. She encouraged everyone to participate in the upcoming April special collections days and said the results from the fall were impressive—with over 1,000 vehicles processed in two days, collecting 30,000 pounds of hazardous waste, 123 tons of furniture and mattresses, 25,000 pounds of appliances, and 113 deliveries of tires. She said RSWA also reported on the 2025 recycling and reuse statistics: Over the course of the year, they collected 156,000 pounds of tires, 268,000 pounds of scrap metal, 19,208,000 pounds of vegetation waste, and millions of pounds of mixed paper, cardboard, and glass. She noted that the glass collected was sent to a reprocessing plant in Virginia, where it was recycled into new bottles. Ms. Mallek mentioned that unfortunately, plastic waste was also a concern, with 235,000 pounds collected and none of it being recycled. She said that the Solid

Waste Alternatives Advisory Committee (SWAAC) was working diligently to find ways to improve their recycling and waste management processes, and she looked forward to sharing more updates in the future.

Ms. LaPisto-Kirtley reported that their cleanup crew was now in progress, cleaning up around the County, and this program was funded by the plastic bag tax. She said they were conducting a significant amount of cleanup, typically in the spring and fall; as a result, a substantial portion of the waste was being addressed, and the program was effective. She emphasized that it was unacceptable and extremely unhealthy to litter, as it could end up in their river and their drinking water.

Ms. LaPisto-Kirtley also encouraged everyone to get out and vote by April 21, 2026.

Mr. Missel announced that on Friday, April 24 at the Hillsdale Conference Center, the Jefferson Area Board for Aging (JABA) would be continuing their "Embrace Every Season" series. He said that for those interested in learning more about this series, it was available on their website. He said that the series focused on caregiver stories, lessons on care, family, and end-of-life decision-making.

Mr. Pruitt stated that as this upcoming weekend was Easter, he knew many people would be taking time off and enjoying the holiday, and he reminded everyone to be careful and avoid overexertion during the hot weather.

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Agenda Item No. 6. Proclamations and Recognitions.

Item No. 6.a. National Child Abuse Prevention Month

Ms. LaPisto-Kirtley **moved** to adopt the proclamation for National Child Abuse Prevention Month, which she read aloud.

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

AYES: Ms. Duncan, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, and Mr. Pruitt.
NAYS: None.

NATIONAL CHILD ABUSE PREVENTION MONTH

WHEREAS, Child Abuse Prevention Month is observed each April to raise awareness of the importance of preventing child abuse and neglect and to affirm our community's shared responsibility to support children and families; and

WHEREAS, child abuse and neglect remain serious public health and social concerns affecting children and families across our region and prevention and early intervention efforts — including education, family support, and community engagement — help strengthen protective factors for children and caregivers; and

WHEREAS, strong families, supportive relationships, and engaged communities contribute to positive outcomes for children and collaborative partnerships among families, schools, community organizations, faith groups, health care providers, law enforcement, and Departments of Social Services enhance our community's coordinated response to child abuse and neglect; and

WHEREAS, Children's Advocacy Centers (CACs) are codified in the Code of Virginia as part of the Commonwealth's response to child abuse and neglect, serving as the neutral, child-focused setting for forensic interviews, medical examinations, family advocacy, and multidisciplinary team case review; and

WHEREAS, our area CAC, Foothills Children's Advocacy Center has partnered for 20 years with law enforcement, the Department of Social Services, and the Commonwealth's Attorney's Office, conducting an average of more than 300 forensic interviews annually to support criminal investigations and prosecution efforts, and this community recognizes the importance of continued awareness, collaboration, and resources to support children and families impacted by abuse.

NOW, THEREFORE, BE IT PROCLAIMED that we, the Albemarle County Board of Supervisors, do hereby recognize April 2026 as

CHILD ABUSE PREVENTION MONTH

and urge all community members, organizations, businesses, and institutions to renew their commitment to protecting children, supporting families, increasing awareness of child abuse prevention resources, and participating in activities that promote child well-being.

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Mr. Mark Mendelsohn, Board Chair for Foothills Children's Advocacy Center, stated that he was deeply honored to receive this recognition. He said that it was amazing work that they did, and to be acknowledged in this proclamation meant a great deal to them. He said that on behalf of their staff, board, and most importantly, the children they served, he would like to extend his heartfelt thanks. He said that he would also like to briefly remind everyone that they were expanding their services, with the addition of mental health services, which they hoped to launch over the next year. He said that this would complement their existing four arms of work. He additionally introduced their staff joining him today to receive this proclamation.

Ms. Briana Valentino, Program Director for Foothills Children's Advocacy Center, said that she would like to express her gratitude to the Board for recognizing April as Child Abuse Prevention Month. She said that April was a time for their community to come together in a shared commitment to protect children and ensure they grow up safe, supported, and heard. She said that nationally, approximately one in seven children experience abuse and neglect each year. Unfortunately, many cases go unreported, which likely increases the true number.

Ms. Valentino said that in Albemarle County, there were over 1,800 reports of suspected child abuse and neglect in 2025, resulting in hundreds of those reports requiring further investigation and intervention. Each of these reports represented children and families in their own neighborhoods who need support, protection, and care. She said that some children face an even greater risk. She said that children with disabilities were significantly more likely to experience abuse, often at rates two to three times higher than their peers. She said that youth who identified as LGBTQ+ are also at an increased risk, particularly for exploitation and harm.

Ms. Valentino said that these disparities underscore the need for them to be especially intentional in how they show up for all children. She said that prevention was possible. Child safety was strengthened when families and communities build protective factors, such as tangible supports in times of need, social connections, parenting supports, and an understanding of child development, which help nurture children's social and emotional competence. She said that these conditions helped families thrive and reduce the risk of abuse. She said that prevention was also about people.

Ms. Valentino said that every adult in this community had a role to play in creating environments where children feel safe enough to speak up. She said that when a child discloses abuse, their responses mattered deeply. She said that they must be the adults who listened without judgment, respond with care, and most importantly, believed them. She said that when children trusted that they would be believed, they were more likely to come forward, and that can be the first step toward safety and healing.

Ms. Valentino stated that they appreciated the commitment to strengthening families, supporting caregivers, and building a community where every child knows they are valued, protected, and heard. She thanked the Board for the proclamation.

Ms. Mallek thanked the Foothills staff for the work they did to provide training for their own staff and families to responsibly navigate cases of abuse.

Ms. LaPisto-Kirtley stated that the work of the Children's Advocacy Center was invaluable; they were saving the life of a child. She expressed her appreciation for their commitment to providing a safe, loving home to all children.

Mr. Missel said that he was deeply grateful for the service that the Children's Advocacy Center provided to a most vulnerable generation and age group.

Mr. Pruitt thanked the Foothills team for the services they provided. He acknowledged the extremely difficult work they did every day and he hoped they knew how much it was appreciated.

Ms. Duncan thanked Foothills for all the work they did. She said that she was grateful that they provided and supported their community's children.

Mr. Gallaway echoed and endorsed his colleagues' remarks. He stated that it was important to acknowledge the social and emotional abuse that could impact children's development and learning, which had long-term impacts. He thanked the Foothills staff for all their work and for being here today to accept the proclamation.

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Item No. 6.b. Proclamation Recognizing Dark Sky Week.

Ms. Mallek **moved** to adopt the Proclamation Recognizing Dark Sky Week, which she read aloud.

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

AYES: Ms. Duncan, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, and Mr. Pruitt.
NAYS: None.

PROCLAMATION RECOGNIZING DARK SKY WEEK

WHEREAS, the aesthetic beauty and wonder of a natural night sky is a shared heritage of all humankind. The experience of standing beneath a starry night sky inspires feelings of wonder and awe. Many people in Albemarle County live under a dome of light pollution—excessive artificial lighting at night that disrupts natural darkness—and may never experience the visual wonder or ecological and health benefits of living under a dark sky; and

WHEREAS, light pollution has scientifically established economic and environmental consequences, which result in significant impacts to the ecology and human health of all communities; and light pollution represents a waste of natural resources amounting to roughly $3 billion per year of wasted energy in the U.S. and contributes to climate change, and

WHEREAS, Albemarle County has adopted the Biodiversity Action Plan to protect the many species which rely on undisturbed night environments to hunt, mate, and thrive. Albemarle County is home to Fan Mountain Observatory operated by the Astronomy Department of the University of Virginia. The southernmost edge of Albemarle County is less than ten miles from the James River State Park which is one of four Virginia State Parks designated as an International Dark Sky Park by the International Dark Sky Association; and

WHEREAS, peak spring bird migration falls during Dark Sky Week and 80% of migrating birds fly at night and need starlight to navigate; and

WHEREAS, the International Dark-Sky Association is the globally recognized authority on light pollution and has created International Dark Sky Week to raise awareness of light pollution, and provide free education, resources, and solutions to the public to encourage the protection of and enjoyment of dark skies and responsible outdoor lighting.

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

April 13-20, 2026 as
INTERNATIONAL DARK SKY WEEK

and ask each resident to join us not only in observing and pondering this important week, but also in raising awareness and support for protecting our precious dark sky resources.

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Ms. Christine Putnam, Dark Skies Piedmont, expressed her gratitude for the Board’s time and continued support. She said that this was their third year they had come before the Board, and they appreciated the County’s consistent backing of their International Dark Sky Week Proclamation. She noted that recently, the County had updated their Comprehensive Plan to include multiple references to their commitment to addressing light pollution. She said that they hoped their updated lighting ordinance would adopt best practices recommended by the Illuminating Engineering Society and Dark Sky International, resulting in an ordinance that was both effective and enforceable.

Ms. Putnam stated that Dark Sky International had recently released an updated model ordinance that incorporated best practices to ensure public safety while reducing wasteful lighting. She said that many of their spaces were currently overlit with light that never reached its intended target. She said that although their current ordinance required commercial lighting to be fully shielded, shining toward the ground rather than up into the sky or creating blinding glare, unfortunately, many businesses replaced or updated lighting that did not comply. This often went unchecked unless someone made a complaint.

Ms. Putnam said that they would like to ask that more effort be made to educate businesses on how to properly comply with the ordinance. She believed it would be a more cost-effective approach to educate businesses before they needed to replace their lighting, rather than sending a compliance officer to address it after the fact. By doing so, businesses could make the right decision and avoid unnecessary costs. She thanked the Board again for her time and support for responsible community lighting practices that protected the dark sky and the health and well-being of people, including all living things on their planet. She said that she was joined today by other dark skies advocates.

Ms. Mallek stated that as this was the third year of presenting this proclamation, she believed it was high time to implement dark skies initiatives and update the ordinance. She stated that they still had a lot of work to do to address light pollution throughout the County. She thanked Dark Skies and the Natural Heritage Committee for all the work they had been doing. She said that none of them were immune to what was happening to their environment, so it was essential to prioritize ecologically healthy practices, including preservation of their dark skies.

Ms. LaPisto-Kirtley thanked the Dark Skies advocates for all the work they did. She stated that it was very important to be able to see the stars, and those who lived in places with extreme light pollution may not fully understand the benefits of a dark sky. She said that promoting and preserving their dark skies was very important for people and for wildlife.

Mr. Missel said that when he was growing up in a suburb of Philadelphia, he would vacation in Maine where the stars were much more visible. He said that now that he lived in a rural area, he was deeply appreciative of being able to always see the stars as well as the lack of visual clutter from artificial light sources, which had a profound impact. He was very grateful for the work of their Dark Skies advocates and he appreciated this opportunity to raise awareness. He agreed that education was key, and ensuring full cut-off lights were in their development was essential. However, he thought it was time they thought about what was next in terms of reducing light pollution and improving methods to hold everyone accountable and preserve their dark skies, which were an asset in Albemarle County.

Mr. Pruitt thanked Ms. Putnam and her colleagues for their continued advocacy for dark skies. He noted that dark skies had practical, tangible benefits for wildlife and human health. He said that however, the qualitative, intangible value of seeing stars in the sky were what convinced him it was essential to preserve their skies for future generations. He said that mapping stars as a child was incredibly important to him, but he did not think it was possible to see those stars in that area anymore. He said that everyone should have the opportunity to have encounters with the sublime of the night sky.

Ms. Duncan stated that she felt extremely lucky to be in Albemarle County where they could clearly see the stars in the sky, and it was easy to forget that not everyone had that privilege. She noted that the Observatory had free nights for the public to use the telescope there, and the Skyline Drive provided excellent views. She agreed that they should be doing more to ensure everyone could enjoy their dark skies.

Mr. Gallaway stated that even in his neighborhood in the Development Area, he could see the night sky very clearly, despite being only about one mile from Route 29. He said that many people in his neighborhood turned their exterior lights completely off after dark, which he thought was a great benefit. He said that even in their denser areas of the County, people were dedicated to the Dark Skies initiative. He expressed his appreciation to Ms. Putnam and her colleagues for accepting the proclamation.

Agenda Item No. 7. Public Comment on: Matters Previously Considered or Currently Pending Before the Board (Other than Scheduled Public Hearings).

Mr. Gary Grant, Rio District, said that to date, he had attended three of their five community budget town halls, with one more scheduled for Thursday night. He said that it seemed foolish to hear the former senior center director ask the Rio District Supervisor at the Belvedere Town Hall to seek savings in the budget instead of relying on real estate reassessment increases. He said that this came from an individual who had requested and received $2 million from Albemarle taxpayers to help build the membership Center at Belvedere.

Mr. Grant said that it seemed foolish to hear the White Hall Supervisor at the Western Albemarle Town Hall instruct School Board funding activists to discuss education money with their School Board, after voting with four other Supervisors to increase the car tax by $0.15 to support housing affordability. He said that it seemed electorally foolhardy, but refreshingly honest to hear the Rivanna Supervisor respond to a question at the Lakeside Town Hall, which was “What will it take for Supervisors to give the Schools the money they asked for?” with just two words: “four votes.”

Mr. Grant said he had a few more comments as a 40-year resident of Albemarle with extensive experience in real estate and real property taxes, paying off his own mortgage early without taxpayer assistance. He asked the Board to not tax their cars to pay for other people’s housing and to keep religious Interfaith Movement Promoting Action by Congregations Together (IMPACT) separate from government. He said that any fool could voluntarily pay the government more than what was on their tax bill. He asked that they move affordable housing funds into the unaffordable school budget, and perhaps their students could become educated enough to solve all this for them in the future.

Mr. Rob McGinnis, Piedmont Environmental Council (PEC), said that his comments pertained to Agenda Item 10, the Virginia Department of Transportation (VDOT) Albemarle County Draft Secondary Six-Year Plan (SSYP). He said that the County’s Comprehensive Olan addressed the value of rural roads, both paved and unpaved. He said that Rural Area Transportation Action Item 4.3 stated that the County, with the involvement of residents, should investigate a recreational rural roads program that supported active recreational and commuter use of rural roadways with low-speed vehicle volumes.

Mr. McGinnis stated that the Piedmont Environmental Council strongly supported this initiative and recommended that the County undertake it, including aligning the Rural Rustic Road Program and the Unpaved Road Improvement Program with relevant Comp Plan policies. He said that a County recreational rural roads program mattered because unpaved roads were an integral part of Albemarle County’s fabric. They provided low-stress places for rural residents to walk, bike, run, and ride horses, fostering community cohesion.

Mr. McGinnis said that unpaved roads were also essential components of the County’s tourism ecosystem, a major industry that generated approximately $1 billion in annual impact. He said that this tourism was driven largely by the region’s scenic and historic character, attracting visitors from other parts of the county and Charlottesville. He said that running and biking clubs, including high school teams, regularly utilized these roads.

Mr. McGinnis said that local businesses offered printed guides and group trips, contributing to the rural economy. At their recent PEC Active Mobility Summit, leaders from across the state shared success stories about economic development strategies that leveraged the outdoors. He stated that Albemarle County had a unique advantage with its scenic and historic Rural Area, which should be protected.

Agenda Item No. 8. Consent Agenda.

Ms. LaPisto-Kirtley **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: Ms. Duncan, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, and Mr. Pruitt.
NAYS: None.

Ms. Duncan stated that she wanted to point out one aspect that may only resonate with a small group of individuals, but was crucial nonetheless: the importance of meeting minutes. She said that these documents served as a valuable source of government transparency and a record of local government history. She said that she had found it challenging to locate meeting minutes of the Board of Supervisors in the past, which was why she was thrilled to have played a role in approving her first set of meeting minutes. She said that the fact that they had meeting minutes from this year being approved tonight was a significant achievement. She said that she wanted to acknowledge the Clerk's Office for their diligent efforts in updating their meeting minutes, and she was excited about this progress.

Ms. Mallek said that she wanted to echo the importance of the literal format they had, as it effectively told the story of what happened, rather than just the topic, which did not provide much value.

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Item No. 8.1. Approval of Minutes: December 1, 2025; January 7 and January 14, 2026.

Mr. Pruitt had read the minutes of December 1, 2025, and found them to be in order.

Ms. Duncan had read the minutes of January 7, 2026, and found them to be in order.

Mr. Missel had read the minutes of January 14, 2026, and found them to be in order.

By the above-recorded vote, the Board approved the minutes of December 1, 2025; January 7 and January 14, 2026.

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Item No. 8.2. Fiscal Year 2026 Appropriations.

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

The total change to the Fiscal Year 2026 (FY 26) budget due to the appropriations itemized in Attachment A is $2,244,940. 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 #2026036

Sources:	Affordable Housing Investment Fund – Reserve for contingency	$4,078,176
Uses:	Affordable Housing Investment Fund	$4,078,176
Net Change to Appropriated Budget:		**$0**

Description: This request is to appropriate $4,098,102 of funding previously appropriated to the Affordable Housing Investment Fund's reserve contingency to five projects as described in the Housing Office's presentation to the Board of Supervisors at their 3/18/2026 meeting.

Agency: Habitat for Humanity of Greater Charlottesville
Project: Southwood Rentals 20
Amount: $1,661,464

Agency: SupportWorks Housing
Project: Vista29
Amount: $377,970

Agency: Piedmont Housing Alliance
Project: Vista29
Amount: $1,249,618

Agency: Local Energy Alliance Program (LEAP)
Project: Energy Efficiency
Amount: $679,124

Agency: Salvation Army
Project: Family Shelter

Amount: $110,000

Appropriation #2026037

Sources:	State Revenue	$244,940
Uses:	Opioid Direct Settlement Fund	$244,940
Net Change to Appropriated Budget:		**$244,940**

Description: This request is to appropriate $244,940 in State Revenue related to the Virginia Opioid Abatement Authority. Of the total appropriation, $83,708 is from the Direct Distributors Settlement, $26,980 is from the Allergan Settlement, $26,179 is from the Teva Settlement, $39,581 is from the Walmart Settlement, $9,071 is from the Walgreens Settlement, $37,245 is from the CVS Settlement, $2,204 is from the Kroger Settlement, and $19,972 is to reappropriate the funds fund balance from FY 25 into FY 26 for the Opioid Direct Settlement Fund. All funds will be used exclusively for opioid abatement in compliance with Virginia Code and applicable settlement requirements.

Appropriation #2026038

Sources:	Federal Revenue	$2,000,000
Uses:	Community Development Block Grant Fund	$2,000,000
Net Change to Appropriated Budget:		**$2,000,000**

Description: This request is to appropriate $2,000,000 in Community Development Block Grant funding. As part of the ongoing redevelopment of the Southwood Mobile Home Park, Habitat for Humanity of Greater Charlottesville (Habitat) will use the funds to support the installation of new public sewer infrastructure in the Southwood community.

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

RESOLUTION TO APPROVE
ADDITIONAL FY 2026 APPROPRIATIONS

BE IT RESOLVED by the Albemarle County Board of Supervisors:

That the FY26 Budget is amended to increase it by $2,244,940;

That Appropriations #2026036; #2026037; and #2026038 are approved;

That the appropriations referenced in Paragraph #2, above, are subject to the provisions set forth in the Annual Resolution of Appropriations of the County of Albemarle for the Fiscal Year ending June 30, 2026.

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Account String	Amount ($)	APP#	Description
5801-9-94000-499000-0000-9999-00000-00000-999999-	-$4,098,102.00	SA2026036	Reduce Contingency
5801-5-59100-481000-0057-0000-00000-00000-560000-	$1,580,338.00	SA2026036	Increase Habitat Contribution
5801-5-59100-481000-0083-0000-00000-00000-560000-	$377,970.00	SA2026036	Increase Supportworks contribution
5801-5-59100-481000-0058-0000-00000-00000-560000-	$1,270,356.00	SA2026036	Increase PHA contribution
5801-5-59100-481000-0104-0000-00000-00000-560000-	$759,438.00	SA2026036	Increase LEAP contribution
5801-5-59100-481000-1315-0000-00000-00000-560000-	$110,000.00	SA2026036	Increase Salvation Army contribution
5811-9-99000-318001-0000-9999-00000-00000-189940-	$103,680.17	SA2026037	Distributors FY26 Reversion Payments
5811-9-99000-318001-0000-9999-00000-00000-189945-	$26,979.90	SA2026037	Allergan FY26 Reversion Payments
5811-9-99000-318001-0000-9999-00000-00000-189948-	$26,178.94	SA2026037	Teva FY26 Reversion Payments
5811-9-99000-318001-0000-9999-00000-00000-189946-	$39,581.08	SA2026037	Walmart FY26 Reversion Payments
5811-9-99000-318001-0000-9999-00000-00000-189947-	$9,070.77	SA2026037	Walgreens FY26 Reversion Payments
5811-9-99000-318001-0000-9999-00000-00000-189949-	$37,245.28	SA2026037	CVS FY26 Reversion Payments
5811-9-99000-318001-0000-9999-00000-00000-189953-	$2,203.94	SA2026037	Kroger FY26 Reversion Payments
5811-9-99000-499000-0000-9999-00000-00000-999999-	$244,940.08	SA2026037	Contingency Expenses
XXXX-5-51400-333000-0000-9999-00000-00000-330009-	$2,000,000.00	SA2026038	Federal CDBG Grant Revenue
XXXX-5-51400-481000-0000-9999-00000-00000-390004-	$125,000.00	SA2026038	Grant Admin Fee
XXXX-5-51400-481000-0057-0000-00000-00000-593000-	$1,875,000.00	SA2026038	Pass Thru for CDBG Grant

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Item No. 8.3. Request to Schedule a Public Hearing for an Ordinance to Amend County Code

Chapter 2, Compensation and Sign-on Incentives.

The Executive Summary forwarded to the Board states that the Board approved an ordinance in May 2023 that authorizes the County Executive to approve sign-on incentives of up to $5,000 as part an employee's compensation, as necessary to recruit qualified employees.

Staff has proposed a revised Ordinance (Attachment A) that removes the $5,000 incentive cap and allows the County Executive to approve incentive amounts that are necessary based on operational need and market conditions. This request allows the County to respond, in real time, to volatility in the labor market and provide additional incentive to experienced candidates as needed. If the Board approves, staff will schedule a public hearing to consider the revised ordinance.

Funding for sign-on incentives will continue to be sourced from salary lapses created by vacancies. There is no change to the funding allocation required.

Staff recommends the Board schedule a public hearing on May 6, 2026 to consider the adoption of the proposed ordinance amendment (Attachment A).

By the above-recorded vote, the Board authorized the Clerk to schedule a public hearing on May 6, 2026 to consider the adoption of an Ordinance to Amend County Code Chapter 2, Compensation and Sign-on Incentives (Attachment A).

Item No. 8.4. Proposed Revised Charge of the Solid Waste Alternatives Advisory Committee.

The Executive Summary forwarded to the Board states that the Solid Waste Alternatives Advisory Committee (SWAAC) was established by the Board of Supervisors at its March 9, 2016, meeting as a standing advisory committee. The SWAAC's charge is to develop sustainable materials management policies for consideration by the Board, with a focus on public education and engagement related to waste reduction, materials reuse, recycling and composting, greenhouse gas reduction, and waste disposal.

At the Board's June 5, 2024, meeting, the Board approved an updated SWAAC charge (Attachment A). Upon the Board's decisions regarding appointing Board members to various boards and commissions in January 2026, one of the SWAAC's Board liaisons requested that the SWAAC charge be changed to require only one Board liaison rather than two. At its meeting February 12, 2026, the SWAAC reviewed and approved the draft committee charge statement (Attachment B).

The SWAAC seeks to revise the committee's charge as follows: Change the current language that reads: "The Board of Supervisors will appoint the Board member serving on the RSWA Board of Directors and one other member of the Board of Supervisors to serve as liaisons to the Committee" to "The Board of Supervisors will appoint a member of the Board of Supervisors to serve as a liaison to the Committee."

There is no budget impact associated with this item.

Staff recommends that the Board adopt the revised SWAAC charge (Attachment B).

By the above-recorded vote, the Board approved the revised charge of the Solid Waste Alternatives Advisory Committee (SWAAC).

County of Albemarle
DEPARTMENT OF FACILITIES AND ENVIRONMENTAL SERVICES

Solid Waste Alternatives Advisory Committee

Revised (2026) Charge Statement, Goals, Membership, and Organization

Introduction

On October 7, 2015, the Albemarle County Long Range Solid Waste Solutions Advisory Committee – a temporary body appointed by the Board of Supervisors (Board) to identify best practices for the management of solid waste in Albemarle County – submitted its final report to the Board. The report included a recommendation for the creation of a standing committee to advise the Board and a dedicated staff person to support the committee's work.

On March 9, 2016, the Board established the Solid Waste Alternatives Advisory Committee (Committee) and approved an initial charge statement. This revised charge reflects current thinking by Board representatives and County staff on expectations of the Committee and available County resources based on the committee's several years of service.

Charge

The Albemarle County Solid Waste Alternatives Advisory Committee (SWAAC) is a standing advisory committee to the Albemarle County Board of Supervisors. The establishment of this Committee is consistent with the County's Comprehensive Plan, the organizational vision of Albemarle County, and the Regional Solid Waste Management Plan facilitated by the Thomas Jefferson Planning District Commission. The Committee will provide general information to the Board in a semi-annual update, including a summary of sustainable materials management (SMM) issues being considered by the Committee and a rolling, six-month work plan. The Committee may provide review and input on actions proposed by the County that contain a solid waste/ SMM component, will submit specific policy recommendations to the Board as they are developed, and will support recommendations with relevant analyses of the recommended policy implementation. Policy development will focus on longer range planning that considers the role of climate change actions, including greenhouse gas reductions; public education strategies for SMM activities that are current or are planned for future implementation; equitable access to SMM services in the County; evaluation of regional opportunities for programs; and recommending metrics for use in evaluating and validating the effectiveness of SMM activities and programs.

Topics for consideration by the Committee include:

- public education and outreach
- materials reuse
- waste disposal
- waste and litter reduction
- recycling and composting
- greenhouse gas reduction as it relates to SMM
- Ivy MUC waste collection and transfer operations (master planning and recycling plan)
- compliance with state reporting requirements
- information needs to support long-term planning and climate action plan

As and when appropriate, the Committee may develop recommendations for additional programs and services.

Membership

The Committee will consist of up to 12 voting members appointed by the Board of Supervisors with appropriate background, experience, and interest in furthering sustainable materials management in Albemarle County and the region. Appointments will be based on Board and staff recommendations, nominations from community and business groups, and individual applications. Members will be added to this Committee through the normal Board appointment process.

Length of Term: Appointments will be for four-year terms with a maximum duration of service limited to eight years. The voting members of the Committee will include at least the following representation:

- one or more - sustainability subject matter expert(s)
- one or more - technical expert(s) in any solid waste management-related field
- one or more – representative(s) with public policy interest/experience
- at least four - Albemarle County residents
- at least two - local business community members

The Board of Supervisors will appoint a member of the Board of Supervisors to serve as a liaison to the Committee.

The Board of Supervisors will also appoint one non-voting youth representative to serve a minimum of eight months.

In addition, the Committee will seek active collaboration with representatives of local partner agencies with shared missions, including (but not limited to) the Rivanna Solid Waste Authority, the University of Virginia, the City of Charlottesville, and the Thomas Jefferson Planning District Commission. The County's Department of Facilities & Environmental Services (or its equivalent successor) will provide staff support to the Committee, including:

- communicating with the Clerk of the Board of Supervisors about changes in Committee membership
- reserving meeting rooms and securing any necessary equipment (projector, phone)
- developing and maintaining a website specific to the Committee to facilitate information to share and document Committee agendas, decisions, and recommendations
- working with officers to develop and revise work plans and set meeting agendas
- as time and resources are available, researching issues, preparing materials, and communicating with others to inform Committee discussions and implement Board-approved recommendations
- informing, supporting, and ensuring the Committee's compliance with the Virginia Freedom of Information Act.

Organization

The Committee will elect a Chair, a Vice-chair, and a Secretary for one-year terms. Meetings will be held approximately once per month or as otherwise agreed to by the Committee, with the date and time of the meetings kept relatively constant. Additional meetings may be called by the Chair. All SWAAC Committee meeting dates and times will be publicized. All meetings will be open work sessions, where the general public is invited to attend to listen and observe only, unless public participation is deemed appropriate by the Chair. No quorum is necessary to discuss business that is before the Committee, but no vote or action may be taken unless a quorum is present. A majority of the voting members of the Committee constitutes a quorum. Decisions will be made, if possible, by an indication of general consensus among the Committee members present. Staff will not participate as decision makers. When this method does not serve to establish a clear direction, the Chair will call for a roll-call vote. When an agreement cannot be achieved on an issue, business will proceed and the Secretary will document and present minority positions for the Board of Supervisors' consideration. Facilitation will be provided in those instances when it is considered beneficial in helping the Committee achieve its stated purposes.

FOIA

Among other requirements, the Virginia Freedom of Information Act requires that public bodies (including SWAAC):

- give at least three working days' notice prior to meetings,
- make proposed agendas, packets, and meeting materials available for public inspection,
- hold open public meetings (unless properly exempted as closed), and
- take minutes at all open meetings.

See *Virginia Code* § 2.2-3707 for additional details and requirements.

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Item No. 8.5. Transportation Quarterly Report, ***was received for information.***

Item No. 8.6. Board to Board, April 2026, A Monthly Report from the Albemarle County School Board, ***was received for information.***

Agenda Item No. 9. **Presentation:** Virginia Department of Transportation (VDOT) Quarterly Report.

Ms. Carrie Shepheard, Charlottesville Residency Administrator, stated that she would provide the Virginia Department of Transportation (VDOT) Quarterly Report. Before she began, she would like to introduce Mr. Matt Masshadi, P.E., had recently joined them as the Assistant Resident Engineer for Land Use. He came to them from the New York State Department of Transportation, and they were delighted to have him on board.

Ms. Shepheard said that to begin, she would like to provide the Board with their preliminary engineering updates. She reported that the Exit 107 Park and Ride project had been awarded last December. Currently, there had been several key milestones: a pre-construction meeting had been held on March 24, and a notice to proceed had been issued on March 30. The fixed completion date for this project was December 30 of this year. As a result, they could expect significant progress on this project in the coming months.

Ms. Shepheard said that the 5th Street Hub and Trails project was still in the right-of-way phase, but that was expected to be wrapped up by May 2026 to meet the advertisement date. She said the Route 250 and Route 20 intersection improvements and corridor improvements were also still under right-of-way, with advertisements still on track for the winter of this year or early next year. The remaining projects had remained unchanged since her last report.

Ms. Shepheard stated that next, she would like to discuss their design-build bundles. The first element of the five-part bundle, the Route 240/Route 250 roundabout and bridge replacement over the 680 Browns Gap Turnpike, had reopened earlier this month, on March 13, and the final completion was expected in midsummer. She said that the Old Lynchburg Road/5th Street roundabout was currently under construction. She said that the John Warner Parkway, Rio Road roundabout project, and the Belvedere Green-T project were scheduled to begin construction in the coming weeks.

Ms. Shepheard said that the Route 53 and Route 20 roundabout project was currently under review for right-of-way plans. The next bundle project, the Hydraulic Road and District Avenue Roundabout and the Fontaine Interchange Improvements and Shared Use Path into the City, had a public hearing held on May 22, 2025. The project had been awarded early last December, and the kickoff meeting had been held in January. The final design was currently underway, and they could expect some progress on this project relatively soon.

Ms. Shepheard said that to review their Rural Rustic projects last year, these included Starlight, Stony Point Pass, Sutherland, Glendower Road Phases 1 and 2, and Henderson Lane. They were currently starting work on Blair Park. The anticipated completion dates for their construction activities were as follows: Route 601, July of this summer; Fontaine Avenue, spring of 2027; and Stillhouse Creek Road (Route 693) bridge replacement project, May 15. They had also begun construction on the Route 29 shared use path, which had started on March 9.

Ms. Shepheard stated that she would like to provide an update on their paving program, which had seen significant activity recently. Currently, plant mix was underway for secondary roads in the northwest part of the County and surface treatment was also well underway. She said that the southern part of the County had been completed, and work was now underway in the western part of the County, with plans to move to the northern part next. She said that their primaries, which would be asphalt, were scheduled to begin in late June or early July. She said that this included Route 20 from Willow Lakes, south of the Scottsville off-ramp, to Red Hill, as well as Route 250, near the Fluvanna County line.

Ms. Shepheard said that they also had Route 29 northbound from Teel Lane to 760 Red Hill School Road, and the southbound lane from Berkmar to Hydraulic. She said that the paving map had been updated and was available online for those who would like to view the specific routes in more detail.

Ms. Mallek stated that she would like to note that when Route 250/240/680 improvements opened, it was a huge improvement.

Ms. LaPisto-Kirtley asked if they anticipated getting all the required right-of-way or easements by next year for the Rolkin Road to Route 20 project.

Ms. Shepheard said that yes, they were working toward an advertisement by the end of this year or early 2027.

Mr. Missel asked if Ms. Shepheard had any updates on the Old Ivy Road and Bellair road work at the intersection of Route 250.

Ms. Shepheard said that they had the Ivy Road bridge project, which was currently underway and expected to be completed this summer. She said that there were also proposed Smart Scale applications through the County or the Metropolitan Planning Organization (MPO) that were being considered for further improvements.

Mr. Missel said that he had a second question regarding Berkmar Drive. He asked if the acquisition was starting in spring 2027.

Ms. Shepheard replied that the advertisement date was scheduled for winter 2027. The next step was to obtain the necessary right-of-way to meet the advertisement date of next year.

Mr. Missel asked when the acquisition of rights-of-way for this project would begin and what the timeline was for that process.

Ms. Shepheard said that she could check and follow up with that information.

Mr. Pruitt asked if the 5th Street and Old Lynchburg Road roundabout was to have it done within the calendar year.

Ms. Shepheard said that she believed so, but she would verify the fixed completion date and inform the Board.

Mr. Pruitt asked if Ms. Shepheard could provide more information on what the next few milestones for the 5th Street Hub and Trails project would look like and how it would interface with commuters and Rivanna Trail network users in that area.

Ms. Shepheard explained that for that project, the right-of-way was being finalized. She said that the advertisement date was still scheduled for May. She said that once the advertisement was complete and the project was awarded, construction was expected to begin approximately three months later.

Mr. Pruitt asked if the over-trail intersection at 5th Street was going to be impacted, or if there was any other information on that aspect of the project.

Ms. Shepheard clarified that it was not VDOT that would be handling the project, but rather the contractor selected for the job. She said that they would be responsible for discussing and addressing maintenance of traffic and other concerns. She said that she could look into it further and provide updates if necessary.

Mr. Pruitt said that he would like to know more about what ongoing cooperation with different County departments might look like during this process. He said that this project would ultimately connect with various Parks projects, and there was also a Department of Social Services element, as the project area may be near some encampments and potentially encompass them. He said that he was curious to know what kind of ongoing communication existed between government agencies or if it was primarily handled by a private contractor.

Ms. Shepheard stated that VDOT did their best to coordinate with their localities and they had been talking to the City and the County throughout this entire process. She said that she did not doubt that they would work out any issues.

Ms. Duncan said that she wanted to pass on compliments a friend of hers in Crozet had relayed to her about how great the roundabout there had been so far. She said that regarding the roundabout at Hydraulic and District, she was wondering if VDOT knew when construction would start.

Ms. Shepheard said that given that it was a design-build project, the timeline was likely to depend on which element was started first and the preference of the project team, whether it was Fontaine or Hydraulic. At this point, she did not have a clear understanding of which element the project team would begin with, but the project team typically started construction fairly quickly, and in some cases, they may have begun both elements simultaneously. She said that she could certainly inquire about the current status of the project to provide more information.

Mr. Gallaway said that he was aware that she and others had a meeting with the community regarding the construction at Warner Parkway and the Belvedere Green-T in mid-March. He said that he believed that this meeting was intended to update the community on timelines. He said that some individuals who did not attend that meeting had inquired about working at night. He asked if they were planning on doing construction work at night for that project.

Ms. Shepheard answered that she was unsure. She said that she could check on that schedule with their design-build team.

Mr. Gallaway said that he would also like to follow up on Penn Park Road, as he was still advocating for a speed study, and he was aware that some work was being done, but he was unclear about their current status.

Ms. Shepheard said that yes, it had been a slow process, but their traffic engineering department was still reviewing the existing conditions before making the final determination.

Mr. Gallaway said that where Hillsdale intersected with Rio, there was a double light that was supposed to have solutions identified at some point in the future. He said that northbound traffic going onto Hillsdale and heading west on Rio was having issues with queuing and traffic congestion, and it was causing conflicts. He asked if VDOT could address the signalization in general at that intersection to mitigate those issues.

Mr. Gallaway noted that the two projects mentioned by Mr. Missel were part of the County’s Smart Scale applications. He reminded the Board that on March 20, the MPO had a special meeting with VDOT to discuss new strategies for their projects. He said that it was a good start and he looked forward to their future conversations.

Ms. Mallek said that regarding Berkmar, the money for sidewalks in Crozet was swept seven years ago to complete that other project, but it had yet to be completed. She asked if it was confirmed that the project would be happening.

Ms. Shepheard confirmed that yes, it was moving forward, and there was funding in the Secondary Six-Year Plan that was also dedicated. She said that the advertisement date was winter of 2027.

Ms. LaPisto-Kirtley said that she remained concerned about the speeding traffic and oversized trucks on Gordonsville Road. She asked if there was any way to do another traffic study.

Ms. Shepheard said that they could review the crash history to determine if that made sense. She said that they also considered increased development, which had not occurred. She said that since the conditions had not changed since the last time they conducted a speed study, it was likely that they would not need to do another one. She said that they could review the crash history from the last couple of years to see what trends or patterns emerged.

Agenda Item 10. **Work Session:** VDOT/Albemarle County FY 27-32 Draft Secondary Six-Year Plan.

The Executive Summary forwarded to the Board states that this work session is intended to present information on the Albemarle County Secondary Six-Year Plan (SSYP) and road paving priorities in advance of action on the FY 2027-2032 SSYP in May 2026.

The SSYP allocates funding for construction, maintenance, and improvement of roads in the state secondary system. The funds allocated to Albemarle County through the SSYP include state and federal funds for a variety of improvement programs. The SSYP for Albemarle County is updated and approved annually and identifies the specific funding source, use, and levels allocated for the immediate fiscal year. The SSYP also identifies projected funding allocations for the next five fiscal years.

The Secondary Six-Year Plan Report April 2026 (Attachment A) provides more detailed background on the SSYP. This report is used to inform the development of the SSYP Draft. The report provides recommendations for projects and the methodology for project ranking.

The Draft Secondary Six-Year Plan (Attachment A.1) from the Virginia Department of Transportation (VDOT) provides cost projections and fund allocations for projects in the SSYP. The Albemarle County Unpaved Road Policies and Review Process (Attachment A.2) describes the process used to develop the list of paving projects in the SSYP Draft.

The Albemarle County Priority List for Secondary Road Improvements, Unpaved Roads (Attachment A.3) is a listing of all Secondary Roads that either the public, a County department, or the Board of Supervisors has requested be paved. This list is reviewed and approved by the Board annually and forms the basis of the SSYP for Albemarle County. The list prioritizes projects that have been added to the paving list through a community request and now needs Board approval to be formally added to the SSYP. In its discussion, the Board may recommend changes to the Draft SSYP. Working with VDOT, County staff will use the feedback to finalize the SSYP for public hearing and adoption in May.

In 2024, the General Assembly passed a law that allowed Unpaved Roads funds to be used for non-hard surfacing projects. Staff has been working with VDOT on drafting language for a new program called the Unpaved Road Improvement Program (URIP). This will prioritize roads that do not qualify for Rural Rustic Road (RRR) paving or need improvements to ensure the safety and operations of the road while still retaining unpaved status.

The SSYP outlines the expenditure of State/VDOT Secondary Road construction funds allocated to the County. The SSYP does not require the expenditure of County funds, unless the Board directs additional funding be appropriated to a project.

Staff recommends that the Board review the Draft Secondary Six-Year Plan report and the Draft Unpaved Road Improvement Program report and provide feedback in advance of Board action in May 2026.

Mr. Alberic Karina-Plun, Transportation Planner, stated that his presentation would cover the draft Secondary Six-Year Plan for this year, as well as a draft list of roads that would be paved under the Rural Rustic Program, and the introduction of the Unpaved Road Improvement Program (URIP). He stated that for background, the Secondary Six-Year Plan was a document that applied to roads in their secondary system, identifying funding allocated for the next fiscal year and estimating available funding for the next five fiscal years.

Mr. Karina-Plun explained that Telefee funding, which stemmed from utility companies paying a fee to VDOT to install lines in the right-of-way, was currently being used to help fund the Berkmar Drive Extension Project at Airport Road. The SSYP was updated and adopted by the Board annually each spring. The Secondary Six-Year Plan was heavily informed by the Albemarle County Priority List for Secondary Road Improvements - Unpaved Roads, and was guided by the Albemarle County Unpaved Road Policies and Review Process.

Mr. Karina-Plun stated that this document was updated in May 2025 to shift responsibility of gathering signatures for paving from County staff to residents. As a result, the current Rural Rustic process worked as follows: a paving request is received from a resident or Supervisor and comes to staff, who reviews the road and compiles a list of residents who are eligible to vote. The list and materials are then sent back to the resident who requested paving, with a deadline of February 1 of each year for residents to submit signatures with two-thirds approval to be included in the upcoming SSYP. If enough residents approve of paving, VDOT reviews the road for rural rustic eligibility.

Mr. Karina-Plun said that if VDOT approved the road, then it was prioritized with other road requests. If VDOT did not approve the paving, the road was placed on the “unable to pave” list. If the road was not eligible, an alternate opportunity for improving the road will be available through the URIP program. The draft Secondary Six-Year Plan was presented to the Board of Supervisors in April for comment and feedback. Staff returned in May for a public hearing and adoption.

Mr. Karina-Plun stated that following the public hearing, the SSYP was adopted, and staff returned in June with resolutions for paving each of the roads as a consent agenda item. He noted the six roads that had been requested and verified by VDOT for paving as part of this year's Secondary Six-Year Plan: Gilbert Station Road, Giannini Lane, Murray Lane, Broken Sun Road, Blacks Lane, and Old Sand Road. The Board of Supervisors could recommend changes to the draft Secondary Six-Year Plan before the final adoption at the May 20 public hearing.

Mr. Karina-Plun stated that in 2024, the Virginia General Assembly expanded the scope of the unpaved road funds to include non-paving improvement projects. This change allowed the County to develop a new program that prioritized improvements for unpaved roads using the rural roads funds allocated every year for more than paving. What was attached in the packet was the draft of the Unpaved Road Improvement Program. This program would identify, prioritize, and improve unpaved rural roads in the County using the rural roads funds currently being used for rural rustic projects. It will also be done concurrently with rural rustic projects.

Mr. Karina-Plun said that URIP would focus on unpaved roads that have been identified for improvements by VDOT and Albemarle County and would include roads that were previously considered for Rural Rustic but did not meet VDOT qualifications. He said that roads could not be improved with URIP and paved with Rural Rustic funds in the same year; they would need to be prioritized separately. He stated that URIP roads would not require the two-thirds support of residents since the actual surface of the road would not change. He said that URIP projects would be permanent infrastructure improvements rather than maintenance task orders.

Mr. Karina-Plun said that for example, resurfacing gravel or fixing potholes would not qualify for URIP funds, but a project that updated stormwater facilities, did major grading, or performed other significant improvements could be considered a URIP project. He said that it would be programmed five years out like Rural Rustic projects within the SSYP and would be included in the work session and the public hearing for the SSYP. VDOT was currently reviewing their proposal and making their own comments and suggestions.

Mr. Karina-Plun said that three recommendations to run through the process this year were Burchs Creek Road, Batesville Road, and Hammocks Gap Road. He summarized that staff would like feedback on these three items as well as feedback on the changes made to the Rural Rustic process last year, the proposed URIP, and the draft SSYP in general.

Ms. Mallek stated that she noticed some corrections needed to be made regarding the Board requests for paving included in the staff report. She said that she had made some requests for maintenance on some of the listed roads, but not paving requests. She asked what a “retained” unpaved road meant in the provided chart.

Mr. Karina-Plun explained that the retained unpaved roads were intended to be roads that residents did not want to be paved. He said that it was previously known as the “do not pave” list. He said that those roads would still be eligible for URIP projects.

Ms. Mallek asked if staff could provide a map of all the gravel road sections. She said that she was glad the process was moving forward and would be greatly helpful for many roads that needed permanent improvements. She stated that she looked forward to more details and reports from staff as things progressed, so the Board could provide feedback.

Ms. LaPisto-Kirtley asked if a portion or the entirety of Gilbert Station Road would be paved.

Mr. Karina-Plun said that he recalled it was a small stretch situated between a subdivision on the eastern side of the area, which sloped down a hill, curved, and ended at the bridge that crossed the creek.

Ms. LaPisto-Kirtley stated that there was a small stretch of road that was still unpaved, so she would like to confirm that the paving would cover 4073 Gilbert Station Road.

Mr. Karina-Plun said that he would check and follow up with that information.

Ms. LaPisto-Kirtley asked if the paving on Hammocks Gap Road would include the section where the school bus turned around.

Mr. Karina-Plun clarified that Hammocks Gap Road was paved as a Rural Rustic in 2023, up to the bridge at the driveway. He said that Hammocks Gap was referred as a potential URIP project because the road was too narrow for the Rural Rustic paving. He said that however, other spot improvements could be done to make the road better. He said that for Hammocks Gap, there would be no more paving, but he could not speak to specific improvements at this time, as they would have to discuss them with VDOT.

Mr. Missel said that he fully supported the URIP, which was definitely necessary. He asked how VDOT sequenced improvements on rural roads as the Department of Environmental Quality (DEQ) and Army Corps of Engineers had modified stormwater requirements.

Ms. Shepheard explained that traditional Rural Rustic roads, based on the guidance and criteria they followed, were exempt from stormwater management. She said that with improvements to gravel roads, they would not be adding impervious surface, so stormwater management should not be a concern. They were considering larger drainage improvements or widening a curve. She said that if stormwater management were to become an issue, they would need to have that conversation, but she was doubtful that it would be a significant concern in many situations.

Mr. Missel said that he was thinking about a few places in his district that had significant drainage issues due to lack of stormwater management, so he was interested in understanding how agencies viewed that issue. He said that he understood the exemption for Rural Rustic roads, but he was not sure if it was the best choice, and he appreciated there were some alternative improvements to consider. He asked about an issue with a rural road near Yancey, where property owners had misunderstood the situation and requested improvements for a road that was not actually in the VDOT system. He asked how those property owners could have that reviewed and potentially brought into the system.

Mr. Kevin McDermott, Deputy Director of Planning, stated that yes, they had looked into Dawson Lane, and it was not currently listed in the VDOT system. He said that the County did not have a program to make the necessary improvements to bring it into the system. They had discussed this with Ms. Shepheard, and the state also did not have a solution. As a result, it fell on the private property owners who accessed the road to be responsible for any improvements needed to bring it up to state standards, which would then allow the County to move forward with getting acceptance into the system.

Mr. McDermott said that they would look for those private property owners to hire an engineer to evaluate the road and determine the work required to bring it up to state standards. They could then work with them through their subdivision road plan process to eventually get it into the state system once that work was completed.

Ms. Duncan said that she was supportive of the URIP, but she was less supportive of the Rural Rustic paving program in general. She also agreed with the public comment made that they should make a recreational road program. She said that the primary thing she would like to see was a traffic count including runners, cyclists, pedestrians, and other outdoor recreation, rather than only vehicle traffic. She said that a map would also be helpful to understand which sections of each road were being paved. She stated that comparing the six roads scheduled to a Strava map, it could be clearly seen where people were using the rural gravel roads. She thought that this data should be included in their evaluation of which roads should be paved, considering the large number of people in the community who valued their rural roads for recreation. She said that there was a public good provided by these rural roads, and it was important to keep as many unpaved roads as possible.

Mr. Karina-Plun said that he appreciated Ms. Duncan’s feedback.

Mr. Gallaway said that he wanted to clarify that URIP would be the new process for addressing a road that failed to meet the paving requirements. He asked if one of the VDOT requirements was not met if property owners did not support paving of their road.

Mr. Karina-Plun clarified that the two-thirds vote was a County process point, not a VDOT process. He said that this was unique to Albemarle County. He said that if the new process received a two-thirds vote for paving and was sent to VDOT for review, and if VDOT determined that the project was ineligible for paving due to various reasons, it would be ineligible for paving in general, regardless of the level of support. He said that it was possible that projects could be done with that road under URIP. He said that URIP was not limited to roads that failed the VDOT check; it was also for unpaved roads that required improvements.

Mr. Gallaway said that his concern was the staff time required when a resident requested a road to be paved. He said that for Bleak House Road, a year ago the community stated they were unsupportive of paving it and it was put on the “do not pave” list. He asked if a new resident on the road making a request to the County to pave it would be told no, and that they must wait for the road to move off the “do not pave” list, which took six years.

Mr. Karina-Plun confirmed that was correct. He said that Bleak House Road would be eligible to be reconsidered for paving in 2030.

Mr. Gallaway said that he appreciated the clarification. He said that he was also thrilled about the URIP funds. He asked for clarification regarding how stormwater management was considered for rural roads and in the context of the new URIP program.

Mr. Karina-Plun stated that staff had not gone over their proposal in detail with VDOT yet.

Ms. Shepheard said that the approach depended on the road and the level of improvement required. She said that if it was just pipe replacements, VDOT would view that as routine maintenance. She said that however, they did have situations where roads frequently flooded. She said that if they performed a hydraulic analysis and determined they needed a larger improvement to eliminate flooding, that was a potential way to use the new program.

Ms. Mallek said that she thought Mr. Missel’s issue with Dawson Lane served as an example of why they should avoid allowing private roads as much as possible. She said that the costs of maintaining and repairing any length of road were prohibitive for homeowners, and it was disappointing that they did not have any real solution for that issue. She stated that she agreed with earlier comments that they should create a recreational road program. She also asked staff to consider trailhead development and parking areas for those roads. She said that she looked forward to hearing more about how the funds would be allocated for URIP, which gave them the opportunity to spend funds in a more meaningful way.

Mr. Missel said that he greatly appreciated the comments and reiteration about stormwater management because that was exactly where he was thinking, particularly in situations where stormwater caused washouts and posed a safety hazard. He said that he also wanted to reiterate Ms. Mallek's point that it was a challenge for residents on private roads to go through the necessary process, so he was wondering if the County may have available funds to maintain safe access on private roads.

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Recess. The Board recessed its meeting at 2:36 p.m. and reconvened at 2:50 p.m.

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Agenda Item 11. **Work Session:** FY2027 Operating and Capital Budget.

Mr. Andy Bowman, Assistant Chief Financial Officer, stated that today marked the fifth work session of the Fiscal Year 2027 Budget. He said that today, there was no specific direction or action requested of the Board. He said that if the Board wished to provide any direction to staff, it could be incorporated into the materials that would come forward on April 22. This meeting was a continuation of discussions that had taken place at prior work sessions, and the agenda included "parking lot" topics that had been previously discussed.

Mr. Bowman stated that he had not included some of the larger items such as tax rates, housing, and schools, as the Board was currently gathering public feedback on those. However, the Board could certainly discuss these items if they wished to. He said that he had included smaller items that the Board had discussed but did not provide direction on. Currently, there were items in the budget, and this was another opportunity for the Board to direct staff for changes.

Mr. Bowman stated that first, in the General Fund, they had discussed the Albemarle County Emergency Relief Program (ACERP), which was administered by the Department of Social Services and included $360,000 in the budget. He said that the Board had expressed a desire to potentially amend this, and it remained on the table if the board wished to consider it. He said that over the past few work sessions, the Board had discussed changes to Human Services and Arts and Cultural Process agencies, and this option was available to the Board if they wished to pursue it.

Mr. Bowman said that in the Capital Fund, the item requesting additional discussion was the Dogwood Vietnam Memorial Foundation. He said that staff had a follow-up to clarify the City's approach. The update was that the City had $100,000 of cash that would be provided to the Foundation, as well as an in-kind contribution for the land at the interchange where the pedestrian bridge and ramp would be put into place. At this time, there was no additional funding beyond the $100,000 in in-kind contributions planned for the City's Fiscal Year 27 Proposed Budget.

Mr. Bowman said that as a reminder to the Board, as they wished to consider any changes, his presentation outlined the adjustments that could be made to accommodate items from the previous slide or other topics the Board may want to discuss. He said that the FY27 Reserve for Contingencies were currently $663,000 after the Board's previous adjustments. He noted that staff recommended maintaining a minimum of $350,000, which would leave approximately $313,000 for the Board to utilize for changes; however, the Board could also carry the full reserve into Fiscal Year 27 if desired.

Mr. Bowman said that there was approximately $500,000 in one-time funds in the Reserve for Contingencies available for one-time expenses. He said that the Capital Improvement Plan (CIP) had $394,000 remaining in the CIP Advancing Strategic Priorities Reserve. He said that staff had previously discussed some adjustments with the Board regarding ACERP and agencies. He said that from a financial perspective, some of those adjustments could be funded through these buckets listed on the slide. The decision to pursue those adjustments was ultimately up to the Board, and they would need to consider them between now and April 22.

Mr. Pruitt asked why the Albemarle Housing Investment Fund (AHIF) was not listed in the "parking lot" topics. He said that based on constituent feedback, he believed AHIF was a more central discussion point than ACERP this year.

Ms. Duncan agreed that AHIF should be added to the list.

Mr. Gallaway said that they should review the agencies they had discussed during their last work session and hear any additional feedback from Supervisors.

Mr. Bowman summarized the requests from community organizations. He said that Foothills Children's Advocacy Center requested $130,000 and staff proposed $97,527. He said that the Offender Aid Restoration (OAR) Therapeutic Docket requested $139,755 and staff proposed $63,502. He said that the Charlottesville Ballet had requested $103,000 and staff had proposed $0. He said that the Charlottesville Band had requested $11,000 and staff proposed $5,000. He said that the Dogwood Vietnam Memorial requested $600,000 and staff proposed $250,000. He said that at this time, the Board must make the policy decision of which items they would like to amend the funding of, or proceed with as proposed by staff.

Ms. Mallek stated that she thought it would be incredibly beneficial if the Board could return to their discussion of providing more funding for ACERP during this budget process. She said that she also supported allocating more funding to Foothills and OAR, is possible due to the broad community benefits of those organizations. She said that she had been trying to understand the information provided about the funding recommendations for these processes, and it seemed that impact to County residents was not correlated into the amount of money given to agencies. She said that this was more of a process discussion, but she would like clarity on that aspect. She said that additionally, she was surprised that the City was only providing $100,000 for the Dogwood Memorial, as she had been told previously that it was $250,000. She expressed support for providing additional funding to that project, especially because of the connectivity the pedestrian bridge and shared use path would provide to the community.

Ms. LaPisto-Kirtley expressed support for providing additional funding for all the listed agencies. She said that she would like to save some of the funds they had in Reserves and would not support expending all of the funds during this budget cycle.

Mr. Missel said that he was also supportive of increasing the funding of each organization listed, but it felt somewhat arbitrary. He said that he appreciated Ms. Mallek’s comments about the broader community impacts the Dogwood Memorial project had, so he would support increasing that funding as well. He said that he also thought it was important for the County to provide consistent, decisive funding for these community organizations. He said that these non-profits needed to know whether they needed to look for funding from other sources and plan ahead as much as possible. He stated that finally, there had been some debate and a lot of community feedback about increasing personal property tax to cover affordable housing funding. He said that if there was no consensus for the personal property tax increase, they should consider using some of their Reserves to provide that funding.

Mr. Pruitt said that he believed they needed to reach decision points with numbers and finite statements. He noted that in terms of saving versus spending, the Board had a 10% Operational Reserve and a 2% Budget Stabilization Reserve, which were entirely separate from the funds being considered for Board-requested adjustments. Excluding the minimum amount that staff recommended be saved in the Reserve for Contingencies, he believed the Board should identify where every dollar should be put in this budget cycle.

Mr. Pruitt stated that while he agreed with his colleagues that they should support providing additional funding to the community agencies, he did not want to overrule staff’s process for determining those funding amounts. He said that he remained committed to allocating $10 million to AHIF, and he thought it would be prudent to put the remaining $1.1 million of ongoing and one-time Reserves funds in AHIF. He suggested that $1 million from the $4 million in the Economic Development Fund be reallocated toward AHIF this calendar year. With those adjustments, they would be only a few hundred thousand dollars away from the full $10 million.

Mr. Pruitt also noted that ACERP significantly and immediately benefited from small cash infusions throughout the course of the year, so he thought that savings and adjustments would be well-utilized if they were transferred to ACERP as opposed to other reserves for the Board to decide on.

Ms. Duncan said that she had recently had some clarifying conversations with agencies that worked with these funding processes. In general, she was not in favor of adjusting staff’s recommended amounts at this time. She said that for clear decision making, she would support putting $1 million of the remaining funds toward AHIF and $200,000 into ACERP.

Mr. Gallaway stated that at his town hall meeting, he fielded a question about fuel due to the ongoing global oil crisis. He asked if he had recalled correctly that there was a fuel reserve in the County, or if the Budget Stabilization Reserve was intended to address that issue.

Mr. Bowman said that in the past, there was a fuel reserve, but when the Board established the Budget Stabilization Reserve for the first time around 2017, he believed that the intention was to have a larger, more flexible central reserve rather than smaller, separate reserves. He said that the underlying strategy remained the same, but using the term “fuel reserve” might be a bit outdated.

Mr. Gallaway said that he would like to understand more about their strategy if rising oil and gas prices began to have significant impacts on the County.

Mr. Bowman said that he could provide more detail to help with perspective. He said that the County’s projected fuel budget for Fiscal Year 27 was approximately $1.1 to $1.2 million, and he could follow up with that exact amount. He said that their fuel was primarily used for their public safety vehicles, but many other departments used it as well. He said that it was certainly a factor their Budget team would be watching closely in the coming months.

Mr. Gallaway said that he just wanted to keep this in mind as they considered their Reserves. He said that they needed to maintain flexibility for the unknown issues that may arise. He said that regarding the Human Services and Arts and Cultural Funding Processes, he was supportive of providing additional funding to the Charlottesville Band due to the small difference and because of the feedback they had received from the public on that item. Otherwise, he was supportive of keeping the recommended amounts for the other agencies and using the remaining funds for AHIF. He stated that the Board needed to contend with some unresolved issues with the funding processes, but he did not want to select individual agencies for changes in their funded amounts. He said that he would rather focus on the process itself and ensure they had confidence in that. He asked when the agencies were notified of their results.

Mr. Bowman answered that the day of the County Executive's Recommended Budget presentation, staff would send the agencies an email with the recommendation, the budget, and an overview of the process, including how to get involved. He said that if any changes were made to the proposed budget, they would communicate those changes to the agencies. He said that after the budget was finalized, they would communicate with the agencies to distribute the funds.

Mr. Gallaway stated that with regard to funding AHIF, he believed it was most important to give ongoing dollars to that fund than one-time dollars. He said that the consistency and security of ongoing dollars was more beneficial than one-time dollars, which was why he had considered increasing tax rates to achieve that. However, he did not disagree with using the one-time funds for that purpose. He asked if staff had more information on why the City had decided on $100,000 for the Dogwood Memorial rather than $250,000. He asked if it was because the City had donated the land.

Mr. Jeff Richardson, County Executive, confirmed that was correct.

Mr. Gallaway asked if the Foundation had clarified how far the $500,000 combined from the County and City would go in terms of achieving their goal for the project.

Mr. Bowman said that now that the City and County budgets were out, staff could follow up with the agency and find out.

Mr. Gallaway said that regarding Mr. Pruitt's suggestion about some of the Reserve funds and $1 million of the Economic Development Fund, he was open to that as a solution. He said that it was compelling to him that if they did not adopt the increased property tax rate, those funds would make up most of the difference.

Mr. Gallaway stated that while it was not part of their work session topics for today, the Board had received a letter from the School Board Chair regarding School staff's requested CIP projects. He said that he believed the School Board would be discussing those in more depth at their next meeting. He said that at this point in time, their suggestions did not change his rationale for what the Board had previously suggested. He said that he was supportive of their current approach and was inclined to state that neither the County nor the Schools should be doing any CIP projects until they had more data on the volatility in year 3 of the CIP.

Ms. Mallek said that she thought it was prudent to wait on CIP projects until the state passed the 1% sales tax and the County was able to hold a referendum, as any projects approved before the referendum would not be able to use that sales tax revenue. She said that with regard to the Human Services and Arts and Cultural Funding Processes, she thought that the processes needed refinement and adjustment, and that the Board should take the opportunity to allocate funds where they were intended to go rather than rely solely on the processes.

Ms. Mallek said that she also wanted the Board to keep in mind that the Economic Development Fund was intended to be used to match other funding opportunities, although she would like an update from staff on how those processes had evolved over the years. She said that there were many outstanding questions about the AHIF process, so she would like to receive more information on how that would be refined. She said that if they were going to have a rational approach, there needed to be more deliberation or more information provided to the decision-makers.

Ms. Mallek said that she would also be interested to know whether they had adequate fuel reserves for their school buses and fire engines. She said that regarding the Dogwood Memorial, the project had been mired in bureaucracy and it continued to be that way. She said that the price of the project continued to rise and solutions appeared to be limited. She hoped they could identify a way to achieve that project. She asked her colleagues to please look at the Excel sheet she had forwarded to them with information about the funding processes for their community organizations.

Ms. LaPisto-Kirtley agreed with Mr. Gallaway that they may need to reevaluate their CIP process. She also would like more hard data on their AHIF process and whether $10 million would be adequate. She said that she wanted to ensure that they were being utilized in a manner that benefited the greatest number of people.

Mr. Gallaway asked if staff could confirm that Housing Albemarle was a topic coming up at a future meeting. He said that the policy itself was a separate issue from the AHIF program. He said that the Board had previously stated that they would immediately review Housing Albemarle after adopting the Comprehensive Plan.

Ms. Ann Wall, Deputy County Executive, stated that there were two streams of activity the Board would hear information about during upcoming meetings. The first was regarding significant projects related to AC44, and the renovation of Housing Albemarle would be acknowledged. There would also be a future presentation on the update to the Housing Albemarle policy.

Ms. Kaki Dimock, Chief Human Services Officer, stated that staff had just begun scheduling their meetings. She said that on May 20, they would present to the Board an AHIF review, which would inform their Fiscal Year 27 distribution process and hopefully address many of the process questions that had been raised during their previous meetings. She said that following that, they would seek a time for the Housing Albemarle renovation, with a meeting scheduled for July. She said that several other items were already on the agenda, so she did not want to make a promise that the renovation would take place in June or July, but they were currently working to schedule it.

Mr. Gallaway said that if Ms. LaPisto-Kirtley wanted to wait to discuss additional funding for AHIF until they had those discussions, he understood that. He said that however, he wanted to note that they had already received data on the AHIF process and would continue to do so, as it informed their decisions.

Mr. Pruitt stated that from what he understood, Ms. LaPisto-Kirtley was asking for staff's opinion on whether the Housing Investment Fund current focus on developer-focused grants and loans was the highest and best use of their limited County resources to deliver housing as a broad objective. He said that from his perspective, the Supervisors were decision-makers that must make decisions with ultimately limited information. He said that there were many issues the Board had made without conclusive recommendations from staff, and he had concluded that for AHIF, this was the appropriate use at this stage of their affordable housing infrastructure, because it was a necessary step for so many other deliverables.

Mr. Pruitt said that AHIF delivered inventory and could keep current Low-Income Housing Tax Credit (LIHTC) properties affordable. He said that they could have follow-up conversations about how they could pull down rents and target high-need residents, as well as how to make homeownership more affordable. He said that at this point in their decision-making process and understanding their current set of resources, this was the first step and was why he supported reallocating funds to AHIF in this budget.

Ms. LaPisto-Kirtley said that she entirely agreed with Mr. Pruitt's point, and she was not expecting there to be major changes within the next month of their budget process. She said that she was referring to their future process for AHIF, similar to what they had been discussing for their community organizations.

Mr. Gallaway said that he appreciated Mr. Pruitt's discussion, as it was important to clarify the values influencing their decisions. He asked if staff was tracking these post-budget issues being raised by the Board.

Mr. Bowman stated that staff's intention was to bring this back in the summer. He said that traditionally, they would bring it back as a regular agenda item, focusing on the Community Capital Nonprofit, Human Services, and Arts and Cultural Funding Processes. He said that they would aim to schedule that for July, working with the Clerk. He said that AHIF and Housing Albemarle would be separate items, as mentioned by Ms. Wall and Ms. Dimock, so staff would bring those back as regular orders of business following the budget.

Mr. Missel said that Pruitt's point about focusing on making decisions resonated with him. He said that a 3-3 tie could be seen as a non-decision. As he considered conversations around the AHIF, Human Services, and Arts and Cultural agencies, and their funding, he had been listening to Ms. Duncan's proposal to allocate $1 million toward AHIF and $200,000 toward the arts and cultural agencies. He had also heard concerns about not funding affordable housing with a tax increase.

Mr. Missel stated that one idea was that the $0.15 property tax increase, which had been recommended with careful consideration of current conditions, could potentially be used to support the Human Services and Arts and Cultural agencies. Alternatively, some of the funds currently being considered for those agencies could be directed toward AHIF, as it was a high priority for him. He had an interesting conversation with a local affordable housing developer about AHIF, and they discussed the fact that the funds allocated for this year had not been fully expended.

Mr. Missel said that they also talked about whether the $10 million goal for AHIF would be utilized in year one, and the developer did not make a judgement call, but he did attribute the current remainder to a backlog in development projects and the timing of them and their ability to take full advantage of AHIF. He said that with that being said, he would like to propose an incremental approach, starting with a goal of $7.5 million in the AHIF this year and increasing to $10 million next year. He was wondering how the development community would absorb these funds, given the current need for affordable housing and the pipeline issue of applications the County was seeing.

Mr. Missel said that he wanted to emphasize that he was a strong supporter of increasing funding, but he was not yet clear on how those increases would be allocated. Finally, he believed they needed to think more clearly about the process for funding Human Services and Arts and Cultural agencies, which could sometimes feel somewhat arbitrary and favor the loudest voices. He was wondering if there was a more objective approach to this matter.

Mr. Missel said that as a potential solution, perhaps they could consider alternative methods for allocating funds, so that if they had additional funds available, they could objectively allocate them and remove politicized guesswork out of the process.

Mr. Pruitt said that regarding Mr. Missel's suggestion for an incremental approach to AHIF funding, he would be more comfortable with being less aggressive with funding the full $10 million this year if the Board and staff could agree that $10 million would be a planning consideration for next year's budget process. He said that however, he believed he would continue to support the property tax increase because it was necessary regardless.

Mr. Pruitt noted that the new request the Board had received from the School Division was to fully fund their CIP request, without saving for the high school and instead funding renovations of existing high schools. He said that the shift in the Schools' request was concerning to him and he was uncertain how the Board could vote to fulfill the new request. He said that he had understood the concerns and initiatives brought forward by the Schools, so it was confusing that they had shifted the focus. He said that because of that, he was more comfortable with the Board's position they had reached previously and for the County to retain the entirety of the $6.4 million in the CIP.

Ms. Duncan stated that regarding Schools, she appreciated the shift in focus because it provided the $6.4 toward Albemarle High School. She said that she was still supportive of her original stance, but she appreciated the thoughtful response Mr. Gallaway had provided over the weekend, which made her more amenable to her colleagues' opinions on the matter. She said that her position on School funding this year would be similar to Supervisor Missel's proposal, which served as a compromise.

Ms. Duncan said that if they had a plan to communicate more effectively and work together to fund schools in the future, she thought there was a reasonable argument to be made that the current 54% funding rate may not be sustainable for a County of their size and with their urban needs. This was frustrating, as there was still a significant amount of funding needed for Schools, and they had been making up for lost funding in many areas for years.

Ms. Duncan said that in order to get the funding they needed for Schools and agency funding, she thought they needed to consider more money, whether through taxes or more aggressive economic development. When she studied the agencies and spoke with them, she noticed that they had similar application experiences with the City and other organizations. She compared the City's budget to their agency funding pages and found that the City funded the same agencies significantly more than the County did; this was largely due to their higher taxes.

Ms. Duncan said that if the public wanted good schools and buildings and facilities, and if they wanted the County to fund these community agencies and provide a better tax relief program, someone had to pay for it. The fact that the City's taxes were so much higher than theirs was instructive: they had two options - either they funded these things and became a County that could support their residents' needs, or they became a County that only funded the bare necessities and sent people elsewhere for their needs.

Mr. Gallaway said that from what he had heard, the Board would like more information on the fuel reserve, the agency review process post-budget, and the Board still needed to decide whether to fund some agencies over the recommended amount from staff. He said that some Supervisors had also expressed interest in moving funds from the Economic Development Fund to AHIF, so that remained open for discussion. He said that AHIF had some remaining decision points and there was extra information needed about the Dogwood Memorial.

Mr. Bowman added that he believed another option the Board had considered was using some of the Reserve funds for AHIF and some for ACERP.

Mr. Gallaway said that from what he had heard, there was no desire to change their proposal for Schools funding, but the Board may decide the specific way it would be executed. He said that he did not think the Board wanted to make any final decisions today, but wanted to sort things out as they were still receiving feedback from the public and had upcoming budget public hearings.

Mr. Bowman requested some clarity regarding the Economic Development Fund. He said that at one point, there was a question about the availability of more data on this fund. He said that although the board had received some information in the Q&A session, he was wondering if staff could provide any additional information that would assist the Board.

Ms. Mallek asked if staff could provide information on the funds matched for state and federal grant programs and historical information.

Mr. Bowman confirmed they could provide that information.

Mr. Pruitt asked if staff could provide historical information on the balance of the Economic Development Fund, as well.

Mr. Bowman confirmed that staff could provide that.

Ms. LaPisto-Kirtley said that she would be supportive of reinstituting the Acquisition of Conservation Easements (ACE) Committee, which had been on hiatus. She said that the Economic Development Fund would be extremely important for their work with Rivanna Futures and attracting new businesses. She said that if their economic development work continued to be successful, they would have more funding for schools, but they needed to get there first.

Mr. Gallaway asked if staff needed anything further from the Board for this work session.

Mr. Bowman said that no decision was required today, and no decisions were necessary until April 22. He said that the Board also had the opportunity to review and consider items by April 15, should they wish to continue them. He said that he would provide a general approach for addressing these issues with the Board on April 22, to ensure they were well-prepared. He said that in the meantime, they would provide Q&As by email, which would also be available online for the public.

Mr. Gallaway asked when the next School Board budget work session would be.

Mr. Bowman said that he believed it was April 16, and they would be continuing their budget discussion from last week.

Ms. Mallek noted that Tamara Holmes was the new Director of the Virginia Department of Housing and Community Development (DHCD), and she had been notified that for the first time in years, Albemarle County had not applied for an entire category of programs. She said that she was concerned that if there were issues with their processes, the County needed to solve them so they were not leaving money on the table.

Ms. Mallek said that regarding the School Division, she was very frustrated to hear a narrative that the County was under-funding the Schools when they had received $20 million in additional funding last year. She said that she was concerned that parents were being misled and that the Board was responsible for clarifying the information. She said that Mr. Gallaway had asked multiple times for the School Board to provide a strategic plan, but they did not have one. She said that they had a Long-Range Building Plan and that was all that had been provided.

Mr. Missel agreed with Ms. Mallek's point about not leaving dollars on the table. He said that he believed they had a very amenable Housing Director at the state level, so he believed they needed to look at the process and ensure the County was seeking all available opportunities.

Mr. Richardson said that he would like to reiterate what staff recommended. Specifically, he would draw their attention to the Reserve for Contingencies at $663,000 and staff's support for keeping the minimum of that Reserve at approximately $250,000. This meant that if the Board considered additional funding for the Affordable Housing Investment Fund or any other item, there was an ongoing stream of funding available of $413,000. He would also like to bring to the Board's attention that one question they could have asked him today was, what was the minimum amount of money he was comfortable with in the Economic Development Fund going into next year?

Mr. Richardson said that his answer would be approximately $3 million as a floor for them to work off of going into next year. It was difficult to predict future economic development, and they could not rely on historical spending patterns to inform their decisions. He said that the placeholder amount for the Economic Development Fund was a little over $4 million, but he would be comfortable with $3 million as the minimum.

Mr. Richardson said that finally, he would like to note that this was not a typical budget year, and this was the first time he was recommending that they use one-time money to balance the year's budget. He said that he had recommended using one-time money out of the Strategic Reserve in the amount of $3 million to balance next year, and he would recommend it again going into the next year, which was the full 1% that Mr. Pruitt mentioned.

Mr. Richardson said that the only reason he could recommend this as a budget decision was that when they looked out into FY29 and FY30, they saw relief on the way due to the industrial investment. He said that without the AstraZeneca development, he would have recommended a $0.02 tax rate increase to provide $6 million. If the economy and industry did not change, they could begin to replenish the Budget Stabilization Reserve by FY29 and FY30. Furthermore, if they experienced success at Rivanna, they may be able to discuss dedicated funding for these initiatives using ongoing revenues, rather than relying on one-time allocations.

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Agenda Item No. 12. Closed Meeting

At 4:31 p.m., Ms. Duncan **moved** that the Board of Supervisors convene a closed meeting pursuant to section 2.2-3711(A) of the Code of Virginia:

- under subsection (1), to discuss and consider appointments to various boards and commissions including, without limitation: the Agricultural and Forestal District Advisory Committee, the Natural Heritage Committee, the Pantops Community Advisory Committee, the Planning Commission, the Police Department Citizens Advisory Committee, and the ACPS Advisory Committee for Environmental Sustainability.

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

AYES: Ms. Duncan, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, and Mr. Pruitt.
NAYS: None.

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Agenda Item No. 13. Certify Closed Meeting.

At 6:00 p.m., Ms. Duncan **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: Ms. Duncan, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, and Mr. Pruitt.
NAYS: None.

Agenda Item No. 14. Boards and Commissions:
Item No. 14. a. Vacancies and Appointments.

Ms. LaPisto-Kirtley **moved** that the Board make the following appointments to various boards and commissions:

- **Reappoint** Mr. Mike Rose to the Agricultural and Forestal District Advisory Committee with said term to expire on April 17, 2030. •
- **Appoint** Ms. Rowena Zimmermann to the Natural Heritage Committee with said term to expire on September 30, 2027.
- **Appoint** Ms. Olivia Branch to the Pantops Community Advisory Committee, with said term to expire on June 30, 2028.
- **Appoint** Ms. Mary (Catherine) McLamb Brown to the Planning Commission as the Scottsville District representative with said term to expire on December 31, 2027.
- **Reappoint** Ms. Nicole Hall to the Police Department Citizens Advisory Committee with said term to expire on March 5, 2028.
- **Appoint** Supervisor Sally Duncan to the ACPS Advisory Committee for Environmental Sustainability (ACES) with said term to expire December 31, 2026.

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

AYES: Ms. Duncan, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, and Mr. Pruitt.
NAYS: None.

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

There was no report.

Agenda Item No. 16. Public Comment on: Matters Previously Considered or Currently Pending Before the Board (Other than Scheduled Public Hearings).

Ms. Rebecca Brown, Rio District, said that she was a chapter president with Virginia Organizing. She said that she first wanted to thank the County, including Kaki Dimock, Katelyn Malcolm, Anthony Haro, and this Board, who had committed to revising the voucher waitlist notice and removal protocols, adding disability to the ACERP priority preferences, and developing a public inventory of accessible housing units. She said that these were real wins, and they were truly grateful.

Ms. Brown said that she was here personally because she had had 16 surgeries and was removed from the housing voucher waitlist in Harrisonburg after missing one notice, an email, while she was in the hospital receiving a kidney transplant. She said that she had waited for years, and the voucher went to someone else. She said that this was not a system failure at the margins; it was a system working as it was designed, with one notice against the people it was supposed to protect.

Ms. Brown said that currently, Albemarle County held 40 unused mainstream voucher slots for non-elderly disabled residents, but the slots lacked federal funding. She said that there were 800 people on their unified voucher waitlist, with 206 of them qualifying for those mainstream slots right now. However, their waitlist was closed, and these numbers did not reflect the actual need. She said that a portion of an expanded AHIF, 5% to 7% of the $10 million fund, could activate those slots immediately, and when federal funding became available, families could move to the federal program, and local dollars could recycle to the next person.

Ms. Brown said that Charlottesville City had successfully implemented a similar program for eight years, and it worked. She said that the AHIF already listed homeownership as an eligible activity, and their administration's plan already contained the full framework. She said that there were many more ideas in addition to these. When examining what Counties across the country did to build long-term housing stability, there was no shortage of proven models. She said that she would be emailing a full policy brief to all of them tomorrow, and her brother Robert would continue this discussion when he spoke next.

Mr. Robert Brown, Rio District, said that he lived with his sister and they shared the same genetic condition and were both disabled. He had also had a number of head injuries, which added to their situation. He said that he would like to thank the Board for the steps they had taken so far, including raising the ACERP cap, removing the last resort requirement, and committing to review how people were removed from waitlists. He said that these actions mattered to people like them, and he appreciated them.

Mr. Brown said that when someone was disabled and their housing was unstable, nothing else could stay stable. Their medical care, benefits, and ability to manage paperwork were all affected. It was not a failure; it was simply a result of the system removing someone from a waitlist. Counties across the country had developed locally funded bridge programs, homeownership pathways for disabled residents, risk mitigation funds for landlords, and accessible housing registries.

Mr. Brown said that these were proven tools that did not require federal action. He said that as she had mentioned, Rebecca would be sending them a policy brief with more information on these programs. He stated that Albemarle currently held 40 mainstream voucher slots designed specifically for non-elderly people with disabilities. However, these slots were only on paper because they were not federally funded. There were 206 disabled people currently on the wait list who qualified for these slots, and the full wait list was 800 people.

Mr. Brown said that the current closure of the waitlist meant that nobody new could apply for assistance. The gap was a funding gap, not an eligibility gap. A locally funded bridge program allowed the County to decide who to prioritize. He urged the Board to fund the AHIF at $10 million.

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Ms. Alicia Lenahan, Scottsville District, said that she asked the Board to remember the words, “We don’t want to draw attention to ourselves,” and “We must honor the supremacy clause.” She said that this principle was not demonstrated by this body in its response to Brown v. Board of Education in 1954, when it chose to participate fully in massive resistance, nor was it demonstrated in the ratification of the 24th Amendment to the Constitution in 1964, which prohibited poll taxes in federal elections.

Ms. Lenahan stated that until 1966, Virginia, including local governments, continued to exclude poor white and Black voters from state and local elections. In Harper v. Virginia Board of Elections, the Supreme Court ruled that the 14th Amendment prohibits states from requiring citizens to pay a fee or tax to access polls in all elections. Historically, this body has been vocal, visible, and resolute in its efforts to deny people the rights conferred by the court and the federal government. Today, threats to their right to vote and the safety of elections were real concerns. She said that while it was true that managing elections was not their job, upholding the rule of law and community safety was their responsibility.

Ms. Lenahan said that sending Immigration and Customs Enforcement (ICE) on April 21 would be a splashy reaction, especially given the recent election of a woman as the Democratic governor of Virginia and the person responding to the State of the Union. This election may also help thwart the gerrymandering efforts in Texas. She said that according to the Brookings Institute, the administration has already begun repurposing personnel amid the current government shutdown, deploying ICE agents to major airports to handle passenger ID verification and other Transportation Security Administration (TSA)-related duties.

Ms. Lenahan said that additionally, ICE agents had been deployed to Paris Island on graduation day to monitor guests arriving to celebrate the achievement of young Marines. She said that she had attended this ceremony herself. This precedent of using immigration enforcement for domestic civil oversight raised a chilling possibility: the potential redirection of these agents to monitor other sensitive civic spaces, such as polling locations.

Ms. Lenahan said that given the historic low trust between law enforcement and citizens, concrete policy action was necessary to repair the bonds that hold communities and democratic institutions together. She asked what role the Albemarle Board of Supervisors would play in preventing interference and intimidation on April 21 and in the elections to come. She asked what actions they would take to ensure the integrity of their elections.

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Ms. Susan McCulley, Samuel Miller District, said that she had been attending Board meetings for nearly a year to request the County’s commitment to protect its residents from the federal government’s unlawful overreach. She said that the public appreciated the February 18, 2026 letter to the federal delegation and now asked the County to take tangible action to uphold that statement and fulfill its duty to protect their rights.

Ms. McCulley said that her public comments over the past many months had focused on ICE actions. She said that she viewed the use of a secret police force as the root of their biggest concerns in a time of faltering democracy. She said that one of the biggest concerns was their right to vote. She said that voter suppression and intimidation were prevalent. She said that yesterday, the president signed an executive order cracking down on mail-in ballots. She said that in states across the nation, local law enforcement was seizing voter rolls.

Ms. McCulley said that the party in power continued to push for the SAVE America Act, which was a straightforward poll tax and voter suppression bill aimed particularly at married women, Black and brown people, the elderly, and the poor. She said that they increasingly saw the government using ICE not just for aggressive and wide-ranging immigration enforcement, but for any actions where bullying, intimidation, and threatened violence might serve governmental purposes. She said that Ms. Lenahan pointed out that last week, ICE agents were stationed at airports around the country, ostensibly to help the overtaxed TSA.

Ms. McCulley said that since ICE was not well trained for their own jobs, let alone TSAs, they mostly stood around and looked at their phones. She said that the goal was to normalize the presence of heavily armed paramilitary forces in public places. She said that the biggest threat to the failing and unpopular administration was the upcoming midterm elections. She said that there was no better way to continue its campaign to normalize threat and intimidation than to send federal agents to polling places in a blue state with a woman governor. She said that her question was, what commitments would the County make to them now to ensure that voting in the County on April 21 would proceed without the presence of federal law enforcement? She asked, in this time of distrust, fear, and uncertainty, what would the County do to keep voting free and fair?

Ms. Rea Sabean, White District, said that she was a member of the Charlottesville-Albemarle Chapter of Virginia Organizing. She said that she would like to start this meeting by thanking the Board for proposing a budget that did not slash necessary services. She said that she had lived inside the safety net, and while federal cuts may not impact their 2026 local budget, she was concerned about what would happen next year. She said that the demand for essential services in Albemarle County had been increasing for a long time.

Ms. Sabean said that the Big Beautiful Bill's was cutting nearly $1 trillion from Medicaid to provide tax breaks to some of the richest people in their country. She said that she was here to ask, what was the plan to ensure that funding for local direct service providers and the social safety net remained in place to support the well-being and vitality of their community? She said that she personally benefited greatly from Medicaid when she was growing up. She said that as a student at University of Virginia (UVA), she had used Medicaid expansion to cover her healthcare, which allowed her to undergo several outpatient surgeries and complete her degree without financial burden.

Ms. Sabean said that as an artist and grant writer, Medicaid coverage gave her the freedom to contribute to her community in meaningful ways. She asked how Albemarle County would protect its residents from the dire impact of these healthcare cuts. She also urged the Board to follow through on the requests made by Rebecca Brown and the commitments made by Kaki Dimock to improve the County's housing services. She requested the Board to fund AHIF at $10 million and build the housing infrastructure this community needed. She said that the safety net was effective when it was funded and designed to catch people who might otherwise fall. She said that when their neighbors had access to healthcare and housing, they all benefited.

Mr. Waqas Al Mulhim of the White Hall District addressed the Board and said that he was a member of the Albemarle-Charlottesville Chapter of Virginia Organizing. He said that he would like to thank this Board for considering the community's needs as they developed the Fiscal Year 27 budget. He said that he came to this country in 2013 as a refugee, entering with a status and enrolling in Medicaid and Supplemental Nutrition Assistance Program (SNAP) while working full-time at minimum wage.

Mr. Al Mulhim said that he wanted to clarify that even with full-time work, with a legal status, and doing everything right, he and his family struggled with the cost of living in Charlottesville. The programs they relied on did not make them comfortable; they made survival possible while they were still learning English, finding their footing, and trying to build something stable in a City that was not inexpensive. He said that he studied at the University of Virginia, using Medicaid expansion as a student, and he was now an architectural designer who thought about housing every day as part of his work.

Mr. Al Mulhim said that he saw, both in his own life and in his professional training, was that housing stability was the foundation upon which everything else was built. One could not hold a job reliably without stable housing, manage health conditions without stable housing, or build a life in a community without a permanent place to be. He said that working families, refugees, disabled residents, and people on fixed income were being asked to compete in one of the tightest rental markets. The County had the tools to change this, and AHIF was one of them.

Mr. Al Mulhim requested the Board to fund AHIF at $10 million. He urged the Board to follow through on a request for real-time tracking of accessible units, publishing ACERP data, and formal waitlist anti-purge safeguards with actual deadlines. Albemarle had the resources to do all of this. The question was whether they would do it now, while people were waiting, or later, after more of them had gone through.

Agenda Item No. 17. **<u>Public Hearing: ZMA202300007 North Pointe Amendment (Residential Increase.</u>** East of Rt. 29 North, north of Profitt Rd., west of Pritchett Ln., south of the North Fork Rivanna River, north of Leake Square., adjacent to Northside Dr and Cliffstone Blvd., Crosscreek Pl., and Thicket Run Dr./Pl.

The Executive Summary forwarded to the Board states that a public hearing was held at the Planning Commission (PC) on March 10, 2025. The PC voted 4:0 to recommend approval of both the rezoning and the special use permit. (Firehock and Moore absent) (Attachments A-PC Staff report, B-PC Action Letter, and C-PC Minutes).

Several members of the public spoke at the public hearing, including those with concerns related to traffic, elimination of the northernmost entrance and access across from Lewis & Clark Drive. Public input received is provided as Attachment D.

Since the PC public hearing, the applicant has updated the proffers and application plan (Attachments E and F) to reflect the following:

- Increase the affordability term for rental affordable units from 5 years to 10 years, consistent with the pre-2024 housing policy in the proffers.
- Provide two public trail connections to the North Fork Rivanna River greenway trail.
- Provide a 10' shared use path in Northwest Residential area from Cliffstone Boulevard to Seminole Trail (Route 29).
- Allow for neighborhood-scale commercial opportunities in the southeastern portion of the residential area up to 10,000 square feet.

Staff recommends that the Board adopt the attached Ordinance to approve ZMA202300007 North Pointe Amendment (Attachment G).

Staff recommends the Board adopt the attached Resolution to approve SP202300009 (Attachment H).

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Ms. Rebecca Ragsdale, Planning Manager, said that the rezoning request included a special use permit application. She said North Point had been rezoned in 2006 to Planned Development Mixed Commercial, and it included a special use permit for R15 Residential. She said that it included special use permits necessary for stream crossings in the floodplain. The request was for portions of the development that were not developed, approximately 152 acres of the total 269. She said the request involved rezoning to amend the application plan and the proffers associated with it, as well as the special use permit conditions to increase the number of units from 893 to 1,600. She said the request would result in 707 additional units. She said there would be adjustments to the commercial areas to reduce the amount of commercial to 250,000 square feet.

Ms. Ragsdale said that through this process and review of the materials originally approved with North Point, they had worked with the applicant to modernize the documents to be consistent with the current ordinance. She said they were able to eliminate some previously included elements that were now part of the ordinance.

Ms. Ragsdale said North Point was located between Route 29 and Proffitt Road. She said that Pritchett Lane served as the eastern boundary with the rural area. She noted that about 547 units had been built. She said that the property still had rural area zoned property within its vicinity. She said that the comprehensive plan applicable to this rezoning was the 2015 Comprehensive Plan, which was similar to AC44 in terms of land use designations. She said the proposed rezoning combined mixed commercial centers with areas designated for urban density, which would accommodate 6 to 34 dwelling units per acre, and neighborhood density, which was 3 to 6 dwelling units per acre.

Ms. Ragsdale said that the development had been approved at approximately 3.3 dwelling units per acre, and the request would increase the density to almost 6 dwelling units per acre. She noted that this was still within and below the density recommended by the comprehensive plan.

Ms. Ragsdale said that a primary change included in the request was the change of the school site. She said that after the Planning Commission meeting, there was an update to the application plan to consider neighborhood-scale commercial use of up to 10,000 square feet in the southernmost eastern corner of the residential area. She said that as a planned development district, they had included several sheets with the application plan, one of which showed the location of parks and open space. She said that open space included conservation areas for environmental features, public greenway dedications, and shared use paths.

Ms. Ragsdale said she would like to point out that there was a significant amount of open space and floodplain between the commercial areas and the relocated school site. At a rezoning stage, they received a conceptual plan for active recreation, which would need to be proportionally increased due to the inclusion of more residential units. She said that the active recreation and parks would be governed by the ordinance and must meet the minimum requirements.

Ms. Ragsdale said that the proffer package addressed impacts for this rezoning, offering a school site that had increased to 13.5 acres and met all proffer requirements, including grading, compaction, and providing utilities to a fully usable site. She said the affordable housing proffers had been updated to be consistent with the applicable policy at the time of rezoning submission, which was 15%. She said that the development, as originally approved, included some extensive proffers, some of which had already been satisfied with lump sum cash payments. They had noted this in terms of the $300,000 provided for affordable housing and the $100,000 for a transportation study. She said that the transportation analysis had been conducted extensively again, with a new TIA focusing on key intersections and ensuring the existing road network could handle the additional traffic.

Ms. Ragsdale said that the school site continued to include a deadline of delivering the land, dedicating it, and having done the planning and provision of utilities within 270 days from the request. She said that the affordable housing policy was the pre-2004 policy. She said that the development met all the provisions of the policy, with one update to bring the period of affordability in line with the policy of 10 years.

Ms. Ragsdale said that the TIA demonstrated that intersections would still function well with the proposed improvements. She said that in consideration of the adjustments to the traffic for residential, it was a decrease in the number of trips total. She said the updates to the proffers for transportation were more in line with what they saw and were tied to trip generation. In terms of the triggers, one significant change was that the northernmost entrance was no longer required by the proffers. She said that the TIA demonstrated that the intersections and traffic network would still function at those acceptable levels of service. She said the Planning Director and Deputy Director were available to answer any additional questions. She said that removing the entrance was acceptable to VDOT.

Ms. Ragsdale said that the request was consistent with the master plan recommendations for non-residential uses and with the applicable housing policy. She said that at the Planning Commission meeting on March 10, they recommended approval.

Ms. LaPisto-Kirtley asked if the internal roads were privately owned or maintained by VDOT.

Ms. Ragsdale said that they were public roads. She said that the major framework of streets and what had been approved so far were public. She said that there were specific provisions in the subdivision ordinance for narrow instances of cases where they could approve private streets in the development area.

Mr. Missel asked how the County had used the $300,000 housing proffer.

Ms. Ragsdale said that was received when the rezoning was originally approved. She said she believed it had been used for down payment assistance.

Mr. Missel asked if Albemarle County Public Schools (ACPS) had reviewed the school site for feasibility.

Ms. Ragsdale said that County staff and the developer had been coordinating with ACPS.

Ms. Duncan asked if the 450 units which were yet to be built were included in the housing development pipeline.

Ms. Ragsdale said that the unbuilt units were considered in the pipeline.

Ms. Duncan said that she wanted to emphasize how long it took for units in the pipeline to be built.

Mr. Gallaway asked what VDOT’s stance was on the road connection.

Michael Barnes, Director of Planning, said there were several factors in their consideration. He said one of them was the physicality of building the road itself.

Mr. Gallaway said he wanted to know if VDOT would allow a traffic light if the road was built.

Mr. Barnes said that there was an existing light, and he was confident that they could have made that work as a connection.

Mr. Kevin McDermott, Deputy Director of Planning, said that initially, there were three entrances on Route 29, all of which were expected to be signalized. He said that as the process progressed, VDOT expressed concerns that the initial two entrances, which were still present on the plan, would not preserve the flow on Route 29 as well as they would have liked. He said that as a result, they requested that the applicants modify those entrances to R-cuts, which was the current configuration.

Mr. McDermott said that in the previous rezoning, VDOT had allowed the existing light at Lewis and Clark to remain, but under this rezoning, they did not make a comment on whether they would permit that light to be reinstated. He said that VDOT’s stance on the matter was unclear, but he speculated that they would not have been in favor of reinstating it.

Mr. Barnes said that the two R-cuts did have the capacity to have signals added to them in the future, if it met traffic warrants, and that was in the proffers.

Mr. McDermott said that those signals were able to maintain a smoother flow on Route 29 compared to a standard four-leg signal.

Mr. Gallaway asked what the impact would be on streams and steep slopes.

Mr. Barnes said that in this particular case, the creek’s proximity to the road was a major factor. He said that a widened road would be built in the floodplain, and a retaining wall would likely be constructed to hold up the lane. He said that the significant elevation difference between the Route 29 intersection and the central hill on the site would probably require substantial grading.

Mr. Gallaway asked if a bridge would be involved.

Mr. Barnes said that what was currently in place was an old crossing that would require rebuilding.

Mr. Barnes said that they had maintained the proffer for a shared use path, which will be located at that site. He said that they would still have to work with VDOT regarding the path.

Mr. Gallaway opened the public hearing for presentations from the applicant.

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Mr. David Mitchell, Development Manager for Great Eastern Management, said they were requesting a reduction in commercial and an increase in residential units. He said that this was based on the map and properties that had been identified for rezoning. He said that apartments were fully built but unoccupied. He said that they had 102 occupied homes out of the first 106 units. There were four vacant lots currently. He said that they had built the clubhouse and pool, which he would discuss further. He said that of the 42 lots in Section 2A and 2B, there were four or five vacant. He said that in another section of 40 lots, about 20 were occupied or under construction. He said the remaining 60 to 70 lots were still to be platted and used.

Mr. Mitchell said that the roads and infrastructure were fully in place, and the stormwater management system was also complete. They had installed all the necessary components except for the final asphalt topping, which they would apply once the homes were completed and the roads were turned over to VDOT. He said that the streams were primarily intermittent, but there were a few perennial streams. He said that they had an Army Corps of Engineers permit that they received at the end of last year. He said it was a significant undertaking due to the complexity of coordinating County needs, VDOT needs, DEQ needs, and federal government requirements. Additionally, they had to consider market demands.

Mr. Mitchell said that the Army Corps of Engineers impact was the primary reason they were there. He said that the Army Corps of Engineers had changed the rules since the original zoning. He said that there were stream areas where they could not build. He said that they had lost approximately 48 acres of usable land, with some of that land being part of the school site. He said that the conceptual plan was presented to show what could fit on the property. He said that moving forward with the new school site, only townhomes, condos, and apartments would be constructed. He said that the primary reason for this was that the remaining land was too fragmented to accommodate single-family detached homes or larger lots. The old farmland and rolling hills had already been developed for single-family detached homes.

Mr. Mitchell said that they had reduced commercial areas and increased residential areas, resulting in a 28% reduction in overall traffic. He said that this reduction was one of the reasons the intersection was being eliminated. He said that the intersection was being eliminated for two reasons: one, the reduction in traffic overall, and two, the use of R-cuts had a higher capacity for traffic than regular intersections.

Mr. Mitchell said that he would like to point out a few things regarding the trails. He said that originally, they had a multi-use path from the traffic circle to the property line. He said that they had since extended that path to tie into a path at the townhomes on Proffitt. He said the multi-use path would run through the property, past the school site, and up to the clubhouse, essentially bracketing the entire residential area. He said that the path would then connect to Route 29. He said they also had a greenway dedicated to the County, with access points from the multi-use path.

Mr. Mitchell said that they were providing more mid-level housing options, including townhomes, apartments, and condos. He said that they were also moving the school to a usable site, with the same grading they had originally requested. He said that they had access to the greenways, and they had extended the multi-use path to allow for a walk-through experience. He said he was available to answer any questions.

Ms. LaPisto-Kirtley asked about DEQ's involvement in the stream crossing.

Mr. Mitchell said that there was a 20-foot drop from the road bed at Route 29 to the stream bed. He said that in terms of additional stream impacts, there would be some. Currently, the profile of the existing road, which was an old farm road access was 16 feet wide, and then it dropped at a one-to-one slope. He said that about 50 feet of stream was currently impacted, and if they added a crossing through that area, they would have to pipe and fill the stream. He said they would have to cover about 200 feet of stream for the crossing. He said that the connection was now redundant because they had dropped their trip generation and improved the capacity of existing infrastructure.

Mr. Missel clarified that the 207 units represented approximately 13.5% of the total 1,600 units.

Mr. Mitchell explained that the original project from 2006 had 893 units. He said that in 2006, the affordable housing proposal differed mainly in the percentage of units set aside for low-income residents. He said that originally, they had proffered around 12.5% of units at 80% AMI. He said that they were applying the 15% to the number of additional units they were requesting, but the average across the entire development was lower.

Mr. Missel asked if the develop had considered calculating the affordable housing proffers based on the total number of allowed units, which would have increased the number of affordable units to 240.

Mr. Mitchell said that they had not considered that.

Mr. Missel asked if the TIA had included background traffic and economic development initiatives.

Mr. Mitchell said that the TIA included projects indicated by VDOT and the County that were under development. He said that the University's residential rezoning development was one of the larger projects they considered.

Mr. Gallaway asked if the cost for the northern entrance would be similar to the main entrance.

Mr. Mitchell said that the middle entrance was constructed about six years ago for about $5 million. He said that they had to address stream crossing issues as well, so it was similar to the other entrance.

Mr. Brian Mitchell, Townside Engineering, said his firm had completed the civil engineering work for the middle entrance. He said that the costs included the R-cuts in the front. He said that they had also prepared a site plan for both the entrance and the adjacent area. He said that the design featured an eight-leg signal, which stopped traffic, allowed left turns, and allowed traffic to move. However, VDOT was not satisfied with this design, so they revised it to include an R-cut. He said that the cross section of this section featured double 8x8 box culverts and a fill section.

Mr. Gallaway opened the hearing for comments from the public.

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Mr. Greg Delaney, Jack Jouett District, said he was frustrated with the level of traffic in the County. He said that there was a lack of consideration of the impact on traffic that the additional units would bring. He asked whether there were any studies showing that these types of housing developments were leading to greater housing affordability. He said that as someone who had recently bought a home, it did not seem that they were. He said that the traffic congestion was a palpable frustration. He said that he was concerned about how the increased traffic would be managed, especially considering the severe backups at 5 p.m. He requested that the Board consider the impact of these developments on the community and the roads.

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Mr. Gallaway provided the applicant five minutes for rebuttal. There was none, so he closed the public hearing and said the matter rested with the Board.

Ms. Mallek said that VDOT was good at synchronizing lights, as she always got green lights one after the other. She said she did not see why it would be an issue to add another light. She said it was frustrating that they were not able to do these things.

Ms. LaPisto-Kirtley said that she wanted to share her thoughts on this project, as she had been involved in it for quite some time. She said that she believed the proposed solution was excellent. She said that she had heard from numerous constituents who shared concerns regarding increased housing, traffic, and other issues associated with development. She said that these concerns were common whenever a new development was proposed. She said that she liked to remind everyone that they had chosen not to pursue rural area development, so they had to make the development area denser. She said that she appreciated the effort that had gone into this proposal and believed it was a good solution. She said that she had also heard the concerns of constituents who had reached out to her, and she respected their perspectives. She said she would support the project.

Mr. Missel expressed his support for the project. He said that he appreciated the challenges that they had faced, and he understood the changes to the Army Corps of Engineers regulations, which had significantly impacted the development. He said that while he acknowledged these challenges, he also approached this project with caution, particularly as they saw more development applications that requested increased residential uses and decreased commercial uses.

Mr. Missel said that his concern was that they did not compromise these developments in a way that compromised connectivity, the value, and the quality of the community itself. He said that he was particularly interested in the mixed-use component, which he had discussed with the applicant. He said that he also appreciated the comment regarding the lap pool, which he hoped would be open to the community for events, swim meets, and other activities. He said that the development was adjacent to a major arterial connector, and he believed it made sense in terms of development and traffic considerations. He said he was prepared to support the project.

Mr. Pruitt said he supported the project. He said he shared Mr. Missel's sentiments. He said that they had addressed many requests to rezone commercial space to residential within mixed-use developments. He said that the Board should be aware of the ramifications of those decisions. He said that he hoped they would continue to prioritize resolving policy and practical concerns related to their tax base as they reviewed the zoning refresh and considered how it would align with the comprehensive plan and activity clustering.

Ms. Duncan said that in 2006, traffic counts from Airport Road to Camelot were 38,000 vehicles per day, and by 2019, that number had increased to 39,000 per day. She said that although traffic was terrible at 5 o'clock, it was essential to remember that this was not a constant issue, and the reality was different from the perception. She said that the road was designed to handle the traffic, and it was a main corridor intended to move people through. She said that she had also heard comments suggesting that infrastructure should be prioritized before development, but they had already built the road infrastructure.

Ms. Duncan said that she was also looking forward to the future traffic improvements, such as the upcoming roundabout. She said that she did not have concerns about traffic, and she believed that this development was a positive step forward. She said that she had noticed that there had been many emails opposing this project, and she understood that it was located in the development area on Route 29, across from the airport. She said that she thought this was the perfect location for development, and she was excited about the commercial and school components.

Mr. Gallaway said that he would be supportive of the project as well. He said that he understood and appreciated those who wanted the northern connection. However, having listened to the Board, he had come to realize that when streams and slopes were involved, it could have a significant impact on the affordability of the units, both commercial and residential. He said that he had seen other projects get hung up due to road projects, and while this may not align with the County's connectivity aspirations, it had prevented other projects from moving forward.

Mr. Gallaway said he was actually happy about the school site change of location. He recalled when he was a member of the School Board, they used to joke that this elementary school would be called Cliffside if they ever used it. The fact that it was moving to its new location would be a better site for the school. He believed this would provide relief for future developments.

Mr. Gallaway said that his final comment was directed to the public speaker who was present. He noted that finding information on projects could be challenging because they were often attached to different projects in various locations. However, earlier today, they had discussed transportation projects, and last month, they had received updates on the projects they had submitted to the state for funding. Each application also required a traffic analysis. He said the difficult answer was that one needed to stay informed.

Ms. LaPisto-Kirtley **moved** that the Board of Supervisors adopt the ordinance, Attachment G, attached to the staff report, to approve ZMA202300007 North Pointe Amendment.

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

AYES: Ms. Duncan, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, and Mr. Pruitt.
NAYS: None.

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ORDINANCE NO. 26-18(4)
ZMA 2023-00007

AN ORDINANCE TO AMEND THE ZONING MAP FOR PARCELS 032000000020A0, 032000000020A1, 032000000020A2, 032000000020A3, 032000000020A4, 032000000020A6, 032000000020A7, 032H00000000F0, 032000000022K0, 032000000022P0, 032000000023E1, 032000000023E3, 032000000023R4, 032000000023R5, 032H0000010700

WHEREAS, Zoning Map Amendment application ZMA2023-00007 (North Pointe Amendment) was submitted to rezone Parcels 032000000020A0, 032000000020A1, 032000000020A2, 032000000020A3, 032000000020A4, 032000000020A6, 032000000020A7, 032H00000000F0, 032000000022K0, 032000000022P0, 032000000023E1, 032000000023E3, 032000000023R4, 032000000023R5, 032H0000010700 from Planned Development Mixed Commercial (PDMC) to PDMC and amend the Proffers and Application Plan previously approved with ZMA200000009; and

WHEREAS, on March 10, 2026, after a duly noticed public hearing, the Planning Commission recommended approval of ZMA 2023-00007;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the transmittal summary and staff report prepared for ZMA 2023-00007 and their attachments, the information presented at the public hearings, any written comments received, the material and relevant factors in *Virginia Code* § 15.2-2284 and *County Code* § 18-25A.1, and for the purposes of public necessity, convenience, general welfare, and good zoning practices, the Board hereby approves ZMA 2023-00007 (North Pointe Amendment) with the Application Plan prepared by Townes Site Engineering revised March 20, 2026, and the Proffers dated and signed March 11, 2026.

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NORTH POINTE
ZMA & SUP APPLICATION PLAN

ZMA# ZMA202300007
DATE: MARCH 2026

TAX MAP PARCEL			
Parcel	Owner	Existing Zoning	Acreage
03200-00-00-020A4	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	57.24±
03200-00-00-020A0	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	2.50
03200-00-00-020A1	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	2.50
03200-00-00-020A2	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	2.50
03200-00-00-020A3	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	8.07
03200-00-00-020A6	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	0.40±
03200-00-00-020A7	CWH PROPERTIES LIMITED PARTNERSHIP	PD - MC	8.82±
032H0-00-00-000F0	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	2.28±
03200-00-00-023E1	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	7.93±
03200-00-00-023E3	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	5.04±
03200-00-00-023R5	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	9.31±
03200-00-00-023R4	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	0.65
032H0-00-00-10700	NORTH POINTE CHARLOTTESVILLE LLC	PD - MC	0.56
03200-00-00-022K0	NEIGHBORHOOD INVESTMENTS - NP LLC	PD - MC	39.99±
03200-00-00-022P0	NEIGHBORHOOD INVESTMENTS LLC	RURAL AREAS	3.66
		TOTAL ACRES	151.45±
		TOTAL ORIGINAL ACRES	269±

OWNER: NORTH POINTE CHARLOTTESVILLE LLC
PO BOX 5526
CHARLOTTESVILLE, VA 22905

CWH PROPERTIES LIMITED PARTNERSHIP
PO BOX 5526
CHARLOTTESVILLE, VA 22905

NEIGHBORHOOD INVESTMENTS - NP, LLC
C/O NEIGHBORHOOD PROPERTIES, INC.
1025 WERTLAND STREET
CHARLOTTESVILLE, VA 22903

ENGINEER: TOWNES SITE ENGINEERING
C/O BRIAN C. MITCHELL, P.E.
1 PARK WEST CIRCLE, SUITE 108
MIDLOTHIAN, VA 23114
PHONE: (804) 748-9011
FAX: (434) 963-2670
EMAIL: BMITCHELL@CCTOWNES.COM

SITE AREA: 150.24± ACRES

ZONING: PD-MC

MAGISTERIAL DISTRICT: RIVANNA

SOURCE OF BOUNDARY AND TOPOGRAPHY: BY LOUSA AERIAL SURVEYS

DATE OF SURVEY: 01/05/2012

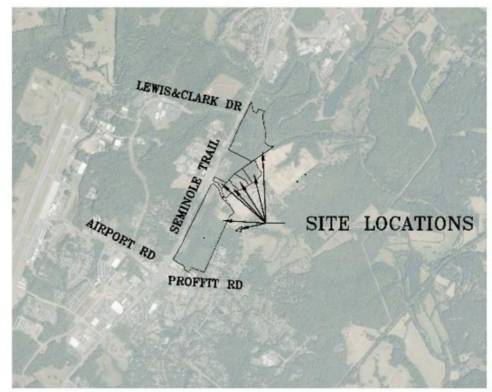
DATUM: HORIZONTAL: NAD83 VIRGINIA STATE PLANE GRID NORTH ZONE

WATER SUPPLY: ACSA

SANITARY SEWER: ACSA

DRAINAGE DISTRICT: NORTH FORK RIVANNA RIVER

ALBEMARLE COUNTY GIS STEEP SLOPES ARE LOCATED WITHIN THE PROJECT LIMITS AND ARE SHOWN.
THERE ARE NO CONSTRUCTION ACTIVITIES PROPOSED WITHIN THE 100-YR FLOODPLAIN.
THE SITE IS NOT LOCATED IN A WATER SUPPLY PROTECTION DISTRICT.



VICINITY MAP
1" = 2000'

SHEET INDEX	
SHEET #	TITLE
1	TITLE SHEET
2	SUBJECT PARCELS
3	ZONING EXHIBIT
4	CONSERVATION EXHIBIT
5	PARKS EXHIBIT
6	TRAILS EXHIBIT
7	ROAD IMPROVEMENTS

NOTE:
THE MAPS ASSOCIATED WITH THIS ZMA & SUP ARE CONCEPTUAL ONLY. THE FINAL CONFIGURATION OF ROADS, TRAILS, LOTS, BUILDINGS, AND AMENITIES WILL BE DETERMINED AT PLAT, OR SITE PLAN APPROVALS.

NORTH POINTE
TITLE SHEET
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA

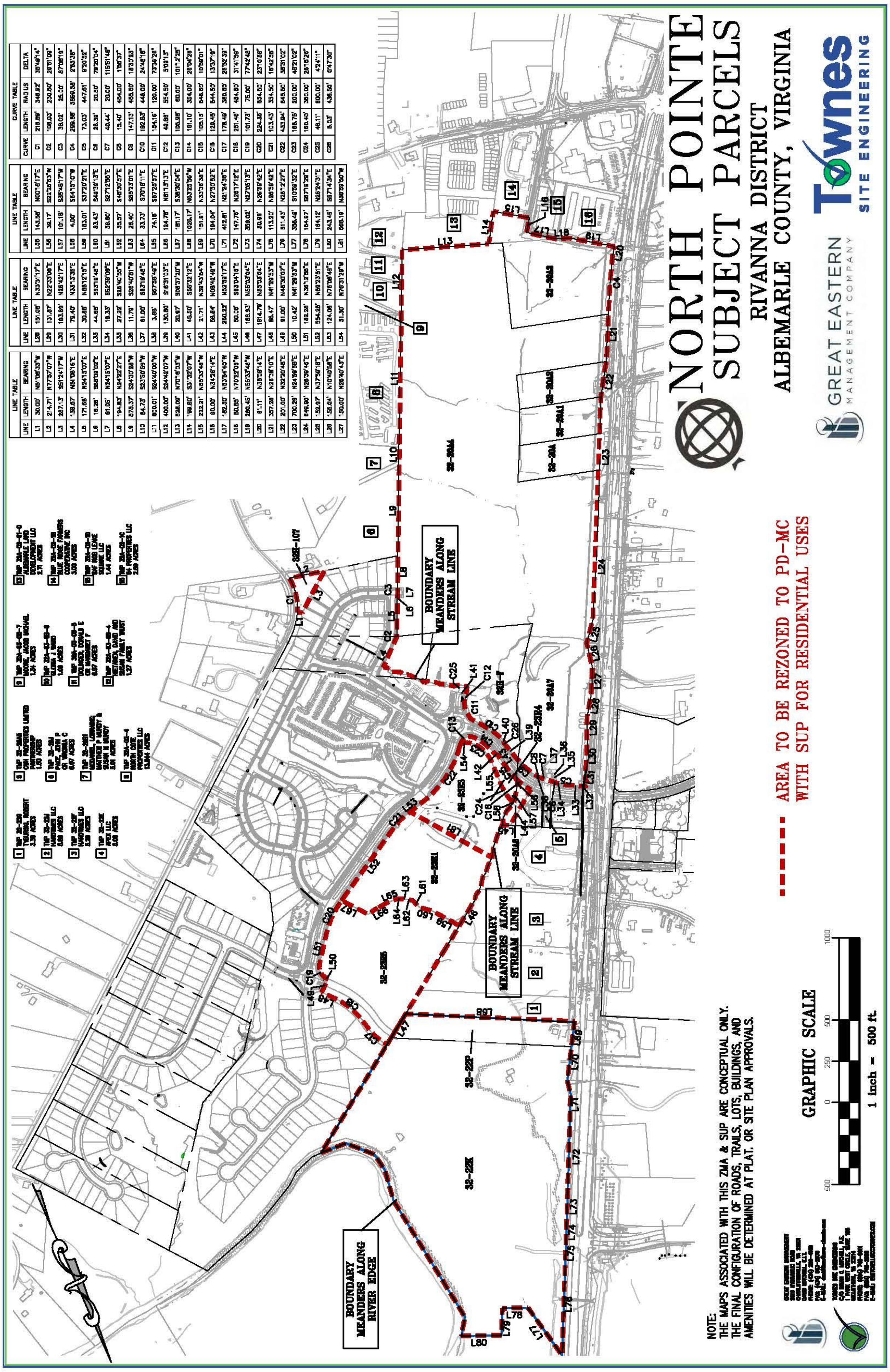
GREAT EASTERN MANAGEMENT COMPANY

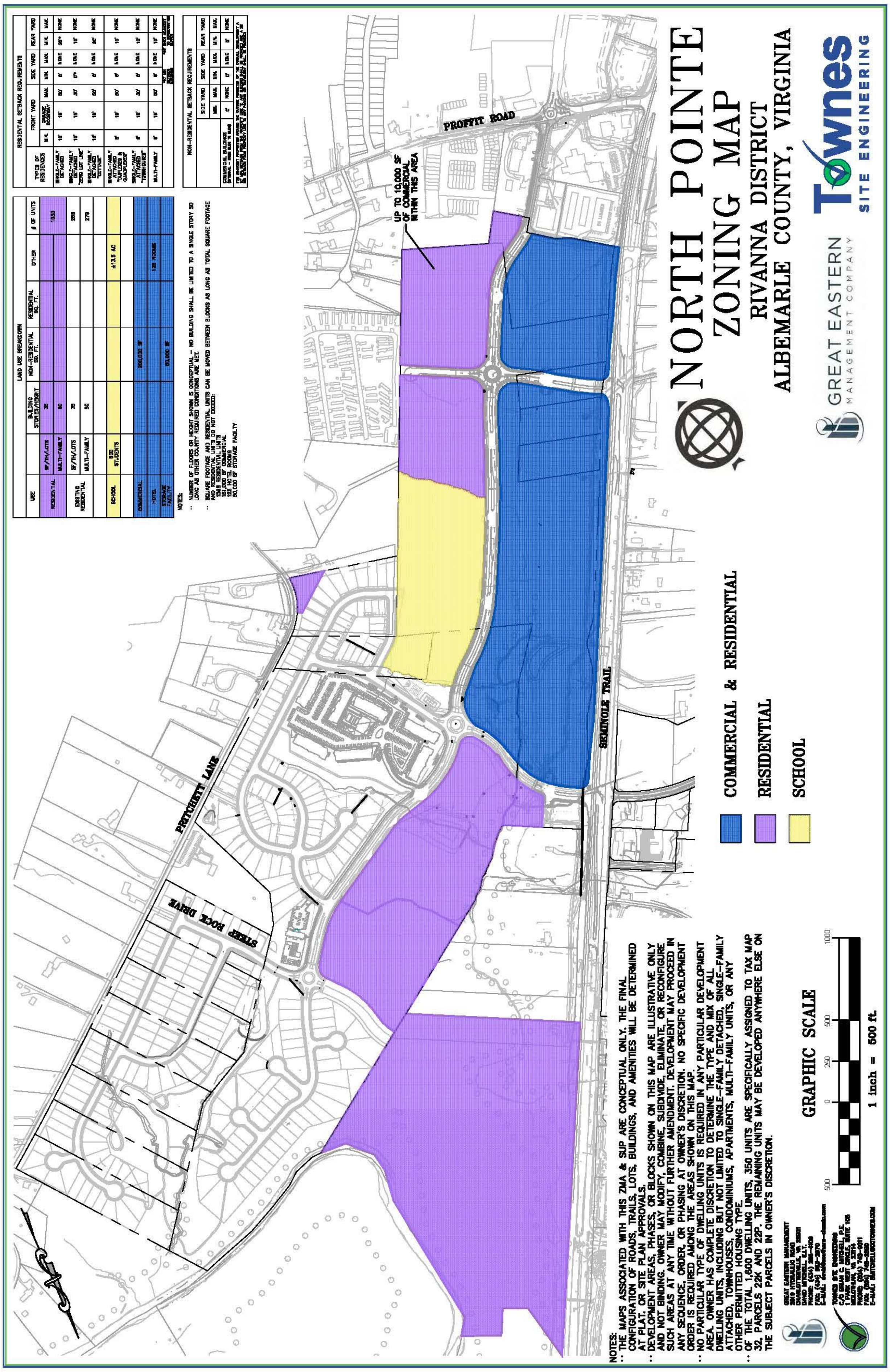
Townes SITE ENGINEERING

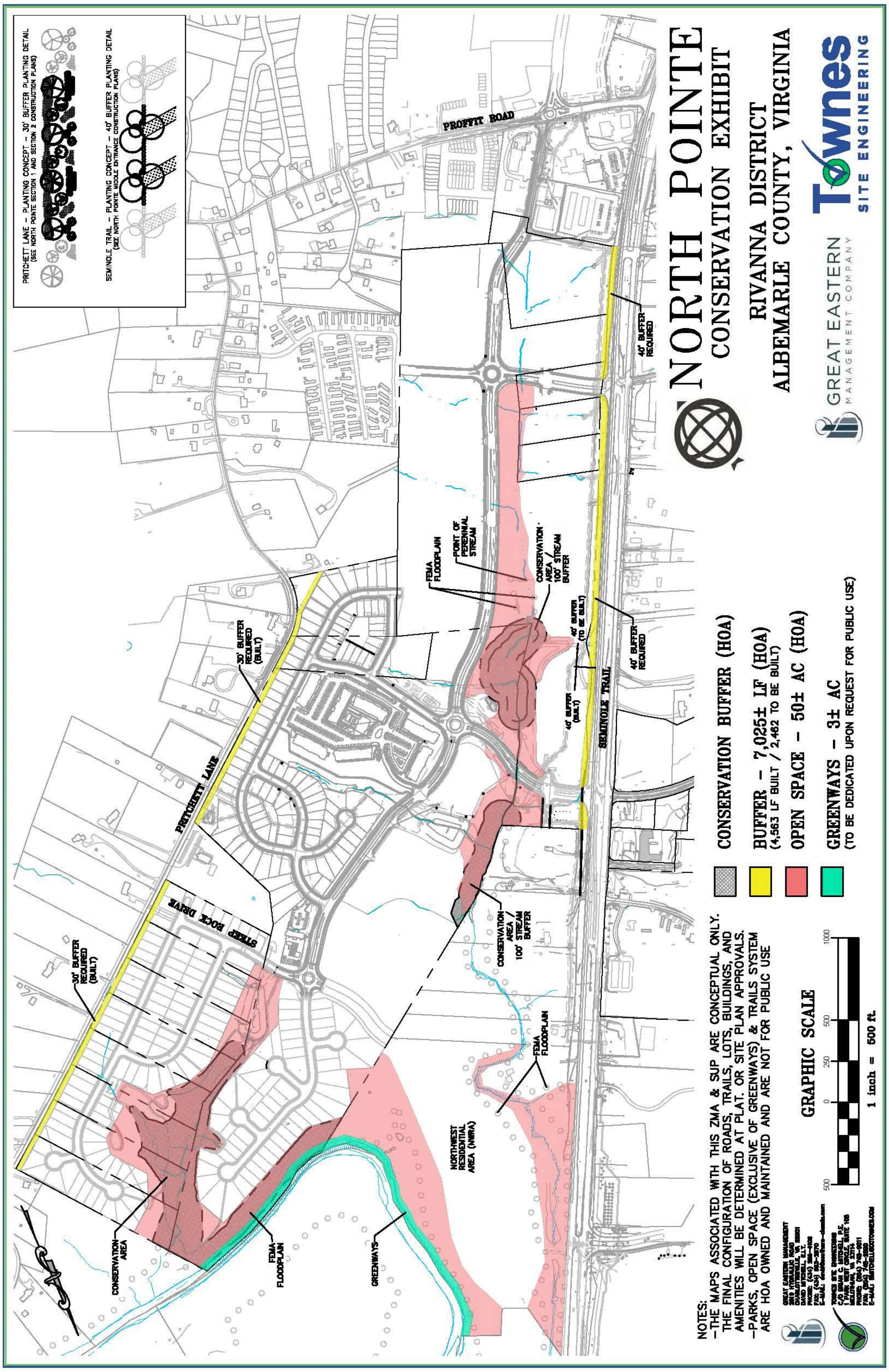
REV: MARCH 20, 2026

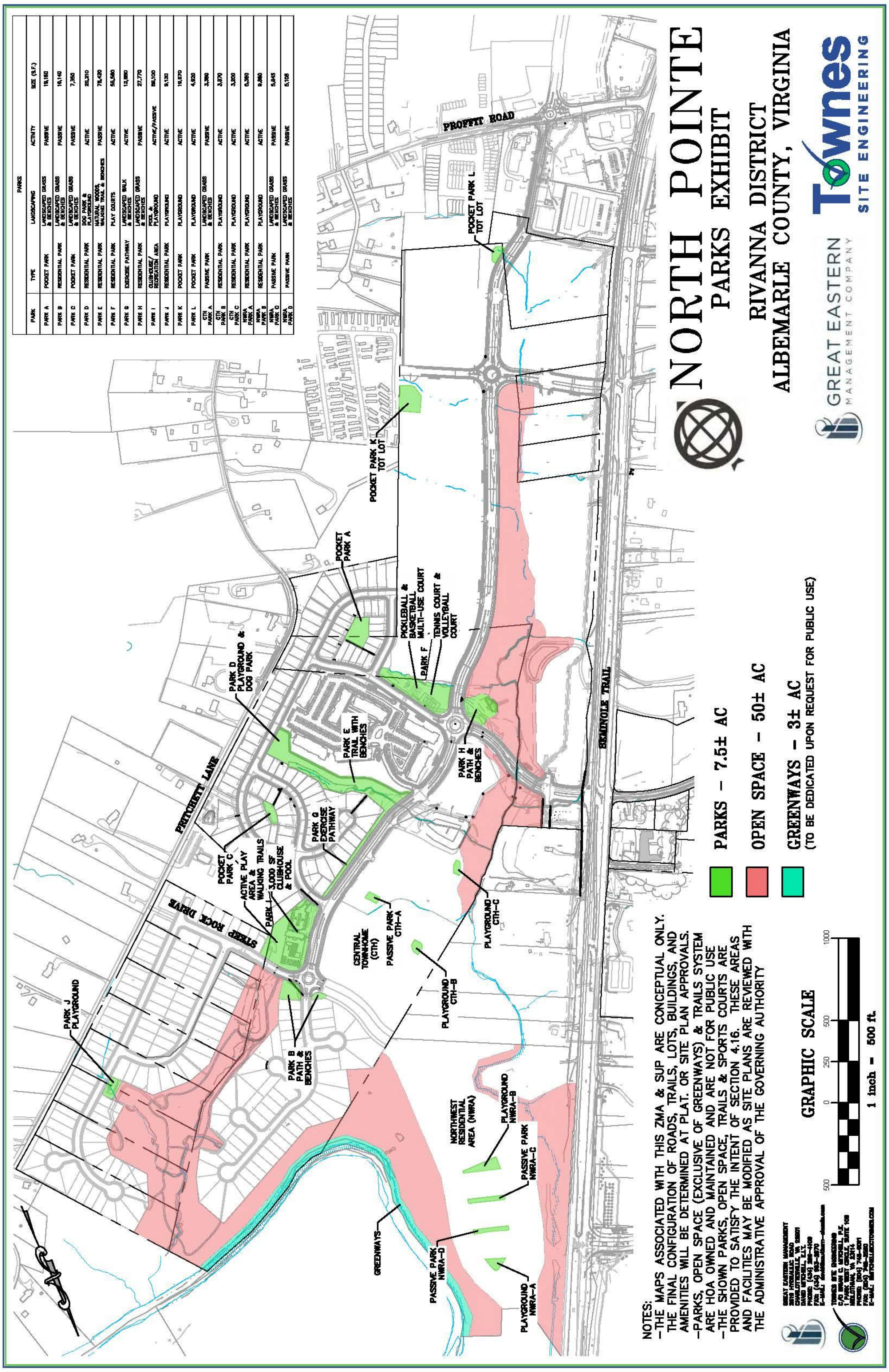
GREAT EASTERN MANAGEMENT
2619 HYDRAULIC ROAD
CHARLOTTESVILLE, VA 22901
DAVID MITCHELL, E.I.T.
PHONE: (434) 296-4109
FAX: (434) 963-2670
E-MAIL: david@southern-classic.com

TOWNES SITE ENGINEERING
C/O BRIAN C. MITCHELL, P.E.
1 PARK WEST CIRCLE, SUITE 108
MIDLOTHIAN, VA 23114
PHONE: (804) 748-9011
FAX: (804) 748-2590
E-MAIL: BMITCHELL@CCTOWNES.COM

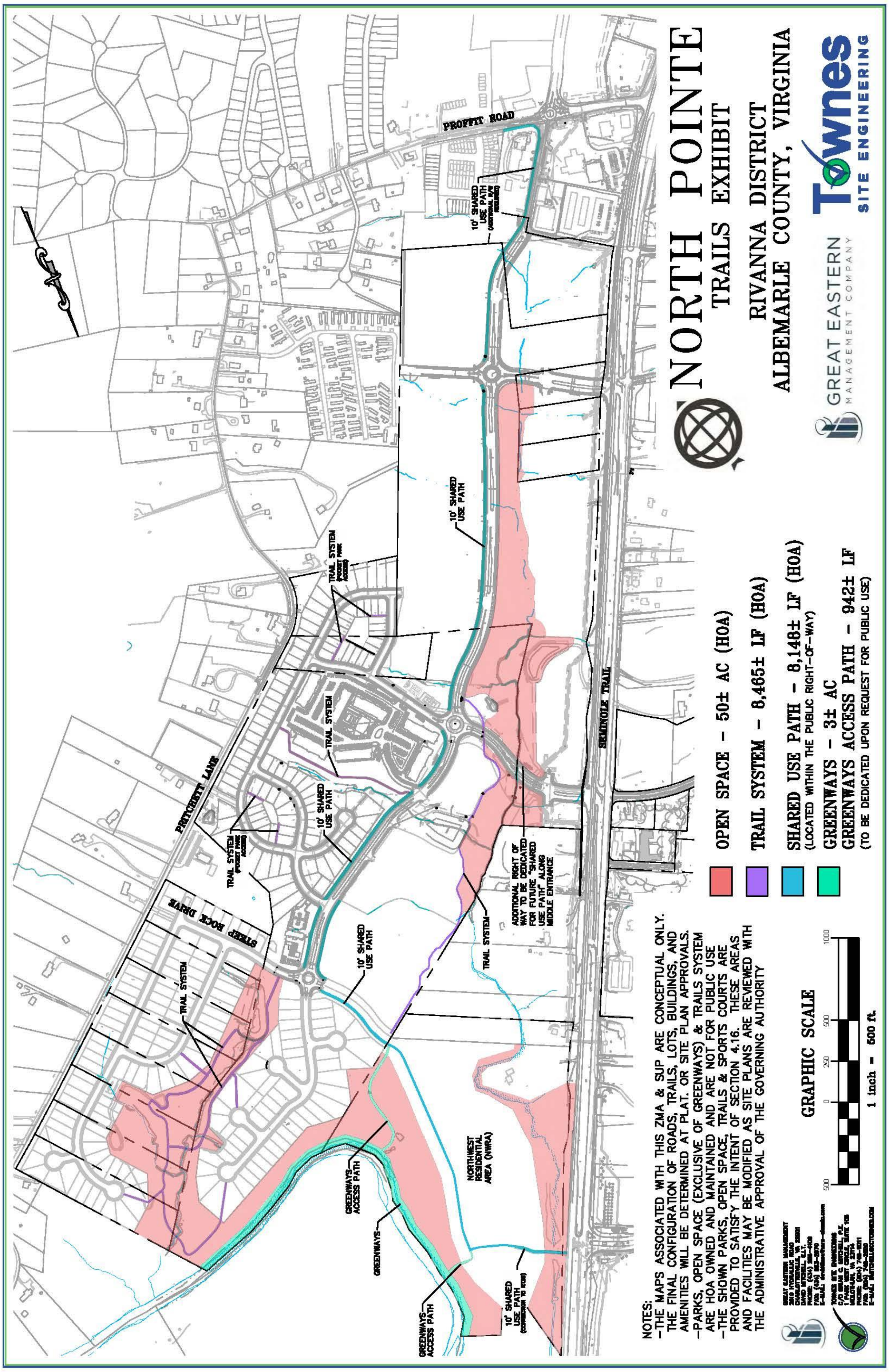

NORTH POINTE
SUBJECT PARCELS
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA
AREA TO BE REZONED TO PD-MC
WITH SUP FOR RESIDENTIAL USES
BOUNDARY MEANDERS ALONG STREAM LINE
BOUNDARY MEANDERS ALONG STREAM LINE
BOUNDARY MEANDERS ALONG RIVER EDGE
NOTE:
THE MAPS ASSOCIATED WITH THIS ZMA & SUP ARE CONCEPTUAL ONLY.
THE FINAL CONFIGURATION OF ROADS, TRAILS, LOTS, BUILDINGS, AND
AMENITIES WILL BE DETERMINED AT PLAT. OR SITE PLAN APPROVALS.
GRAPHIC SCALE
1 inch = 500 ft.
GREAT EASTERN
MANAGEMENT COMPANY
Townes
SITE ENGINEERING

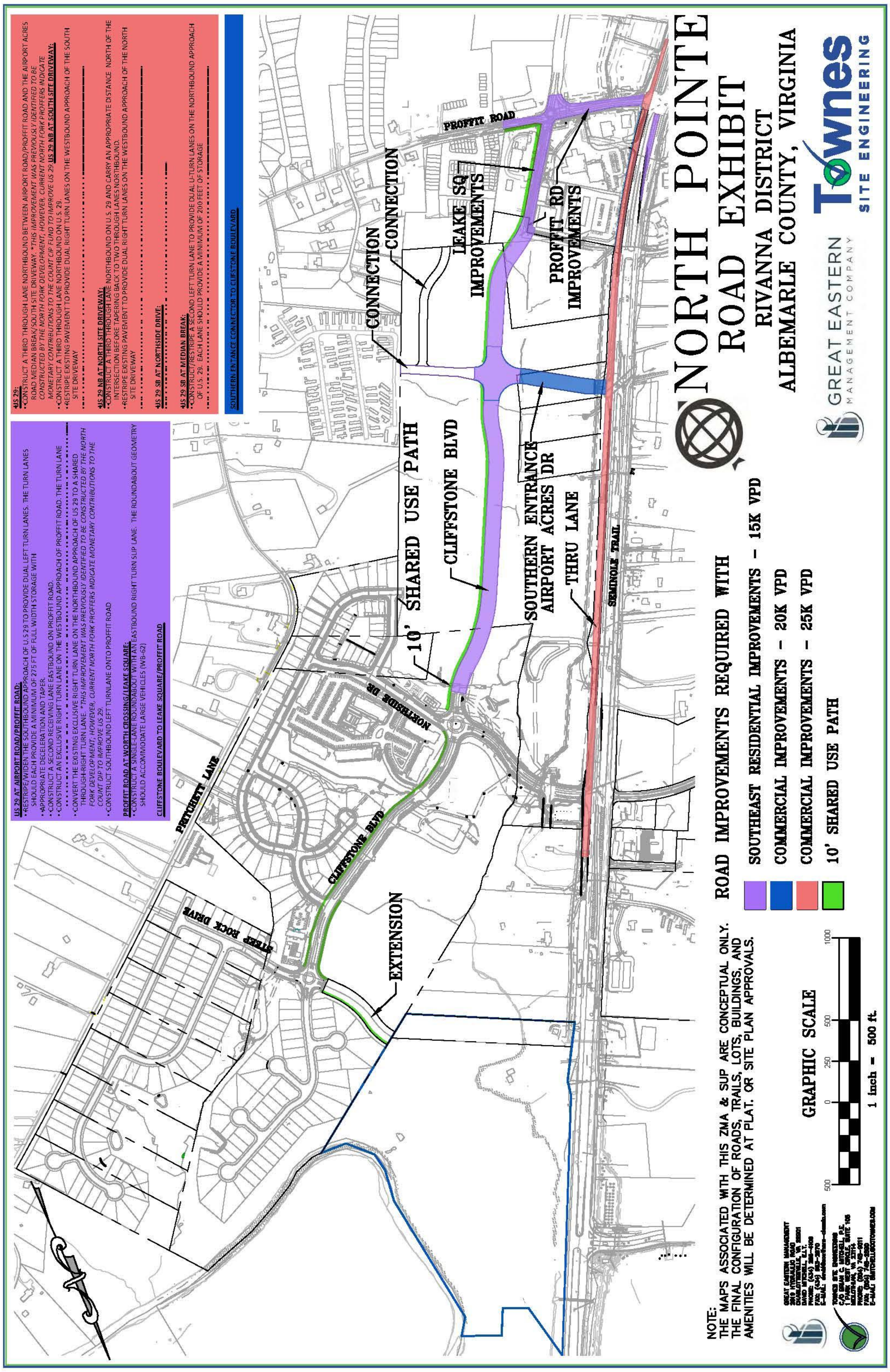

NORTH POINTE
ZONING MAP
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA
COMMERCIAL & RESIDENTIAL
RESIDENTIAL
SCHOOL
PROFFIT ROAD
SEMINOLE TRAIL
PRITCHETT LANE
STEEP ROCK DRIVE
UP TO 10,000 SF OF COMMERCIAL WITHIN THIS AREA
GRAPHIC SCALE
1 inch = 500 ft.
NOTES:
1. THE MAPS ASSOCIATED WITH THIS ZMA & SUP ARE CONCEPTUAL ONLY. THE FINAL CONFIGURATION OF ROADS, TRAILS, LOTS, BUILDINGS, AND AMENITIES WILL BE DETERMINED AT PLAT, OR SITE PLAN APPROVALS.
2. DEVELOPMENT AREAS, PHASES, OR BLOCKS SHOWN ON THIS MAP ARE ILLUSTRATIVE ONLY AND NOT BINDING. OWNER MAY MODIFY, COMBINE, SUBDIVIDE, ELIMINATE, OR RECONFIGURE SUCH AREAS AT ANY TIME WITHOUT FURTHER AMENDMENT. DEVELOPMENT MAY PROCEED IN ANY SEQUENCE, ORDER, OR PHASING AT OWNER'S DISCRETION. NO SPECIFIC DEVELOPMENT ORDER IS REQUIRED AMONG THE AREAS SHOWN ON THIS MAP.
3. NO PARTICULAR TYPE OF DWELLING UNITS IS REQUIRED IN ANY PARTICULAR DEVELOPMENT AREA. OWNER HAS COMPLETE DISCRETION TO DETERMINE THE TYPE AND MIX OF ALL DWELLING UNITS, INCLUDING BUT NOT LIMITED TO SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, TOWNHOUSES, CONDOMINIUMS, APARTMENTS, MULTI-FAMILY UNITS, OR ANY OTHER PERMITTED HOUSING TYPE.
4. OF THE TOTAL 1,600 DWELLING UNITS, 350 UNITS ARE SPECIFICALLY ASSIGNED TO TAX MAP 32, PARCELS 22K AND 22P. THE REMAINING UNITS MAY BE DEVELOPED ANYWHERE ELSE ON THE SUBJECT PARCELS IN OWNER'S DISCRETION.
GREAT EASTERN MANAGEMENT COMPANY
Townes SITE ENGINEERING


NORTH POINTE
CONSERVATION EXHIBIT
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA
GREAT EASTERN MANAGEMENT COMPANY
Townes SITE ENGINEERING
CONSERVATION BUFFER (HOA)
BUFFER - 7,025± LF (HOA)
(4,563 LF BUILT / 2,462 TO BE BUILT)
OPEN SPACE - 50± AC (HOA)
GREENWAYS - 3± AC
(TO BE DEDICATED UPON REQUEST FOR PUBLIC USE)
NOTES:
-THE MAPS ASSOCIATED WITH THIS ZMA & SUP ARE CONCEPTUAL ONLY. THE FINAL CONFIGURATION OF ROADS, TRAILS, LOTS, BUILDINGS, AND AMENITIES WILL BE DETERMINED AT PLAT. OR SITE PLAN APPROVALS.
-PARKS, OPEN SPACE (EXCLUSIVE OF GREENWAYS) & TRAILS SYSTEM ARE HOA OWNED AND MAINTAINED AND ARE NOT FOR PUBLIC USE
GRAPHIC SCALE
1 inch = 500 ft.
PRITCHETT LANE – PLANTING CONCEPT – 30' BUFFER PLANTING DETAIL
SEMINOLE TRAIL – PLANTING CONCEPT – 40' BUFFER PLANTING DETAIL
PROFFIT ROAD
PRITCHETT LANE
SEMINOLE TRAIL
STEEP ROCK DRIVE
30' BUFFER REQUIRED (BUILT)
40' BUFFER REQUIRED
40' BUFFER (BUILT)
40' BUFFER (TO BE BUILT)
FEMA FLOODPLAIN
POINT OF PERENNIAL STREAM
CONSERVATION AREA / 100' STREAM BUFFER
CONSERVATION AREA
NORTHWEST RESIDENTIAL AREA (NWRA)
GREENWAYS



PARKS				
PARK	TYPE	LANDSCAPING	ACTIVITY	SIZE (S.F.)
PARK A	POCKET PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	19,160
PARK B	RESIDENTIAL PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	16,140
PARK C	POCKET PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	7,350
PARK D	RESIDENTIAL PARK	DOG PARK & PLAYGROUND	ACTIVE	20,210
PARK E	RESIDENTIAL PARK	NATURAL WOODS, WALKING TRAIL & BENCHES	PASSIVE	78,420
PARK F	RESIDENTIAL PARK	PLAY COURTS	ACTIVE	56,580
PARK G	EXERCISE PATHWAY	LANDSCAPED WALK & BENCHES	ACTIVE	12,880
PARK H	RESIDENTIAL PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	27,770
PARK I	CLUBHOUSE/ RECREATION AREA	POOL & PLAYGROUND	ACTIVE/PASSIVE	58,100
PARK J	RESIDENTIAL PARK	PLAYGROUND	ACTIVE	9,130
PARK K	POCKET PARK	PLAYGROUND	ACTIVE	19,570
PARK L	POCKET PARK	PLAYGROUND	ACTIVE	4,920
CTH PARK A	PASSIVE PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	3,380
CTH PARK B	RESIDENTIAL PARK	PLAYGROUND	ACTIVE	3,870
CTH PARK C	RESIDENTIAL PARK	PLAYGROUND	ACTIVE	3,200
NWRA PARK A	RESIDENTIAL PARK	PLAYGROUND	ACTIVE	6,380
NWRA PARK B	RESIDENTIAL PARK	PLAYGROUND	ACTIVE	9,880
NWRA PARK C	PASSIVE PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	5,845
NWRA PARK D	PASSIVE PARK	LANDSCAPED GRASS & BENCHES	PASSIVE	6,105


NORTH POINTE
TRAILS EXHIBIT
RIVANNA DISTRICT
ALBEMARLE COUNTY, VIRGINIA
GREAT EASTERN MANAGEMENT COMPANY
Townes SITE ENGINEERING
OPEN SPACE – 50± AC (HOA)
TRAIL SYSTEM – 8,465± LF (HOA)
SHARED USE PATH – 8,148± LF (HOA)
(LOCATED WITHIN THE PUBLIC RIGHT–OF–WAY)
GREENWAYS – 3± AC
GREENWAYS ACCESS PATH – 942± LF
(TO BE DEDICATED UPON REQUEST FOR PUBLIC USE)
NOTES:
–THE MAPS ASSOCIATED WITH THIS ZMA & SUP ARE CONCEPTUAL ONLY. THE FINAL CONFIGURATION OF ROADS, TRAILS, LOTS, BUILDINGS, AND AMENITIES WILL BE DETERMINED AT PLAT. OR SITE PLAN APPROVALS.
–PARKS, OPEN SPACE (EXCLUSIVE OF GREENWAYS) & TRAILS SYSTEM ARE HOA OWNED AND MAINTAINED AND ARE NOT FOR PUBLIC USE
–THE SHOWN PARKS, OPEN SPACE, TRAILS & SPORTS COURTS ARE PROVIDED TO SATISFY THE INTENT OF SECTION 4.16. THESE AREAS AND FACILITIES MAY BE MODIFIED AS SITE PLANS ARE REVIEWED WITH THE ADMINISTRATIVE APPROVAL OF THE GOVERNING AUTHORITY
GRAPHIC SCALE
1 inch = 500 ft.
PROFFIT ROAD
PRITCHETT LANE
STEEP ROCK DRIVE
SEMINOLE TRAIL
10' SHARED USE PATH
TRAIL SYSTEM
GREENWAYS ACCESS PATH
GREENWAYS
NORTHWEST RESIDENTIAL AREA (NWRA)
ADDITIONAL RIGHT OF WAY TO BE DEDICATED FOR FUTURE "SHARED USE PATH" ALONG MIDDLE ENTRANCE



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Ms. LaPisto-Kirtley **moved** that the Board of Supervisors adopt the resolution, Attachment H, attached to the staff report, to approve SP202300009 North Pointe.

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

AYES: Ms. Duncan, Mr. Gallaway, Ms. LaPisto-Kirtley, Ms. Mallek, Mr. Missel, and Mr. Pruitt.
NAYS: None.

RESOLUTION TO APPROVE SP202300009
NORTH POINTE AMENDMENT

WHEREAS, upon consideration of the staff report prepared for SP202300009 North Pointe Amendment and all of their attachments, the recommendation of the Planning Commission, the information presented at the public hearing, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-25A 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 Development – Mixed Commercial district, with the regulations provided in Albemarle County Code §18-25A, and with the public health, safety, and general welfare (including equity); and
4. be consistent with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves SP202300009 North Pointe Amendment, subject to the conditions attached hereto.

* * *

SP202300009 North Pointe Amendment - Conditions

1. The maximum residential development on the property must not exceed 1600 units.

Agenda Item No. 18. From the Board: Committee Reports and Matters Not Listed on the Agenda.

Ms. LaPisto-Kirtley said that her Community Advisory Committee (CAC) meeting was canceled due to a budget meeting.

Mr. Pruitt said that since the last meeting, there was a Charlottesville Albemarle Regional Transit Authority (CARTA) meeting. He said that two points of discussion and one action came out of the meeting. He said that he was appointed as the CARTA representative for the Regional Housing Partnership. He said that they received two presentations, one of which was the prioritization study update. He said that it was the next step in implementing service expansions to meet the established needs.

Mr. Pruitt said that this was an early update, and the main progress they had made was that they had spoken with individuals and compiled an inventory of previous studies on transit planning in the region. He said that there were 12 applicable studies to review, and they had established an initial framework for qualitatively and quantitatively considering their concerns. He said that the consensus was to slightly value intensity over expanding transit footprint, as this built the ability of individuals to rely on a transit service, which was crucial for early hub ridership acceptance.

Ms. Duncan said that she found the presentation on CAT's history to be particularly useful, as she used it in her local government class and walked through it with her students. She said that following that, they conducted a bus stop inventory, which was part of the City's efforts to assess the system. She said they were methodically reviewing every bus stop, examining what it had, what it needed, and potential improvements. She said that they also received an email that included data on bus stop usage, such as the number of people getting on and off at each stop, to identify which ones were most frequently used. She said that the team was now evaluating ways to improve these stops, including signs, trash cans, ADA access, and other features.

Mr. Gallaway said that the Regional Housing Partnership held its quarterly meeting in March. He said that the outside-of-the-area presentation that day focused on the National Housing Crisis Task Force. He said that he would send the link to the presentation if the Board would like to review it. He said that the task force was a national initiative led by the Mayor of Cleveland and Mayor of Atlanta. He said he attended a meeting tasked with addressing the homelessness issue. He said a group had purchased a property to establish a low-barrier shelter, and they presented their plan to the City Council. He said they presented different options for the building along with various levels of service. He said that funding was still required. He said there was an MPO meeting on March 20 where they discussed SMART Scale applications.

Mr. Pruitt said that the Housing Crisis Task Force website provided an excellent primer on various local-level housing interventions that localities could engage in.

Agenda Item No. 19. Adjourn to April 15, 2026, 1:00 p.m., Lane Auditorium.

At 7:28 p.m., the Board adjourned its meeting to April 15, 2026, 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.

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Chair

Approved by Board
Date: 08/05/2026 Initials: CKB