

A regular meeting of the Board of Supervisors of Albemarle County, Virginia, was held on January 21, 2026, at 1:00 p.m. in Lane Auditorium, Second Floor, Albemarle County Office Building, 401 McIntire Road, Charlottesville, VA 22902.

BOARD MEMBERS PRESENT: Ms. Sally Duncan, Mr. Ned Gallaway, Ms. Beatrice (Bea) J.S. LaPisto-Kirtley, Ms. Ann H. Mallek, Mr. Fred Missel, and Mr. Michael Pruitt.

ABSENT: None.

OFFICERS PRESENT: County Executive, Jeffrey B. Richardson; County Attorney, Andy Herrick; Clerk, Claudette Borgersen; and Senior Deputy Clerk, Travis 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 in attendance: Jordan Allen and Jason Freishtat.

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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 as amended.

Mr. Missel **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. LaPisto-Kirtley announced that the Fire Rescue Foundation was now officially a 501(c)3 organization, and they would begin raising funds for amenities that the County did not provide. She said that she had also sent photos to the Board members from the YMCA Early Learning Center, a wonderful facility that provided daycare and education to approximately 140 children. She said that she had the opportunity to attend the ribbon-cutting ceremony on January 16. She reported that on January 18, she was the speaker at Women on the Run, a panel discussion she co-organized with Judy Le, the Rivanna District representative on the School Board. She said that the event aimed to encourage women to run for local, state, and federal offices, and they engaged in a Q&A session to discuss their experiences and motivations for pursuing public office. She said that she was pleased to know that this organization existed to support women in their pursuit of public service.

Ms. Mallek announced that Encyclopedia Virginia was offering a free e-book, "The Early Revolution in Virginia," which could be downloaded from [virginiahumanities.org](http://virginiahumanities.org). She said that this was part of the 250th anniversary celebrations, which included a collaboration with the National Association of Counties (NACo) Arts and Culture Innovation Council. She said that the National Endowment for the Arts was offering grant programs, including \$16 million in funding for "America250" celebrations, which were available with applications on a rolling basis from February through July.

Ms. Mallek stated that the General Assembly session was underway, and they could easily follow bills of interest on [lis.virginia.gov](http://lis.virginia.gov), the legislative information system. She explained that bills were sorted by sponsor, number, or topic. She encouraged members of the public to let their representatives know their thoughts on the bills that affected them. She said that issues such as energy, clean water, sewage, workforce, training funds, and implementing the state study to fully fund local education were just a few examples of the many topics being covered. She emphasized that they should not let silence allow a poor bill to pass or a good bill to fail. She stated that the Virginia General Assembly website was [vga.virginia.gov](http://vga.virginia.gov). She said that there was much in today's news that could feel overwhelming, but writing to their delegation at the General Assembly was one place where citizens' voices could make a direct and significant difference.

Mr. Pruitt said he would reiterate a point he had made during their previous Board meeting, which pertained to the Tenaska Power Plant in Fluvanna. He said that last week, on Tuesday, the Fluvanna Planning Commission had voted against the Tenaska Power Plant. He said that although this was not located in Albemarle County, it was adjacent to the Scottsville community, and the identified risks and concerns associated with this plant expanding would significantly impact the Scottsville community.

Mr. Pruitt said that these concerns included excess mortality, a shortened average lifespan for nearby residents, and a higher incidence of respiratory illnesses such as asthma. He said that it was also worth noting that they would not see the tax revenue associated with this plant. He said that there were ten more days before the application reached the Board of Supervisors in Fluvanna, and he encouraged Scottsville community residents to remain involved in this process, to continue monitoring it, and to

ensure that their concerns, although they may not have a direct vote, continued to be heard.

Mr. Galloway stated that he wanted to share that this past Saturday, he had the pleasure of joining Habitat for Humanity, and two homes were dedicated in the Lochlyn Hill neighborhood of the Rio District. He said that he was pleased to see such a good turnout in the community, with approximately 30 to 40 neighbors, volunteers, and community members in attendance. He said that it was a pleasure to welcome them to the Rio District, Albemarle County, and to see the meaningful impact this had on these two partner families, who were now homeowners. He said that he was grateful to Habitat for their work and appreciated being asked to participate in the dedication ceremony.

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Agenda Item No. 6. Proclamations and Recognitions.

There were none.

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

Mr. Missel read the rules of procedure for public comment.

Gary Grant, Rio District, stated that he was currently three-quarters complete with his conscious communication class. He said that today he would like to communicate some additional observations about this Board. He said that he did not have any requests, but rather questions. He asked why Supervisor Pruitt used the phrase "I bleeping love to build schools" during a December 3, 2025, public meeting with the Albemarle School Board, as recorded in the public record. He asked why he had yet to publicly apologize for his choice of words. He asked why Supervisors Galloway, Mallek, and LaPisto-Kirtley, who were in attendance at that meeting, not publicly called for an apology from Supervisor Pruitt for language that Albemarle County would not want its schoolchildren to hear or use.

Mr. Grant said that at the January 7, 2026, meeting, Supervisor Missel thanked several groups for providing input on County issues, as stated in the public record. He said that Mr. Missel stated that their participation reflected the strength of their local democracy. He said that he commended Mr. Missel for not using the phrase "effing local democracy." However, although an apology was not necessary, a correction was warranted. He asked why Supervisor Missel did not know that Albemarle County government was not a democracy, but rather the Board was a representative body. He said that as elected representatives, the citizens did not get to vote with every decision made by the Board.

Mr. Grant said that finally, he would like to bring to their attention a December 17 letter signed by County Executive Jeffrey B. Richardson, addressed to him and including a return address in Georgia. He said that the letter stated that they, Albemarle County, were the victim of a breach, and it advised the reader to call a phone number with any questions. He said that the letter also encouraged the reader to take precautionary measures. However, this was six months after the June breach, which revealed that their County did not have adequate security measures in place to protect them. He said that the letter also seemed to be lacking the phrase "We are sorry." He said that unfortunately, no one had publicly apologized to those who suffered as a result of this breach. He said that he would conclude by sharing some consciously communicated observations and a few questions that this representative Board seldom answered or apologized for in any way.

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Stuart Overbey, Samuel Miller District, stated that she was one of the founding members of the grassroots organization Don't Spread on Me. She said that she would like to extend a warm welcome to everyone, both new and returning to 2026. She said that she trusted that you the Supervisors received last week's email from the Natural Heritage Committee, which recommended that Albemarle County adopt a testing and monitoring ordinance to help protect the County's biodiversity and environment.

Ms. Overbey said that Don't Spread on Me has been actively working with their collaborators under the Virginia Conservation Network umbrella to bring forward a legislative agenda on the issue of sewage sludge at the state level. However, even if their entire wish list were to pass, the need for a testing and monitoring ordinance at the County level would still exist. She said that she hoped the Board could bring this forward for discussion soon. She said that Don't Spread on Me was prepared to provide information and support during the process in any way they can.

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Neil Williamson, President of the Free Enterprise Forum, a public policy organization focused on Central Virginia's local governments, said that this is his sixth or seventh Board he had the opportunity to work with in Albemarle County, and each one was unique. He thanked the Supervisors for their service. He said that today, the Board would be discussing the Albemarle County long-range planning, specifically the capacity analysis. He said that if they reviewed the report, they would see that the consultant had identified the 2022 capacity analysis as flawed, but the 2025 analysis was based on the 2022 analysis to allow for a more accurate comparison.

Mr. Williamson said that by using the previously flawed analysis as a basis, it appeared they were undertaking yet another flawed analysis. He said that the consultant was projecting they would make some changes to improve the analysis, but there were several issues he would like to highlight. During a meeting yesterday, he learned that approximately 2,000 homes not being constructed due to the lack of

sewer infrastructure, despite the lots being buildable. The Albemarle County Service Authority (ACSA) was working on this issue, and it was expected to be completed in the next fiscal year. Once completed, these homes will become truly buildable units. However, their current status was a flaw in the program.

Mr. Williamson said that another issue worth noting was the report on density deferred and density denied, which was published about five years ago. He said that this report highlighted three projects that experienced significant reductions in density. Staff also conducted a similar report, concluding that 58% of proposed density was approved by the Board of Supervisors. He said that this meant that the theoretical density was not truly theoretical if the Board did not approve it. Furthermore, the market played a significant role in determining the type of development that occurs. If they had the option to build apartments but the market indicated townhouses were in higher demand, then townhouses would be built. He said that it was important to recognize the limits of the Development Area and the need to expand it.

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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.

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Item No. 8.1. Approval of Minutes: April 2, June 18, August 6, August 20, September 10, 2025.

**By the above-recorded vote, the Board approved the minutes of April 2, June 18, August 6, August 20, September 10, 2025.**

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Item No. 8.2. Schedule a Public Hearing to Consider Easements on Colonnade Drive (SUB-2025-00215).

The Executive Summary as forwarded to the Board states that Skyline Ridge Apartments were approved with site development plan SDP202400007 on March 12, 2025, for Parcel 060000000040C8 (Parcel 60-40C8). Parcel 60-40C8 will develop 96 multifamily units, including 11 affordable units, under the existing R15 Residential Zoning. Access to Parcel 60-40C8 is provided by Colonnade Drive, an existing road dedicated to public use that has not been accepted into the State Secondary Highway System. Since Colonnade Drive has not been accepted into the State Secondary Highway System, the County would need to authorize the conveyance of any utility easements on the road.

In order to facilitate development of Parcel 60-40C8, public drainage easements and utility easements are needed within a portion of the Colonnade Drive for ACSA to provide service to Parcel 60-40C8 (Attachment A). The proposed improvements and placement of easements were reviewed and approved with SDP202400007 and will not impede the use of the roadway. A public hearing and Board authorization is required before the easements can be conveyed.

There would be no budget impact for the proposed easements.

Staff recommend that the Board authorize a public hearing to consider the conveyance of utility easements to ACSA and drainage easements on Colonnade Drive.

**By the above-recorded vote, the Board voted to schedule a public hearing to consider Easements on Colonnade Drive (SUB-2025-00215).**

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Item No. 8.3. Albemarle County Broadband Authority Quarterly Report, **was received for information.**

The Executive Summary as forwarded to the Board states that this Executive Summary serves as a cover sheet for the Albemarle Broadband Authority (ABBA) Quarterly Report for the months of October - December 2025. The Authority continues its work to support Albemarle County's goal of universal broadband access through oversight of the VATI 2022 project, the VATI 2021 project has completed final financial review and is now complete.

The ABBA Quarterly Report is intended to provide broad updates regarding the activities of the Authority related to the County's goal of universal broadband access. The Authority continues to oversee the VATI 2022 project, the VATI 2021 project has reached its completion.

There is no budget impact related to this report.

Staff recommends that the Board of Supervisors review the attached Quarterly Report and follow-up with staff and the Authority regarding any questions, comments, or concerns.

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Item No. 8.4. Rivanna Water and Sewer Authority (RWSA) Quarterly Report, **was received for information.**

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Item No. 8.5. Albemarle County Service Authority (ACSA) Quarterly Report, **was received for information.**

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Agenda Item No. 9. **Presentation:** Calendar Year 2026 Real Estate Reassessment Update.

The Executive Summary as forwarded to the Board states that Albemarle County Code §15-700 requires all real estate in the county to be assessed annually as of January 1 each year and requires the County Assessor's Office to conduct a new reassessment. The Constitution of Virginia, Article X, Taxation and Finance, Section 2, Assessments dictates that "all assessments of real estate and tangible personal property shall be at their fair market value, to be ascertained as prescribed by law." Also, State Code §58.1-3201 requires all real estate assessments to be made at 100% of fair market value.

The Real Estate Assessor's Office has completed the annual reassessment process for CY 2026 and notices are scheduled to be mailed to property owners on or before January 23, 2026. Property owners who have signed up for e-statements should receive their notice through email as long as no change has been made to their information such as their mailing address. Information traditionally provided by the County Assessor's Office includes the average overall change in assessed value and average change for different property classes. Additional details are provided regarding single family residential properties, which make up the vast majority of properties in the county.

Property owners who wish to request a review of their annual reassessment to the County Assessor must do so by March 2, 2026; this level of appeal is referred to as an Assessor's Review and is allowed by County Code §15-702. Appeals may also be made to the Board of Equalization, if filed by March 30, 2026, or 30 days after the County Assessor has rendered his decision on a previously requested Assessor's Review, whichever is later.

Preparation of mass appraisals that result in fair and equitable assessments requires the work of competent, well-trained personnel in the Real Estate Office in their application of assessment principles and best practices, adherence to Virginia Code and Albemarle County Code, compliance with regulations promulgated by the Virginia Department of Taxation, and guidelines established by the International Association of Assessing Officers (IAAO). The goal of assessment tax policy in Virginia is to fairly spread the tax burden across the population of the county based on the value of the property.

The focus of the Assessor's Office in preparation for the 2026 reassessment was to continue the individual review of as many properties as possible, updating property descriptions as needed, to create more accurate assessed values. The office attempts to review 20% of properties each year. Starting in 2025, we switched from a focus on completing these reviews through in-person site visits to the analysis of aerial photography. While it is possible to gain more details through an in-person visit, the analysis of aerial photography allows for more properties to be reviewed each year, provides more safety for the Assessor's field staff, and reduces the climate impact. The aerial photography system the Assessor's Office uses allow views from all four sides and straight down and allows for accurate measurement tools. It also allows comparison over time so that staff can see changes to a property. Field visits are still required for new construction, sales validation, requested reviews, Board of Equalization appeals, and for properties for which aerial photography does not provide adequate information. The more accurate the property data in the County's records, the better the valuation model and assessment results. The switch in inspection priorities will enhance the data on a larger group of properties each year and is expected to have a positive overall effect on assessment quality.

The presentation will include an overview of the reassessment process and outcome for CY 2026, statistical information on reassessment results by magisterial districts, the change in value for the "average" homeowner, and other information. A Frequently Asked Questions (FAQs) document (Attachment A) and a flyer titled "Why Is This Notice Important?" (Attachment B) has been prepared by the Assessor's staff for distribution to property owners and will be included in the mailing of assessment notices. These inserts have been included as attachments for the Board's reference.

The mass appraisal of residential properties, which make up most of the value in Albemarle County, is completed through a standard mass appraisal valuation model. We created a document for the public titled "2026 Residential Valuation Model," which can be found on the Real Estate section of the Finance and Budget Department webpage on the County website. It explains the model's details. The overview of this document is included as Attachment C and explains why we use mass appraisal and how it differs from other appraisal types.

The presentation will also include the results of the 2026 land use revalidation and an update on the amount of rollback taxes assessed in 2025 through the administration of the land use program.

Overall, the intent of this presentation is to provide to the Board an understanding of the Assessor's Office's processes for creating the assessed values and detailed results of the CY2026 reassessment in advance of the results being provided to taxpayers through notices of assessment being mailed on or before January 23, 2026.

While there is no direct budgetary impact specifically related to this information, the results of the 2026 reassessment will provide important information for the current (FY 26) Budget and the upcoming (FY 27) budget development process.

Staff recommend that the Board receive the CY 2026 Real Estate Reassessment report as presented.

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Peter Lynch, County Assessor, presented the County's annual reassessment results. He explained that this process, which took place throughout the year, culminated in the holiday season with the finalization of the numbers and the presentation of the results that would be heard about today. He said that first, he wanted to state that as the County Assessor, he thoroughly enjoyed his job and understood the importance of the services the County provided to the citizens and the importance of his Office in fairly assessing property values, which in turn allowed the tax burden to be divided equitably among the population.

Mr. Lynch said that as he presented this year's reassessment results, he wanted to emphasize that it was not just the numbers that mattered, but also the process behind them. He stated that it was important to clearly define the support they had and basis for determining the assessments everyone would receive. He said that they would be discussing the reassessment process, including ratio studies, mass appraisal, and the review and appeal process. They would also be reviewing the changes to their annual review of properties and the land use program, which they had recently revalidated in 2025.

Mr. Lynch stated that overall, the tax-based change this year was 6.17%. The historical data they had for assessment changes showed the financial crisis that occurred after 2008, followed by years of reduced assessments, and then a climbing increase in values over time. They had also seen some significant fluctuations in the recent past, notably the 8.4% and 13.46% increases during the pandemic. These increases were a result of the growing demand for housing in Albemarle County, which was a great place to live.

Mr. Lynch stated that in presenting these results, they would be breaking down the changes by magisterial district and property type, using state property class codes. He said that these numbers were averages of value changes for the properties within those groups, and they would vary based on factors such as property types, demand and local market conditions. He said that these results were only based on reassessment, so new construction and other changes were not included in the reassessment numbers.

Mr. Lynch stated that sales ratios were used to determine the appropriateness of their calculations. He said that he wanted to present this slide each year, as it demonstrated how staff was supporting their data and values. He said that this year, unfortunately, the situation was similar to what had occurred over the last few years. He explained that mortgage rates had increased from 2% to 6% to 7% over the past four years, leading to a decrease in sales volume. He said that in the media, the volume of sales was often reported as decreasing, when in fact, the actual prices were rising. He said that these sales were legitimate and involved multiple parties and were not gifts or other types of transactions.

Mr. Lynch said that the challenge was that when they had fewer sales, they had fewer sales within specific neighborhoods, which could impact their ability to support changes in those areas. He said that next, he would like to review data showing a breakdown of single-family home value ranges within the County, from below \$150,000 to properties over \$2 million in value. He said that notably, over 1,200 homes in the county were valued at over \$2 million. The data also showed the average increase for each group and the number of sales that supported each group. However, it was worth noting that at the lower end of the spectrum, they had very few sales and the quality of those sales was not as high as they would like.

Mr. Lynch clarified that the assessment ratio was defined as the assessed value divided by the sale price. For instance, if a property was assessed at \$450,000 and sold for \$500,000, that resulted in an assessment ratio of 90%. Conversely, if the assessed value was \$550,000 and the property sold for \$500,000, the assessment ratio was 110%. Their goal was to analyze the assessment ratio of every property that sold, group those into studies, and then calculate the median and variation of those ratios to assess how well their model was functioning. He would elaborate on the model later in the presentation; mass appraisal was essentially the process of determining the assessment ratio of every property that sold and grouping those into studies to evaluate the effectiveness of their model.

Mr. Lynch stated that in terms of understanding the impact of this change in assessment on the median home's taxes, based on the average increase for homes in that price range, which was 5.5%, the effect on taxes would be an additional \$241.38. To put this into perspective, the results showed that 64% of properties experienced an assessment ratio between 0% and 10%, with an average of around 6%. Another 19% experienced an assessment ratio between 10% and 20%. These variations were due to changes in neighborhoods, demand, and sales data. Additionally, their review of properties had found that the information used to base the assessment could sometimes differ from previous years, leading to an increase or decrease in value.

Mr. Lynch stated that they reviewed every property when it sold and updated the data as necessary. This could sometimes result in specific properties experiencing a greater increase in value than the average. The reassessment notice, which he had included in the presentation for reference, would inform the homeowners of the reason for the change. In this example, it stated "removed from land

use," but it would indicate whatever specific reason for the reassessment. The Assessor's review deadline was March 2, with a Code deadline of February 28, but since that fell on a Saturday, they had until the following Monday to submit them to his Office. The reassessment notices also included the values: the market value and the land use value. It was important to note that 93% or more of properties were not enrolled in land use, so the bottom section would simply indicate that the property was not enrolled in land use for the applicable year. They also had approximately 1,400 properties under conservation easement, with many of those owners mistakenly believing they were part of the land use program. To provide clarity, they had specified conservation easement instead of "not enrolled in land use" on those parcels.

Mr. Lynch said that this was just a sample to illustrate the difference. On the right side, one could see where the values would appear. If the property were in land use, the bottom section would show the expected values. However, since it was a conservation easement, the values were different. The top part of the notice would display the new values, as well as the previous values and the change in tax levy. The 2026 report would require them to use the current tax rate, which was part of the budget process that would occur over the next few months. They did not know if there would be a change in the tax rate, so they were required to use the current rate. The percentage change was primarily caused by the assessment on the first number. In this case, the 3.1% change was due to the assessment.

Mr. Lynch explained that the prior year's change, 2024, would include not only the change in assessment but also the change in tax rate that occurred last year during the budget process. The change notice would also include reasons such as reassessment, if a property was 100% complete as of January 1, and if a property had a permit that was partially complete, based on the percentage of work completed as of January 1. A division of property was a new parcel created through a plat, acreage change, and other factors that explained the assessment change beyond just reassessment on the property. It was also an important notification to property owners that their property had been removed from land use taxation. Recently, they had a revalidation that ended December 5, and approximately 130 parcels had been removed from land use. This was the first major notice to these property owners that their property was no longer in land use.

Mr. Lynch stated that this particular notification was displayed in two places: at the top and in the grid of the notice document. The back of the notice also contained important information. He said staff had included a frequently asked questions (FAQ) section with the notice, which provided additional information. They updated the FAQ every year, and it explained why this notice was important. Many people received their tax bill in May and asked, "What happened to my assessment?" At that point, it was often too late to appeal, as they had passed their appeal deadlines. It was important to review the reassessment notice to understand what was happening with the assessment. If they had concerns or questions, they should contact them before the deadline passed.

Mr. Lynch stated that he would next like to review mass appraisal. He stated that usually, a fee appraiser conducted a single property appraisal, using three to five comparables, and adjusted them for the differences between the subject property and the comparables. The appraiser then determined a value for the assessment. Mass appraisal, on the other hand, used all received sales to create a model, which was then used to determine assessments. This process involved adjusting the model for criteria, including differences in grades, sizes, and neighborhoods. They used a ratio study to calibrate the model and create reports that indicated whether their numbers were too low, too high, or acceptable.

Mr. Lynch provided a few examples to illustrate this process. The median ratio was their goal, aiming for 100% or as close to it as possible. He provided the details of the model to demonstrate that they had thoroughly considered the values they had come up with. However, when they reported the values, they provided a period for property owners to request a review. If citizens received a notice and had a question, the most important thing they could do was call his Office, and staff would be happy to discuss the values and share the data on their property.

Mr. Lynch explained that the quality of the values they had created was based on the quality of the data they had for someone's property. If that data was outdated it could lead to incorrect values. When people called, his appraisers would confirm the data with the property owner and explain the process of creating values. They would provide sales data within their neighborhood or similar properties. Sometimes explaining the process would alleviate the concerns, but some people may disagree with the value or express concerns about the data. In those cases, they would set up an inspection to verify the data and ensure it was up to date.

Mr. Lynch stated that at that point, they needed a review request, which was an official process and could be found on their website or requested through email or directly at his Office. He said property owners could provide support for their concerns, and they would respond in writing. The results of the review could lead to an increase, decrease, or no change in the value. If the data was correct, no changes would be made. However, if staff found that outdated data, they would be glad to adjust the assessment accordingly.

Mr. Lynch stated that the final step in the review process involved submitting a request for review and receiving a response. If someone was not satisfied with the response, they could request a Board of Equalization appeal. This was another official process that could be initiated by contacting his Office for the appeal form, which was a controlled document. They would number them as they sent them out. The Board of Equalization would hold hearings, during which he would present the value that they had created, and the applicant would present any information they had for the Board to consider. The Board's determination could decrease, increase, or carry over the value presented. It was essential to note that

the Board of Supervisors appointed the Board members, who were independent residents of the County and not County employees. This provided an opportunity for individuals to raise concerns about their assessments at no cost.

Mr. Lynch stated that to further support this process, they had online resources available. Although the information was not currently updated, they would be updating it by Friday morning with new forms. The website would also feature a grade guide explaining how they determined grades on residential properties. They had an assessment FAQ flyer, a residential valuation model description, and other helpful applications or forms, including the application for veterans' exemption and other real estate tax relief. These resources could be found on the Albemarle.org website, under the real estate and documents section.

Mr. Lynch noted a significant change they had made this year had been the implementation of Pictometry, an aerial photography program that provided not just straight-down pictures of properties but also views from all four sides. This allowed for accurate measurements of area and distances, as well as the ability to track properties over time. Previously, they had focused on reviewing 20% of properties every year in person, which may have included visiting for building permits, public review requests, or simply inspecting properties to update their data. He said last year, they had reviewed approximately 10,000 properties. This year, due to the change in their process, they had been able to review over 16,000 properties, updating their data on those properties.

Mr. Lynch said that these reviews were not invasive, as they did not enter homes or conduct extensive inspections. They had never had reviews like this before, even when they visited the properties. While they could not get every detail, they were able to find general data that may be different, such as square footages that were off, additions that were added that were not in their records, and so on. This information was very helpful. This year, their focus had been on this type of review. They still visited properties for every sale, and for new permits. New construction would not show up on pictures for a couple of years, so they needed to wait for that. They were still visiting as many properties as necessary. The Pictometry program was greatly beneficial in terms of improving efficiency and staff safety and provided a lot more data than what they could gather from in-person inspections.

Mr. Lynch said that additionally, he would like to provide some general information. This year, 528 new parcels had been added through plats, bringing their total to over 50,000 parcels for the first time. He said staff would be sending out reassessment notices on Friday, January 23. Property owners who had signed up for e-statement notifications would receive those notices via email, just like they received their tax bills. Otherwise, they would be sent by mail on Friday.

Mr. Lynch stated that the land book was the last step in the process, and it was what the first half tax bills were based on. He said staff would then go through the budget process for the next week. He said the budget process was managed by the County, and it was not part of his role. However, he could tell you that once the tax rate was set, usually at the end of April, staff would process the land book. The land book was a snapshot of the values at that point, and it was an important part of their process.

Mr. Lynch said that staff had also been working on improving their geographic information system (GIS) system. Since the cyber-attack, it had been more difficult to use. However, he was pleased to report that the GIS Office in the Information Technology (IT) Department was working to replace it with a new system. He said this new system should be an improvement over what they had before, and it should also be better than what they had before. He stated that the new system would allow the public to print out property cards with more user-friendly data, and it would also enable better searches. This was good news for everyone who used GIS, including property owners, appraisers, and other real estate professionals.

Mr. Lynch stated that finally, he would like to discuss the Land Use Program. He said this program was important because it was about preserving their Rural Areas. He said staff followed the state law and adhered to the guidance outlined in the State Code and the primary purpose of the Land Use Program, particularly in Albemarle County, was to preserve Rural Areas and make farming more affordable for local farmers, given the high market values in the area. He said that the Assessor's role in this program was that they were responsible for ensuring that properties qualifying for land use were following the guidelines. Consistently, they verified that these properties met the necessary criteria. The Land Use Program was not a tax exemption, but rather a program based on the active and consistent use of the property, as guided by the State Code.

Mr. Lynch said that it was their duty to ensure that this ongoing use continued. He said his office conducted revalidations every two years, gathered information, and used these opportunities to identify potential qualification issues. He would elaborate on this further in another slide. They would also discuss land use rates, deferral of land use over time, rollback taxes, and application deadlines. Land use rates were set by the State Land Evaluation Advisory Council (SLEAC), which analyzed agricultural properties and forestry land values based on soil quality. The Council and Forestry Department categorized properties into eight agriculture and four forestry categories.

Mr. Lynch stated that notably, the values for agricultural properties had increased, but they were similar to those three years ago, after a two-year decline. He said forestry values had been slightly lower and had been declining over the past three years. He stated that next he would provide an overview of the Land Use Program in terms of cost. He stated that according to their most current data, they had 4,500 parcels in the Land Use Program in 2019, and had dropped down to 3,569, representing a loss of approximately 1,000 properties. Some of these losses were due to development, while others were

attributed to inactivity or lack of qualifying activity. Despite this reduction in parcels, the cost of the program had increased from \$13 million to \$16 million.

Mr. Lynch stated that one of the things they also found during the revalidation process was that some properties were removed due to a lack of qualifying activity or reporting. The follow-up on the revalidation process, which took two years after data collection, was important because they must confirm what activity was actually happening in these properties. They either removed them from land use, if not already done, or assessed rollback taxes, if applicable. He noted that the process for rollback taxes had improved significantly in their office over the last five or six years. He said the numbers on the left of this slide showed large rollback amounts, but they were largely due to a single, expensive development. The high numbers were not due to their Office's efforts to capture everything. As shown, the blue line represented the number of rollbacks processed each year.

Mr. Lynch said that in earlier years, they processed fewer than 50 rollbacks annually, however, they had a significant increase in those two years due to that one property. He said generally, they were experiencing \$300,000 to \$700,000 in rollback taxes and since creating a new Land Use Administrator position, staff had been able to process rollback taxes for over 100 properties and collect more than \$1 million annually. He said this represented an offset of the previous slide and the amount of deferred taxes. Deferred taxes were recovered if the action or use was stopped. One common reason for rollbacks was when a house was built on previously qualified land, automatically triggering a rollback of the area. Other reasons may also cause rollbacks, but this was the most common.

Mr. Lynch said that finally, he would like to review the application process for the Land Use Program. He explained that the initial application fee for land use was \$125 per parcel. If an application was submitted between November 2 and January 1, a late fee of \$250 per parcel applied. He wanted to mention that the application deadline for 2027 was November 1. The State Code and County Code also allowed a second application period, which was for people who experienced an increase in their assessment from 2025 to 2026. This second application period allowed for submissions until February 23, with the regular \$125 application fee. He said that until April 23, if not within the first period, applicants must pay a \$250 application fee. To qualify for this deadline period, the properties must have an increase in their assessment on their reassessment notice.

Ms. LaPisto-Kirtley asked if appealing an assessment needed to be postmarked by March 2 or physically received at the County Assessor's Office by that date.

Mr. Lynch replied that the rules for submitting an appeal were the same as those for paying a tax bill on time. He said that to be considered on time, the application must be received by his Office or postmarked by the post office by the specified deadline. He said that one issue they faced in the post office was that if an application was sent in Charlottesville without requesting a stamp for a postmark, it would be sent to Richmond the next day and stamped the following day. Therefore, if someone mailed in their application on the deadline, the application may not receive a postmark until the next day.

Ms. LaPisto-Kirtley said that she appreciated the clarification. She asked if basements were assessed differently from walkouts, which were only partially underground.

Mr. Lynch stated that they had different rates for subterranean basements compared to walkout basements. He said that walkouts were more expensive.

Ms. LaPisto-Kirtley asked if a walk-out basement counted toward the overall square footage of the home.

Mr. Lynch said that the square footage of the home was above-grade. He said that when reporting the finished living area, they would only consider the above-grade space. He said that the basement was reported separately as a distinct square footage and was valued separately, including a walkout.

Mr. Missel said that regarding the tax base change, the average was 6.17%. He said that however, the Samuel Miller District's average was 9.8%. He asked if it was correct that this difference was based on the mass appraisal approach and the specific factors considered, such as house style, quality grade, square footage, and other details within each district.

Mr. Lynch said that it would be based on more specific, pinpointed neighborhoods within the district and how much those properties were changing. It was challenging to analyze by district alone, as it was difficult to pinpoint why one area was experiencing more growth than another. He said that for example, properties in Rio and Jack Jouett were more urban areas, so they may change at a different pace than those in more rural districts. He said that this year's numbers did not show a clear pattern in that regard, so this was a general idea of the change.

Mr. Missel said that he was trying to understand the adjustments made in terms of how the adjustment related to house style, quality, grade, square footage, etcetera. He asked how they adjusted based on house style, for example, and how that influenced the adjustment they would make.

Mr. Lynch explained that house style was actually the basis of their model. He said that if it was a one-story house, assuming it started with a rate of \$131 per square foot. He said that this rate would be based on the initial study conducted in September and October at the beginning of their reassessment process. He said that to achieve a 100% median ratio for one-story houses, they would need to adjust the

rate from \$131 to \$140. He said that this rate would serve as the basis, and other factors such as grade and depreciation based on age would be multiplied into that, which would determine the final cost.

Mr. Missel said that he had another big-picture question regarding construction costs. He asked how they factored into the assessed value, or assessments, in general. He said that given that this area was known for being expensive to build new construction or repair existing homes, he was curious about the impact of construction costs on assessments.

Mr. Lynch said that it indirectly factored in, because the sale value was what they used to determine the value. The sale would be inclusive of the costs of building a new home or renovating an older home.

Mr. Missel asked when the new GIS website was going to go live.

Mr. Lynch stated that staff was procuring it right now, and his understanding was that it may be a few months.

Mr. Missel asked what the timeline was for the rollback taxes for properties coming out of the Land Use Program.

Mr. Lynch answered that it was the current and five years assessed in the rollback taxes.

Ms. Duncan said that she had one question regarding the slide with the bar graphs, specifically the taxable change groups. She said that this was somewhat related to the previous discussion about higher percentage changes. She asked if there was a map available that displayed the percentage change in neighborhoods or parcels, allowing them to visualize where the 10% to 20% increase was versus the 10% decrease.

Mr. Lynch stated that there was not a map, but every year he was typically asked for a list of neighborhoods within each district. He said that he had already prepared a neighborhood list that was separated by district, and he would be emailing that to each of the Supervisors. He said that he would include each of the neighborhoods, and it would be broken down by their district. He said that the list would show the average change for each neighborhood.

Ms. Mallek said that Mr. Lynch had stated 60% of properties had a 0% to 10% increase. She asked if that caused the neighborhood data the next year to be impacted, or if there was any connection.

Mr. Lynch said that one thing that they would see was that different areas of the County would change at different rates. He said that what often happened was that one neighborhood would experience a high increase in one year, but a lower than average increase in the next year, and they would eventually even out. He said that this was not always the case, as there were certain sections of the County that were highly sought after and continued to increase at a rate equal to or even higher than the average.

Ms. Mallek said that in the past, undeveloped rural land was called "vacant," as if it was waiting for a house to be built on it, as opposed to already having a use, such as forestry. She asked if they would continue to use the term "vacant" in the new GIS, or if they would have clearer, specific terms in assessment records.

Mr. Lynch said that he did not see a difference in the data itself between what GIS used to provide and what they would be providing in the future.

Ms. Mallek said that she brought this up because the term "vacant" had been a point of concern among some of her constituents who felt that it was a misnomer for their rural properties. She said that on the topic of land use, she would like to clarify whether changes in boundary line adjustments within a parcel without any changes in the use would have an impact.

Mr. Lynch said that state law required a property to reapply for land use when the acreage changed on the property. He said that as a result, any change to a property, even a minor boundary line adjustment, triggered an acreage change. They automatically removed the property from land use for the next year, notified the owner, and provided them with the opportunity to reapply. He said that because of this, the owner qualified for the later deadline to apply, specifically the March deadline.

Ms. Mallek asked if a boundary line adjustment with no other changes would still take them out of the program.

Mr. Lynch said that if the acreage changed, then yes.

Ms. Mallek said that it used to be that if the aggregate remained the same, then it would not change anything. She asked if the parcel sizes changed, it would be removed from the Land Use Program.

Mr. Lynch confirmed that was correct. He said that there was additional nuance to this issue, as there were restrictions on aggregating parcels together to meet their minimum acreage requirements. He said that if a boundary line adjustment was made on one parcel, it could no longer be aggregated with others, as it officially became subject to the subdivision ordinance.

Ms. Mallek emphasized that this information needed to be widely broadcast, as many people were making errors in their decision-making due to a lack of understanding of that nuance. She supposed it was a lawyer's job to be aware of that when advising their clients. She said that on another topic, she would like to discuss the 130 parcels that did not complete revalidation. She said that this year, she had not received an Excel sheet listing those parcels.

Mr. Lynch replied that was true; they had significantly improved their communication with property owners, and as a result, they now had more than 3,000 email addresses associated with the program. He said that to ensure that all property owners were aware of the upcoming deadlines, they initially reached out to everyone at the beginning of the process. He said that they then followed up with multiple contacts through the CAPE Office to remind those who had not yet revalued their properties of the September 1 and December 5 deadlines. He said that they also made additional phone calls to those who had not yet taken action.

Ms. Mallek said that she was thrilled to hear that they had sent out individual email notifications. She asked if they were seeking a range of below 10% for the coefficient COD included in the charts.

Mr. Lynch said that the property type was the main factor in that case. He said that for a homogeneous neighborhood with similar houses, the recommended range was 5% to 15%. He said that in contrast, vacant land, particularly rural vacant land, could accommodate a higher percentage, up to 20% to 25%, due to the greater variance in that type of property. He said that generally, aiming for a 1% or 2% range was too restrictive, so a range of 5% to 10% was considered optimal.

Ms. Mallek asked if they had information about working septic systems on rural properties and other similar details. She asked if that impacted the Assessor's information or more an issue for the Department of Health.

Mr. Lynch said that it certainly could affect the assessed value if the septic system was inoperable or there was no water. Those things would be taken into account, but whether it was a temporary or permanent issue would be the main determining factor there.

Ms. Mallek said that it sounded like the major burden still rested with the Health Department and Zoning Department for handling that. She stated that they had previously discussed the numbered forms for equalization and the e-statement. She said for those who received an e-statement, she would like to know if they also received a paper copy to file in their records when they received the mail or did the e-statement entirely replace the paper copy.

Mr. Lynch replied that the e-statement replaced the mailing.

Ms. Mallek said that she was glad that they were conducting the ground truthing, as her own driveway was still listed as being on the neighbor's property on the GIS after 15 years. It was a lengthy process to get those corrections made. She recalled that in 2008, there was a significant uproar over various financial issues, and one of her farming constituents shared a compelling story about the land use valuation and its historical significance. She explained that the use value rooted in her family's 10-generation history in Virginia, when compared it to the residential value of her house, it was not commercial, as it was a different use.

Ms. Mallek said for example, a pasture or forest should not be charged at a residential rate. She thought it made sense to explain this, and it was the basis for the state's use value tax, which was established in 1971 and 1973. She said that she was reading the June minutes when Mr. Lynch gave a presentation about the shrinkage of parcel numbers. She remembered the first year, after 17 years of trying to establish revalidation, saw a \$5 million increase in rollbacks due to properties prior to Mr. Lynch's time here. However, she had noticed that there had been no check-ins from participants in the program since they signed up in 1973. They had made progress in catching up, and it was reassuring that they had been able to prevent people from misrepresenting themselves as farmers. This had helped to avoid conflicts and ensure fairness to actual farmers. She thanked Mr. Lynch for his answers to her questions.

Mr. Pruitt asked if this year's assessment had seen any strong patterns within each housing type.

Mr. Lynch said that he had not observed any patterns based on the type of housing.

Mr. Pruitt said that looking at the data set with the blocks of assessment changes, he was wondering if that data set included circumstances where they may have greenfield construction on parcels or substantial renovations on existing housing.

Mr. Lynch answered that the renovations were not included in this assessment because they would be considered new construction. He said that the assessment would include any changes that did not involve a major alteration to the property itself. He said that this was essentially a reassessment of similar data from one year to the next, with the property remaining unchanged.

Mr. Pruitt said that he would like to know the process of systematizing qualitative changes, such as work that required building permits, and that increased the value of a home. He asked how those types of items came to his office, and what process was in place to capture and track them.

Mr. Lynch replied that all permits that would impact the value of a project were interfaced from the

Community Development system into his Office's system, and then he followed up on each of those permits.

Mr. Pruitt asked what the process was for systematizing the value change. He said that he was curious about the approach used when assessing the value of a project, such as remodeling a bathroom. He said that he was wondering if there was a specific method or table that assigned a value, like a bathroom being worth approximately \$10,000, or if another approach was used.

Mr. Lynch said that Mr. Pruitt had suggested a fairly simplistic example. Their model did include a value for bathrooms, which was applied if a bathroom was added. He said that if a bathroom renovation or kitchen renovation was involved, it could potentially change the condition of the home, shifting its value from average to good, and that would change the value. He said that adding square footage would also increase the value.

Mr. Pruitt asked if there was an inverse system in place, such as if a part of a house was affected by fire or other damage.

Mr. Lynch replied yes; if they received fire reports or discovered fires at times, they would reduce the property's value. He said that according to State Code, if a home was uninhabitable due to fire damage, the value must be reduced to zero until the property was restored to a habitable condition. He said that to account for these situations, they had a category in their changes specific to fire damage, flood damage, or other similar problems.

Mr. Pruitt asked if the data Mr. Lynch provided on land use removal also accounted for owners who transitioned from land use to conservation easements.

Mr. Lynch answered no; those were separate and would not be considered a rollback. He said that if a property went from land use to conservation easement, it could not be rolled back.

Mr. Pruitt said that he was wondering if the 1,000 or so properties removed from the Land Use Program would include that circumstance.

Mr. Lynch stated that the majority of those were properties that were not consistently doing the qualified use.

Mr. Gallaway stated that two of his questions would likely take up more time than the Board had allocated for this item today, so he would like to make a request of the County Executive, Mr. Lynch, and the Finance team. He explained that the focus, as it should be, was on home ownership and single-family detached homes. He said that he did not think they had thoroughly explored the impact on renters when the tax rate increased. He said that last year during the budget season, he had found himself explaining the process of how multifamily properties were assessed and how the increased assessments were ultimately passed through as rent increases.

Mr. Gallaway stated that the average increase for a home valued at \$516,000 was \$241 per year; however, this figure did not account for the monthly rent increase for renters. He said that he thought it was important for the Board and County staff to have this conversation and be aware of the impact. Therefore, he was requesting that they not address this today but rather consider it for a 15-20 minute discussion during one of their work sessions in the budget this year, so that they could help the public understand how the tax rate affected renters. This topic had been previously discussed during the fall in the Board's five-year financial planning, when they had examined the diversification of their tax base and the unique characteristics of multifamily properties in relation to residential, commercial, and agricultural properties. He requested that staff consider this for future discussion, if there was Board consensus as well.

Mr. Lynch reiterated that according to their assessments, multifamily housing experienced a 4.6% increase.

Mr. Gallaway said that he understood, but when people examined that, it was clear how the \$241 figure could be reached by choosing a specific price point or home point. However, if he was paying \$2,200 in rent, and then the rent could be adjusted differently based on the tax bill each person received, it was not as clean of a calculation. He said that he thought it was essential for them to understand this. According to the chart with the average increase over the years, with this year's rate at 6.1%, looking at the last four or five years, they all recognized the tremendous pressure on their taxpayers here. Additionally, they were aware of the tax rate increase they had added on top of rising values.

Mr. Gallaway said that this went beyond Mr. Lynch's task of reassessments; it was part of the conversation and the realization of what the Board needed to be dealing with, especially as they approached this year's budget. He asked if Mr. Bowman or Mr. Sumner could review the projected tax rate increase they had been using for their planning purposes back in the fall.

Andy Bowman, Assistant Chief Financial Officer, said that in the five-year model presented by the Board on November 19, there was no anticipated change in the tax rate during that time. He noted that there were different assumptions for each year, but the average total revenues were projected to increase by 5% to 5.5% annually over the next five years. This estimate encompassed all revenues, including property taxes, sales taxes, state taxes, federal taxes, and was based on the County's historical trends over the last 10 years, without adjusting for any potential tax rate changes.

Mr. Gallaway acknowledged that they would have opportunity to discuss this in the future, but he thought it was essential to highlight the difference in terms of their tax rate increases and their planned budget. Additionally, he would like to point out the \$241 tax increase for a homeowner, which translated to approximately \$20 per month. This may seem insignificant at first, but over a period of four to five years, the cumulative effect could be substantial, particularly for those at the lower end of their income bracket. He acknowledged that this was a concern and would likely be discussed in more detail as they moved into budget season.

Mr. Gallaway stated that he would also like to mention the Excel sheet Mr. Lynch had mentioned, which would allow for analysis by neighborhood and provide valuable insights. He said that another Supervisor had also mentioned the differences between neighborhoods, and he agreed that each area had its unique characteristics, and the sales data played a significant role in these variations. Notably, the increase in values at the higher end of the sales price spectrum, particularly in the \$1 million and over \$2 million range, was a robust market in their County, as supported by their local data as well as national housing data and reports. He was simply making an observation, but it was worth noting that this trend was likely influencing values and prices across the County.

Ms. Mallek stated that she wanted to add one more thing to what had been mentioned about longtime residents. She recalled Mr. Bailey was their VDOT person in Free Union starting in 1946. He built his house for \$5,000 in 1947. By 2008, he was 90 years old at that time and his tax bill was \$5,000 every year; the original cost as building his house. This sentiment was a personal but widely shared feeling among their residents, who often felt that regardless of age, these increases were difficult to handle, especially as people retired and may have reduced income.

Ms. Mallek stated that having access to real data and the effort to ensure fairness in assessments was very important. She said that she wanted to show a picture to everyone, which was somewhat related to a children's story called "Under One Mushroom." She explained that there was a lot of discussion in the agriculture community about taxes regarding segregating trees from pastures to avoid counting them. She stated that in her pasture, they could see a tree providing excellent shelter from ice and snow, as well as heat and rain in the summertime. This was what she was talking about when she mentioned scattered trees in fields. She really wanted everyone to consider the importance of these trees for all their agricultural properties.

Jeff Richardson, County Executive expressed his gratitude to Mr. Lynch and all of his staff who did such excellent work in completing this reassessment process this year. He noted that this was a critical juncture in their budget process. What he appreciated most today was the way Mr. Lynch methodically walked through the parts of the presentation that involved engaging with the community, handling appeals, and other related matters. He said that these aspects would likely be discussed during the budget process, which paralleled the appeals process, and would be heard from community members who had concerns or wished to appeal. Mr. Lynch and his team invited this engagement, as it was a deliberate process that was data-driven, yet allowed their citizens to interact with Mr. Lynch and his Office if they had questions. The team consistently represented their County in a positive manner, carrying themselves with great professionalism. Therefore, he would like to again express his sincere appreciation for their team's hard work.

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**Recess.** The Board recessed its meeting at 2:34 p.m. and reconvened at 2:44 p.m.

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Agenda Item No. 10. **Work Session:** 2025 Buildout Analysis Update and AC44 Analysis Tool.

The Executive Summary as stated to the Board states that on September 3, 2025, the Board of Supervisors received a presentation on the 2025 Land Use Buildout Analysis. This analysis estimated the theoretical capacity of the Development Areas for residential and non-residential uses based on the current land use categories in the Comprehensive Plan. The 2025 Buildout Analysis replicated the same research approach and methodology utilized by the 2022 Buildout Analysis, but used the latest available development information to reevaluate the theoretical capacity of the Development Areas. Both analyses determined that the existing limits of the Development Areas contained enough capacity to theoretically meet the projected future demand of residential and non-residential land uses over a 20-year time horizon (see Attachment A). Nevertheless, both reports also cited several continuing challenges to achieving maximum theoretical buildout across the Development Areas.

On October 15, 2025, the AC44 Comprehensive Plan was adopted by the Board of Supervisors, effective January 1, 2026. The AC44 Comprehensive Plan includes an updated Growth Management Policy, which calls for closer monitoring of the utilization of the Development Areas (see Attachment B).

Line + Grade, a local planning and engineering firm, will review the results of the 2025 Land Use Buildout Analysis using a market-based lens. The analytical model developed by Line+Grade provides different approaches to projecting future demand than the approach used to complete the 2022 and 2025 Buildout Analyses. This new model includes more forward-looking methods, such as incorporating market-based data and projections provided by CoStar, a leading provider of commercial and multifamily real estate information. The previous analyses completed in 2022 and 2025 relied on the development activity from the prior ten years to project future demand.

Staff will also review a draft "AC44 Analysis Tool," which assess how proposed residential

density/ commercial intensity of an individual project compares with the theoretical maximum capacity expected under the Comprehensive Plan's Land Use Designation for that parcel (see Attachment C). This tool also provides information about how current development proposals align with the goals of Housing Albemarle, the County's strategic plan for affordable housing. Staff is planning to use the AC44 Analysis Tool as an additional lens to assess how future development proposals advance the density and housing goals of AC44. The AC44 Analysis tool will also assist with the overall long-term administration of the updated Growth Management Policy (see Attachment B). The Planning Commission provided feedback on this tool at their meeting on December 9, 2025.

There is no budget impact associated with this agenda item.

This executive summary is intended to inform the Board on the Land Use Buildout Model and the AC44 Analysis Tool, address Board questions and receive feedback. No action by the Board is required at this time.

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J.T. Newberry, Senior Planner, stated that he was joined today by Jeremy Goldstein, from Line + Grade Engineering, along with several members of his department's leadership, who will help answer questions and facilitate the discussion on today's topic. He stated that today marks the second part of a discussion that the Board had in September. At that meeting, they were in Phase 4 of the AC44 review, focusing on an apples-to-apples comparison of the 2022 Land Use Buildout Analysis to the results of the 2025 Land Use Buildout Analysis. The Board adopted AC44 in mid-October, and they were now transitioning from the review and adoption phase into the implementation phase.

Mr. Newberry stated that today, their presentation would review the 2025 results through a market-based lens and review a draft AC44 Analysis Tool. He said this information was important because when administering the updated Growth Management Policy included in AC44, it was essential to understand how effectively development areas are being utilized. This information will help inform future policymaking, particularly on topics related to housing and economic development, as well as several of the Board's initiatives in their FY24-28 Strategic Plan. He said it will also provide greater context for evaluating future development applications that will be coming before the Board. He said that he would like to spend a few slides reviewing some of the broad results they discussed in September.

Mr. Newberry said that beginning with the total maximum theoretical residential capacity, these figures combined the development pipeline, which included projects under review or approved, but not yet built, with the theoretical maximum buildout estimate, which includes parcels that were vacant or at least 2 acres with a land value greater than their improvement value. In September, they observed a decline in capacity, which could be largely attributed to the residential deliveries that occurred between 2022 and 2025. He said despite lower capacities, they still exceeded the expected demand over a 20-year time horizon.

Mr. Newberry said that for non-residential uses, they also observed lower results, but they still exceeded the 20-year forecasted demand. One trend they observed across development applications was that if one project approved between 2022 and 2025 was removed, the overall trend was for approval of projects at about 70% of the Comp Plan maximum. He said this was an increase from the trend observed in the 2022 Analysis, which was 58%.

Mr. Newberry said that from their September discussion, they noted that the composition of parcels meeting the definition of developable was approximately 50-50 between those that were vacant and those that would require some amount of redevelopment. Consequently, the overall developable acreage decreased from 6.9% to 6.1% for a total of 1,446 acres.

Mr. Newberry stated that before Mr. Goldstein presented, he would like to briefly describe his work, which had focused on digitizing the information needed for them to conduct this analysis on a more regular basis. They were now in a position to implement the updated Growth Management Policy, with the tool created by Mr. Goldstein, which he would further explain in a moment. This tool will enable them to be a better partner both internally and externally, including with their School Division and utility partners. The tool will also aid in analyzing and contextualizing development proposals that come before them for review and approval.

Mr. Newberry said that one of the key aspects of the results Mr. Goldstein will present was the amounts divided by neighborhood, as defined in the Comprehensive Plan. He said that for example, the Pantops Master Plan in AC44 would be categorized as Neighborhood 3, while the Southern and Western Neighborhoods would be grouped as Neighborhoods 4 through 7. To avoid any confusion, he wanted to emphasize that they were referring to neighborhoods within this specific context. He said that now, Mr. Goldstein would discuss the Analysis Tool and its results in more detail.

Jeremy Goldstein, Line + Grade, stated that he would like to dive into the details of the tool they developed to enhance the County's Buildout Analysis and analytical capabilities. This tool was Excel-based and served as a leave-behind for County staff, allowing them to use it in perpetuity. Like any spreadsheet model, it has multiple tabs and inputs. The tool's functionality can be broken down into two main components: the input side and the output side. The input side involved gathering facts about parcels within the development area, including their size, current uses, and known improvements in land values. It also includes a series of assumptions about what these facts mean in terms of capacity and future development potential.

Mr. Goldstein said that these assumptions can include criteria for determining parcel developability and expected types of growth on a parcel given its characteristics. He would also discuss the underlying assumptions and opportunities for upgrading this tool as they move forward. The output side involved calculations about growth potential or development potential based on these assumptions. Currently, the tool featured a basic user interface with friendly modules that allow users to query scenarios and make adjustments.

Mr. Goldstein said that next, he would show some of the findings from these scenarios and explain how they arrived at them. However, there were a couple of critical caveats to keep in mind. Firstly, this analysis was largely an art, not a science. He said while they would present numerous numbers, many of these were data-derived and rely on assumptions that could be qualitative or gut-driven in nature. Therefore, nothing presented here should be considered absolute or set in stone. He said this analysis tool was useful for revealing how changes in underlying assumptions or policies could impact overall outcomes. The numbers themselves were useful, but the comparison between them could be equally valuable.

Mr. Goldstein said that with that in mind, he would proceed to show a few of these scenarios, and he would note that these were just the ones they had developed to date. There was no reason this should be the end of this work, but their initial goal was to bring the same thought process used for the 2022 Buildout Analysis into 2025. He said that Mr. Newberry had mentioned the concept of an apples-to-apples comparison, which was demonstrated in September. This evaluation focused on how parcels identified as developable in 2022 changed by 2025 and what that told them. This time, they were interested in applying the same methodology to the existing context of their parcels, taking into account the changing variables.

Mr. Goldstein noted that one of the critical factors, as Mr. Newberry mentioned, was the relationship between improvement values and land values, which was a key variable in identifying parcels as developable in the 2022 methodology. They attempted to replicate the 2022 methodology as closely as possible with the available information, but now it was in an Excel spreadsheet, making it easier to update assumptions moving forward. He further noted that this scenario relied heavily on what is considered developable. The criteria, for example, were that only parcels 2 acres or above were considered residentially developable. If one was 1.9 acres, it was out, but if one was 2.1 acres, it was considered a potential. In real life, it was never a hard and fast rule, but they were using the same variables to see what they saw now with a 2025 lens instead of the 2022 lens.

Mr. Goldstein stated that the provided table summarized parcels, acreage, total changes in square footage and housing units across all development areas, by development area, and then a total. The results showed that the maximum buildout might be as many as 10,000 housing units and 12 million square feet of commercial or industrial uses. These numbers were higher than those discovered in 2022, likely due to changes in values. As a result, more parcels were being identified as developable over a three-year period, which spoke to changing market conditions. He said that they had done the due diligence of reviewing these parcels on a map to ensure they made sense and were not data errors. The change was likely due to changing market conditions or data conditions.

Mr. Goldstein said that Mr. Newberry also mentioned that, in reviewing approved projects over the last few years, they were not routinely meeting maximum build-out. Instead, it was more like 70% of maximum build-out was being approved. Having this Excel-based tool made it easy to query the same data set with different questions, such as how does total build-out change if they, instead of looking at maximum build-out, consider a typical build-out using the 70% threshold? The tool had a module that allowed them to input a percentage of the maximum build-out they wanted to see, and it generated a new table. This amount of build-out was remarkably close to the overall total found in the 2022 data.

Mr. Goldstein said that although it was coincidental, this suggested that if they focused on typical build-out from a maximum perspective, they were actually looking at what the market was doing as the maximum build-out. This revised approach would yield a number closer to 7,000 housing units and many millions of square feet of commercial uses still developable through this process. They now had two versions of build-out: one based on policy and the other more market-informed, using what developers were actually doing to inform capacity. The next stage was to evaluate capacity versus actual development or expected future development. To do this, they were conducting a market demand scenario.

Mr. Goldstein stated that there were various ways to estimate future growth, often relying on backward-looking trends and projecting them forward. However, they also wanted to explore outside forecasts to inform a data-oriented evaluation of future growth. They consulted CoStar, a data service that provided in-depth information on commercial development, history, patterns, and future trends. They used CoStar's data for Albemarle County and also considered their near-term forecasts for growth in each industry sector. It was worth noting that CoStar did not provide single-family development assumptions, so they conducted their own feasibility analysis to determine that there was ability for single-family projects throughout the county. To provide a clearer understanding, they attempted to suggest continued single-family development in the future and combined it with CoStar data to create a new forecast.

Mr. Goldstein said that they then allowed users to choose the number of years they wanted the forecast to be pushed out. The provided market demand scenario table displayed four different years of the CoStar forecast, showing the expected development over one, three, five, and ten years. He noted the row beneath each part of the table showed the percentage of maximum build-out. By comparing this growth forecast with the capacity analysis done earlier, they could see that as they approached ten years,

CoStar was expecting a significant increase in residential development demand compared to commercial development. It was worth noting that this data was pulled before the announcements for AstraZeneca and the Manning Biotech Institute, so they had added it to CoStar's numbers for five and ten years. The table showed a significant leap in industrial square footage, which they considered a placeholder for upcoming projects.

Mr. Goldstein explained that the market-based forecast suggested that in the near future, there may be a disconnect between policy-based expectations for housing capacity and market interest in developing housing units. He said that as a result, they were starting to see numbers turn from green to yellow. He said that the threshold for turning them yellow was arbitrary, but it highlighted the point at which there was a need for a more market-focused capacity analysis. The implications of this were not far-reaching at this point, but it suggested that they should evaluate their capacity analysis moving forward, especially one that focused more closely on market conditions.

Mr. Goldstein said that their previous capacity analysis relied on assumptions about future land use, which may not align with real market conditions. For example, if they assumed 30% of future land use would be residential, it was possible that the actual number was much higher, potentially 70%, 80%, or 90%. He stated that they had provided a tool that allowed for more data-infused information to help staff and leadership in their decision making moving forward. This ultimately was a strong first step rather than a final step in this process.

Mr. Newberry stated that before they proceeded with questions and feedback from the Board, he would like to outline a couple of next steps for the Buildout Analysis. He said that the goal was to provide the Board with updated figures on estimated capacity by land use type on an annual basis. They would conduct an analysis of the previous 12 months of legislative actions to help the Board understand the impact of its actions on capacity. As noted in AC44, every two years, they would update the more comprehensive full Buildout Analysis. With that said, before they reviewed the AC44 Analysis Tool, he would take questions and feedback on this portion of the presentation.

Ms. LaPisto-Kirtley said that she had one question regarding the theoretical build-out assumption. She said that on one slide, the presenter had mentioned that the retail space would be \$1.8 million per square foot. She said that she understood that office and industrial spaces had different values, but retail space could be repurposed for housing, as seen in Charlottesville, where a former retail area had been converted into 300 homes. She said that she was wondering if the tool could account for changes in usage. She said that for example, at Fashion Square, they had Home Depot and the Police Department, but the space in between could be used for office space with housing above it, or it could be entirely housing. She said that she was wondering if this possibility had been considered in this analysis, and if so, how it would impact the numbers.

Mr. Goldstein confirmed that it could certainly be taken into account. What they would now have access to was a fairly clear place to challenge the underlying assumption that a certain percentage of this should be considered retail, and instead, they had changed the configuration. However, this analysis was primarily done at a neighborhood level, rather than on an individual parcel basis. He noted that while the tool itself made assumptions about what could be placed on a parcel, it was not designed to evaluate the parcel independently as a project. He said that they were not trying to create a real project but rather apply this math equitably across all parcels that met the criteria, and then aggregate the results. The rounded numbers by development area may be more important than the specifics of individual parcels.

Ms. LaPisto-Kirtley asked if large, undeveloped parcels could be accounted for using this tool.

Mr. Goldstein said yes. He explained that they had discussed various ways to implement an upfront user module that would allow users to select a specific parcel and force it to a particular outcome. He said that this ability remained intact. He said that for example, if they wanted a parcel to be designated as zero, regardless of its original development potential, they could simply make that change and receive a new set of outcomes. He said that at this early stage, they had been cautious about altering the underlying data, but that foundation was already in place. He said that if this direction was pursued, making the change would be a straightforward process.

Mr. Missel said that he had a few questions related to growth assumptions, access to infrastructure, and the data itself. Starting with growth assumptions, he noted that they had mentioned in her presentation and also on one of the charts that they had assumed an increase of approximately 600,000 over the next five years, based on the CoStar data. He asked if that was accounting for the AstraZeneca development.

Mr. Goldstein confirmed that was correct.

Mr. Missel asked if it also included additional housing units along with that development.

Mr. Goldstein replied no; there were no secondary spillover assumptions included.

Mr. Missel asked if there were no other assumptions about other developments that may come online in support of the AstraZeneca development.

Mr. Goldstein said that no, they were not included, but he believed all these factors should be considered when developing this plan. He said that his expectation was that if they revisited the same CoStar data in a month, many of these items would be addressed. He said that he thought it would be

beneficial to review this data again to see if any changes had occurred. He said that since they had already completed this project before the AstraZeneca announcement, that information did not make it into the final report.

Mr. Missel asked if the ripple effect in development would be captured in CoStar data or if the County needed to carefully focus on the existing conditions.

Mr. Goldstein replied that he believed both were important. He said that he would expect it to be contained in CoStar data, and it would also be worth the County's time to think about the potential downstream effects of that development.

Mr. Missel said that this tool would be available for staff to access through Excel. He asked if the tool would be updated automatically through input from CoStar and other sources, or if that was all manual.

Mr. Goldstein stated that at this stage, the process was manual, and most of it was heavily reliant on data provided by staff, including Planning staff and County Assessor. He said that he had not yet incorporated data scraping and the ability to pull in external data, which would likely be a phase two development if that direction was pursued.

Mr. Missel said that next, he would like to discuss access to infrastructure. He said that as they had emphasized the importance of being proactive rather than reactive, particularly in regard to schools, VDOT, and Rivanna Water and Sewer Authority (RWSA), he was concerned that they may eventually reach a point where they hit a "soft wall." At that point, they may find themselves unable to provide the necessary infrastructure to sustain the growth trend they projected. He asked if this data had been taken into consideration, or if they were simply assuming that the infrastructure would be available as needed.

Mr. Goldstein replied that he would refer to the capacity portion of the plan, where they had decided they wanted to use the old methodology. He said that as they began to identify some issues and quirks, it became clear that staff were interested in reevaluating those underlying assumptions. He said that given the time constraints they had, they decided to stick with the current method and then reassess it later. He said that now, he believed that infrastructure access was a prime example of the kind of upgrade that could provide more real-world context for what types of development were likely to occur and at what intensities.

Mr. Missel said that it sounded like it was still a work in progress.

Mr. Goldstein agreed; it was absolutely still a work in progress.

Mr. Missel stated that Mr. Newberry had mentioned at the beginning that this would inform schools, VDOT, and other organizations, and would be used by them for their strategic planning. He said that he imagined that a master planning and infrastructure planning process would involve this as well. He said that he was curious about the level of involvement from these other organizations. He asked if they and these organizations typically met on an annual basis to discuss trends like this, or if it was built into the timeline.

Mr. Newberry said that he could refer to some of his colleagues for a more in-depth answer if they wished to provide one. He explained that they received both ad hoc requests for data as different partners updated their plans and engaged sophisticated consultants to build models. He said that these partners required data to complete their work, and they were responsive to those requests. He said that they regularly met with the School Division, VDOT, RWSA, and Albemarle County Service Authority (ACSA), where constant communication was necessary regarding the anticipated scale of development.

Mr. Missel said that it was then incorporated into their Capital Improvement Plans (CIP), and so forth. He said that he found it intriguing to see how that process unfolded, like a visual representation of the various components involved. He said that the budget-related aspects, then the subsequent steps, and so on, would be interesting to observe.

Ms. Duncan said that when it mentioned market demand, she was also expecting to discuss the financial aspects, including the cost of land. She said that she wondered if that factor was taken into account at all. She said that she would assume that as they approached the 80% of maximum buildout, the available land would decrease, and prices would increase. She said that they already knew that construction prices were rising, which was limiting the amount of new development. She said that she would like to know if the cost of land and construction was factored into the analysis.

Mr. Goldstein replied that it was not part of the initial methodology, but he believed it was an important one. He said that to effectively track that, they would need to focus on collecting detailed data over the next several years. He said that he had made a quick reference to conducting a development feasibility analysis on various housing products for the County, with the goal of infusing some market analysis. He said that while this snapshot was helpful, what truly mattered was how this information changed over time. As they began to follow development feasibility and outcomes, this data would help seed some of this information. He said that the expectation was that as costs changed, such as land costs, construction costs, and other hard costs, they should see corresponding changes in yields, unless revenues could keep pace. If they started to see these changes, it would effectively answer some of the same questions, but from a private sector perspective. What they had right now was only a snapshot of today. He said that as staff continued to use this data year after year, he believed the data would become

increasingly valuable.

Ms. Mallek asked if the maximum development scenario chart was stating that 614 units could be developed in Crozet in one year.

Mr. Goldstein replied no; that was the total number of new housing units that could go in Crozet under these scenario conditions.

Mr. Newberry noted that this did not include the projects already in the pipeline, which was about 3,000 units.

Ms. Mallek said that the question that goes along with that was: where or is a constraint on a parcel considered in their data? She asked if floodplains, streams, steep slopes and other environmental features were considered as constraints in the data.

Mr. Goldstein answered that within the model, there were exclusions for land that overlapped with floodplains, steep slopes, and easements. In fact, for their purposes, they took a more conservative approach by excluding entire parcels that overlapped with these areas, rather than carving out smaller pieces as had been done in the past. He confirmed that that information regarding these exclusions was included in the model. He asked if Ms. Mallek was suggesting that she was surprised to find that there were 80 parcels left in Crozet that still had development capabilities.

Ms. Mallek asked if they were green fields.

Mr. Goldstein replied not necessarily. He explained that if the land value was higher than the improvements value on the property, it was considered developable.

Ms. Mallek said that she understood. She said that for a community like Crozet, where there was a large number of very old homes, the loss of affordable housing was a great concern. She said that she wanted to just clarify how these parameters were developed and how they were applied. She said that she thought it was interesting to note that they may have assumed in prior years that residential was a smaller portion of development, as they had witnessed multiple developments go in the opposite direction and increase the residential units due to market conditions.

Mr. Goldstein stated that the old analysis considered at a 20-year outlook, however, the world changed dramatically in terms of the demand for office space since then. Therefore, forecasting for office demands had changed as well, and they needed to be poised to make proactive changes as necessary.

Ms. Mallek said that regarding Mr. Missel's earlier question about infrastructure, she wanted to emphasize how important infrastructure was for smart development. She said that there were older neighborhoods with no sidewalks and narrow streets, while some newer neighborhoods had infrastructure and amenities, and this led to a disparity in terms of quality of life throughout the County. She stated that this was of great concern, so she was eager to have more detailed data on the current and future buildout conditions. She asked if there were any metrics for redevelopment, particularly empty parking lots, as well as metrics for rural preservation, which may be addressed in a Rural Area plan.

Mr. Goldstein answered that he believed it was worth gathering more feedback on where the real line was in terms of redevelopment. He said that he did not think the market response was to seek out locations where land value exceeded improvement value. He said that he was confident that there was another factor being evaluated here, and he thought it would be beneficial for this analysis to adopt a more private sector approach to identifying what constituted developable land whenever possible.

Ms. Mallek noted that personal choice played an important factor as well, because some people wanted to keep land in their family or other reasons, which was valid.

Mr. Goldstein said that as it related to empty parking lots, for example, he was going to say that with the existing use information, which he believed was available in the data set, it was relatively easy to query that information and identify how much of the developable acreage or parcels was related to empty parking lots, greenfield areas, or those with potential for improvement above a certain threshold. He said that once the data was in a database, this was the time to start exploring those questions. He said that the Board was best positioned to start asking those questions of the data to get information back.

Ms. Mallek said that she had been skeptical of the 58% of maximum theoretical buildout for years now because the origin of that number was never fully explained. She stated that she was very glad to have this analysis because it provided some real data and a firm basis to discuss their development buildout.

Mr. Pruitt said that Mr. Goldstein had discussed how they calculated the economic feasibility of redevelopment, focusing on land value and improvement value. He said that he believed that there were no qualitative considerations that were factored in. He said that for example, a single-family home on 3 acres may be able to develop for more if zoned appropriately, but someone with a single-family home on 3 acres was unlikely to build a fourplex in their yard.

Mr. Goldstein confirmed that was correct. He said that he agreed that there were several other criteria for developability, and some of them related to existing use. He said that he believed that single-family residential use might be one of the factors that precluded it. He apologized for not recalling it

immediately, but all of these criteria would be clearly outlined in any accompanying documentation. He said that it was not just a mathematical question; there were also qualitative metrics involved, as part of the old methodology. He would be interested in exploring additional additions to that methodology.

Mr. Pruitt asked if restrictive covenants were captured in this analysis.

Mr. Goldstein said that he did not see any data related to covenants, so he could not speak to that.

Mr. Pruitt stated that having that data was important, but he also understood it may be difficult to collect that information. He said that he would also like to note that the purpose of data was so that it could be used to reach a decision, and they should not be taking in data that was not going to be used in decision making. He said that additionally, there was no perfect amount of data, and they should only have enough to make a decision. He stated that when looking at the market demand scenario data, he was alarmed that 81% of maximum buildout was inclusive of redevelopment. He asked if it was fair to say that the majority capacity the County had for development was land that would need to be redeveloped. He said that looking at the data, it looked like they would be running out of land within a decade. He thought this provided a sufficient amount of data for the Board to make decisions.

Mr. Pruitt said that the decision point felt like a critical juncture. He said that he was not sure what additional data would be necessary at this stage, as this felt like the minimum required to make a decision, which was how public decision-making should work. He said that he was strongly emphasizing this point, as it was more alarming than he initially thought, even compared to his concerns ten days ago or five days ago. He said that in fact, it suggested a greater state of extremes than he previously believed the County to be in.

Mr. Newberry clarified that the 81% figure appeared to be based on the theoretical maximum capacity of parcels that were not already included in the pipeline. If they revisited one of the earlier slides, the pipeline in the 2025 column in the middle section was approximately 15,000 units. When looking at the stoplight slide, the 81% was referencing only the theoretical parcels, not the parcels that were already part of the pipeline.

Mr. Missel said that regarding Mr. Pruitt's comment, from what he understood, they had previously stated that while this information did include the AstraZeneca addition, it did not assume the additional residential needs that would arise from that.

Mr. Goldstein confirmed that was correct; it did not include any additional residential units stemming from that.

Mr. Missel said that additionally, the exclusion of critical slopes, stream buffers, and floodplains was built into the numbers.

Mr. Goldstein confirmed that was correct.

Mr. Missel said that he may have these concepts mixed up, but it essentially boiled down to two categories: what was currently in the pipeline and what could be built. The items in the pipeline already excluded these factors.

Mr. Goldstein replied that was right; it was not taken into account. He apologized for not making that clearer.

Mr. Gallaway said that his difficulty was that everything was somewhat in flux, and he wanted the Board's decisions to be made based on solid foundation. However, he understood that they must acknowledge and work with the uncertainties that came with any decision-making process. In any projection, there would always be some level of uncertainty. What he found challenging was trying to establish a clear baseline reality, as even the assumptions underlying that baseline could be problematic. For example, when considering the difference between the approved use and the potential future use, or the by-right use versus the trend as outlined in the Comprehensive Plan. He said he recalled a recent development involving a commercial property on Woodbrook Drive. The owner had requested permission to build residential units above the existing business. In this study, those potential units would be lost in the baseline, as they were not part of the original assumption.

Mr. Goldstein confirmed that was correct.

Mr. Gallaway said that this highlighted the difficulty in establishing a clear baseline, especially when considering the by-right use, the current Development Area, and the potential for future changes. It was hard to make decisions when they could not even establish a basic understanding of what existed currently, as opposed to what the planning called for or what may occur in the future. The presence of steep slopes, individual property owners, and the complexities of the Rio 29 Small Area Plan further complicated this issue. He struggled to wrap his head around all this and then find a way to use the analysis to support informed planning and policy decisions.

Mr. Goldstein said that the Supervisors all brought up great points, and he agreed that it was noticeable when the analysis indicated they were nearing maximum buildout within 10 years. He said that what he thought this highlighted was the need to move beyond the old methods for analyzing buildout. He said that there was sufficient justification for adopting a more detailed, focused, and market-infused

approach to truly understand the available space, potential uses, demand for growth, and the rate at which this area would fill in. He said that anecdotally, Weldon Cooper's most recent forecast through 2050 for Albemarle County suggested around 30,000 new people.

Mr. Goldstein said that if this was accurate, it raised questions about how this level of growth could be accommodated. Considering the discrepancy between the Buildout Analysis and this population forecast, it seemed unlikely that Albemarle County could absorb such rapid growth. He said that major projects arriving in the County at a rapid pace, such as those following the AstraZeneca facility, would also likely have significant downstream ripple effects. He said that it appeared that the current approach may be reaching its limits, and a policy-led evaluation may not provide the answers needed in the near future. He said that it was probably best to start considering these changes now, even if this were 10 years away.

Mr. Gallaway said that he would like to clarify how the market demand scenario chart that had been provided related to the Rio 29 Small Area Plan, which was an optional overlay allowing for residential development. There was a theoretical buildout within that optional overlay. He said that considering the Arden Place 2 project, which was currently in the pipeline and would opt-in, and the other project that had already opted in, he was wondering how plugging these variables into the chart might affect the outcome. He said that for instance, if a project brought in a significant number of units, such as 400, it could potentially alter the chart. He said that he was wondering whether the chart may not account for this theoretical increase, as it had not yet been approved. He said that it was often the uncertainty and theoretical aspects that were the most challenging to navigate.

Mr. Goldstein confirmed that Mr. Gallaway was thinking about this appropriately. As it stood now, the parcel's development potential and development intensity were based on an expected proportion of development by different uses and a presumed intensity of development for each of those uses. He said that both of these assumptions were somewhat uncertain and did not necessarily account for the specific overlay change in question. He said that he was cautious about speaking negatively, but he believed that the methodology used in 2022 may not be the best approach for this type of evaluation moving forward, given the complexities.

Mr. Gallaway said that to continue his brainstorming, for a project like that, the maximum build-out was determined under the optional zoning. He said that there were two possible scenarios where the maximum was not met. The applicant may request a reduction, or the Board may approve a reduction. He said that he had always understood the 58% to be the maximum possible, taking into account the various scenarios. He said that Ms. Mallek mentioned it, but he interpreted it as follows: regardless of the applicant's request, there was a maximum possible outcome. He said that this could be the applicant requesting a reduction, or the Board may potentially reduce it further. For example, Rio Point was reduced under the theoretical maximum. He said that many developments had followed a similar path. Additionally, Brookhill, which had initially requested less, had now come back and asked for more, admitting that they had initially asked for less due to political considerations.

Mr. Gallaway said that he continued to postulate, but the idea was that if a project came forward, they could use this kind of analysis to decide on that project, at least moving forward with some perhaps better confidence of what the current reality was. He said that this would allow them to consider the potential impact of their decision at a theoretical level and determine how it would affect the total maximum buildout.

Mr. Gallaway said that this approach could be applied to both residential and commercial projects. He said that some of the variables he was hoping to see included in this process had already come up during the Woolen Mills project, which had taken place a week ago. He said that he was concerned about the revenue impact on the County. He said that for example, the tax assessment on the Woolen Mills property was currently \$14,200. He said that other counties required an economic feasibility analysis as part of their application process, which provided a clear picture of the potential tax revenue. He said that he thought this was an important consideration.

Mr. Gallaway said that he was not bringing up the Woolen Mills project because it was a sensitive topic, but rather because it often came up in budget town halls, where people tried to understand the potential impact of a development project on the County's tax base. He said that he believed that this Buildout Analysis should be part of their conversation when evaluating both residential and commercial projects. He said that he had made a similar point during the Woolen Mills discussion, which highlighted the need to consider more than just the availability of land.

Mr. Gallaway said that the tax revenue they collected and the market data on rent per square foot in that area were also important factors to consider. He said that by taking a more comprehensive approach, they could better understand the potential impact of their decisions and work toward diversifying the County's tax base, as they had discussed in last year's town halls. He said that if they were not considering the impact of projects on the tax base, then they were not fully addressing all the necessary factors in making a decision on a given application, whether it was residential or commercial. He said that it looked like the analysis would do all of that, but things were constantly changing.

Mr. Goldstein said that the revenue calculations were outside the scope of what he was originally asked to do. He said that given his previous experience with similar work, this project set the stage for that work to unfold fairly smoothly. He said that once they had an accurate count of housing units, they could begin to determine the number of school children, calculate tax revenue, and assess water usage, among other factors. He said that these elements were interconnected, and the key decision was where

they wanted to take this data set forward.

Mr. Gallaway said that in addition to the revenue analysis, other policy goals and initiatives should be considered for a qualitative analysis. He said that it may be possible to quantify this analysis as well. He said that again regarding Woolen Mills, the Broadway Blueprint was relevant to the discussion, and how a single development factored into the overall plan. He said that they had a Rio 29 Small Area Plan with an optional overlay, so they should consider how an application aligned with that. He said that they had made decisions on things in the Small Area Plan that, since its approval, did not meet the optional overlay, and vice versa. There was a policy-related conversation to be had about whether they should accept something less than the vision stipulated for the area.

Mr. Gallaway said that this was not necessarily good or bad, but rather a matter of context with each application. He said that the same considerations applied to Housing Albemarle and their Economic Development Plan. He said that however, these policies and the Strategic Plan drove an analysis that went beyond unit capacity, square footage, and revenue. He said that this was where qualitative factors such as environmental protections, education, and other concerns came into play. He stated that he would like to see these factors incorporated into the analysis, whether it was through the scorecards or the tool.

Ms. Mallek said that for clarification, she was referring to the 36 units per acre figure that emerged approximately 30-40 years ago, which was what she thought was arbitrary. She said that the 58% buildout calculation was more recent, but the 36 units per acre had been the basis for every parcel. She said that she wanted to clarify this point. She said that diversifying the tax base was beneficial, but it only worked if the residential growth was balanced, as commercial developments could not keep pace with the rapid increase in residential units. Considering the costs of services to residential units, they must keep that in mind. She said that when people claimed that paying more taxes should cover everything, they were still 30% down. She said that she appreciated the complexity of this discussion and the efforts they were making to address it. She said that she was grateful for the opportunity to engage in this conversation thus far.

Mr. Gallaway asked if staff would continue with their presentation.

Mr. Newberry stated that the second part of the presentation today was intended to be a work session for the draft tool. Many of the Board members' comments from the previous part of the presentation segued into what they had drafted so far. In essence, they were transitioning from the macro-level conversation in the first part to the micro-level, focusing on specific applications. Staff would bring this tool forward in conjunction with applications being reviewed under AC44, which included those submitted since January 1.

Mr. Newberry stated that this would help them implement the updated growth management policy and adhere to the specific direction provided by AC44, which required them to calculate the analysis using gross density. They had taken examples from other locations in the United States to demonstrate how this tool would be applied. They had two examples to share: one for residential and one for mixed-use development. To illustrate how the tool worked, let them consider a rezoning proposal for a 46-unit residential project on 8 acres. The land use category in AC44 was neighborhood residential, which recommended 3 to 6 units per acre.

Mr. Newberry explained that the analysis would compare the maximum recommended by the Comp Plan to the proposed 46 units, showing that the proposal was only two units short of the maximum, or 4% of the recommended units in the Future Land Use Map (FLUM). The tool would also examine the affordable housing aspect, and in this case, the applicant's proposal of 46 units instead of the Comp Plan's 48 units would result in no difference in the overall number of affordable housing units provided. Moving on to the mixed-use project, it became more complex. They were examining a 13-acre property designated for Regional Mixed Use, with a proposed 322 units and 158,000 square feet of non-residential space. The table now included both residential and non-residential components.

Mr. Newberry said that he would like to draw the Board's attention to the bolded rows at the bottom of the displayed table, which showed that the maximum recommended in regional mixed use for a project like this would be 133 residential units, with a minimum of 250 and a maximum of 322. When calculating the percentage, they found that the minimum would be 88% of the Comp Plan maximum, and the maximum would be 142% of the Comp Plan maximum. On the non-residential side, the total retail, office, and hotel space would be 36% less than what the Comp Plan was calling for. If developed at its full capacity under the applicant's proposal, it would be just 1% more. He explained that staff had drafted these tools to help the board understand how development proposals related to the Growth Management Policy and the theoretical maximum of the Comprehensive Plan. To expand on what Mr. Gallaway had just mentioned, calculating tax revenue would require consideration of these minimums and maximums if a project like this were to be added as a factor.

Mr. Newberry said that in this mixed-use example, if they examined the affordable housing component, they saw that AC44 would expect approximately 27 affordable units, and if the applicant developed to its maximum capacity, they would gain 38 additional affordable housing units. He reiterated that this was an attempt to quickly contextualize the question of whether their projects were coming forward in a way that was consistent with the Comprehensive Plan, particularly with respect to density in affordable housing. These tools aimed to help them track Development Areas and inform capacity analyses moving forward. At the macro and micro levels, both tools were designed to help them understand the qualitative questions; what were the right questions they should be asking; and what data

was showing them about these projects as they came forward.

Mr. Newberry said that by observing trends over time, they could use this information to inform future decision-making on policy and administration. He said that they were now at the work session portion. During the AC44 process, there was a lot of talk about a scorecard. He said that staff wanted to bring forward this tool as a lens to better understand development proposals. The first question in the work session was whether this tool was responsive to the Board's vision for gathering more information about development proposals. He said that additionally, staff would like to hear any other feedback or direction the Board wanted to provide.

Ms. LaPisto-Kirtley stated that to address the first question, yes, because it appeared to provide them with additional information that they did not have previously. She said that this led to the second question. She said that she was curious to know how the new system staff was providing differed from the numbers they currently had regarding what could be built on a particular parcel.

Mr. Newberry said that he believed it simply brought consistency to how they had answered that question. He said that during the analysis for the 2022 and 2025 buildout, they observed that different approaches were taken to analyzing these various projects, including how to calculate net density and the specific factors used. He said that AC44 explicitly stated that they would use gross density, and by doing so consistently, they would have the opportunity to observe this data over time. He said that this would be a departure from the historical approach they had been receiving.

Ms. LaPisto-Kirtley asked if it was fair to say that the differences in evaluations in the past were due to the Board's considerations and decisions on applications.

Mr. Newberry replied that the Board had likely been receiving this information, but it had not been consistently applied across projects. He said that by establishing a consistent approach to this analysis, staff could provide it in a uniform manner and enable the Board to consider it using the same approach over time.

Ms. LaPisto-Kirtley asked if, in the past, they had not been consistent in how they allocated units per parcel of land.

Mr. Newberry replied no; rather, there had been a variable approach to staff's analysis of how density was calculated. He said that to clarify, AC44 was very specific in stating that they would use gross density, which would provide consistency moving forward.

Ms. LaPisto-Kirtley asked if this template provided the Board with a framework for parcels of land using gross density, as Mr. Newberry had mentioned, allowing them to be more consistent in determining the number of units per land area. She said that in essence, it enabled them to decide, for a given parcel of land, whether to maximize the buildout or limit it to a lesser amount. This tool would provide the Board with the necessary information to guide that decision.

Mr. Newberry confirmed that was correct.

Jodie Filardo, Director of Community Development, said that she wanted to share a slightly different perspective for clarity. She said that in response to the Board's request for a more comprehensive approach to density requests and considering them relative to the total Development Area, their goal was to provide a clearer lens that focuses on two key aspects. Firstly, they aimed to evaluate the density of a particular project in relation to the Comprehensive Plan, as they had not consistently provided this information in the past.

Ms. Filardo stated that secondly, they wanted to assess how the requested density would impact the County's demand for affordable housing. By focusing on these two areas, they hoped to be more consistent and transparent in their approach, as the Board had expressed interest in these specific areas.

Ms. LaPisto-Kirtley said that she appreciated the clarification. She said that she thought it was important for the Board to have this additional tool to ensure consistency, which may have been lacking in the past. She hoped it would allow the Board to be more consistent in their decisions and allow them to at least consider applications from the perspective of the maximum theoretical buildout and AC44's goals. She said that she had no other feedback to provide.

Mr. Missel said that he thought this was a great tool. He said that he would love to learn more about the staff's perspective on the tool, as well as any potential improvements that staff thought could be made. He said that he was interested to know if this tool was a valuable resource for the staff in tracking trends and how it related to their goals. He asked how it tied back to not only affordable housing, but also in terms of developments that had taken out affordable housing without fully replacing it with new affordable housing units. He asked if they were at a net loss of affordable housing across the County. He said that he hoped the tool could address questions such as that. In addition to affordable housing, he wondered if the tool could address issues like the availability of infrastructure to serve, especially with regard to trends in affordable housing.

Ms. Filardo stated that as staff, they were enthusiastic about presenting this tool to the Board because in the past, when they were trying to present information to the Board regarding a particular project with a specific density request, they encountered numerous stakeholder and neighborhood comments, and they struggled to provide clear, black-and-white options for the consequences of each

choice. She said that they hoped that this tool would enable them to present the numbers in a straightforward manner, allowing the Board to make an informed decision based on their own assessment. She said that in the past, however, when they presented similar projects, they did not always provide the Board with the best possible information to understand the ramifications of any decision. She said that they were hoping that this tool would help clarify that.

Mr. Missel said that was very helpful. He noted that he felt that on the Planning Commission, they would receive projects and their focus would be on that specific project. He said that they would discuss the surrounding areas and the impacts, but primarily they would be examining the effects of the specific project. He said that this tool, however, provided a broader lens, giving them a wider-angle view of the situation. From a developer's perspective, he thought it would be interesting to consider how this tool could impact them. He said that if they were serious about maximizing density in development areas, he would like to know if this tool could help them identify potential for increased density.

Mr. Missel said that the County could not determine the density a developer chose to implement, as it was already factored into their pro formas. However, they could encourage and highlight the potential for increased density. By examining the tool's output, they could ask the right questions and push for a more positive outcome with developers. Additionally, as additional feedback, it would be beneficial to have a live dashboard on the website, allowing developers and others to track progress and see how they were doing.

Ms. Filardo replied that staff would take that under advisement.

Mr. Newberry said that from staff's perspective, this tool was intended to be integrated into each development application that came before the Board. He said that as they gained more experience and understanding of the tool's capabilities and nuances, they anticipated that the information would evolve. He said that the Supervisors' points regarding infrastructure and tax revenue were also on the minds of staff and were being taken into consideration.

Mr. Missel said that one example he would note was when they estimated the students being generated from a new development, they should further consider the impacts to RWSA capacity and how it fit into the larger vision. He said that the same was true with VDOT, in which these partner agencies may assert they had sufficient capacity for a single development, but they must consider that within a larger context.

Ms. Duncan stated that there were two things she would like to track with the tool as well. She said that the Buildout Analysis mentioned the average cost of sold vacant land, which she found to be a valuable piece of information, and she would be interested in continuing to track this periodically, similar to how they tracked other developments, to see how the average cost of sold vacant land had changed over time. She said that also, as developments progressed and new information became available, she would like to see the acres left in the development area updated regularly.

Ms. Mallek asked when the constraints of a particular property affected their calculations for gross density. She said that there were reasons why certain properties had been prioritized for development, and it was because they offered advantages in terms of ease of use. She said that if they were planning to apply gross density to all properties, it would essentially double or triple the density in the developable section, compared to if it were spread across the entire acreage. She asked if staff could provide any additional insights on this matter.

Mr. Newberry said that he believed that taking a consistent approach would raise the question of why the density was so low in a specific area. He said that by doing so, it would help them understand that only 20% of this parcel was developable. He said that even with that limited 20%, they could consider how they could get closer to the Comprehensive Plan's vision for that 20%. He said that this was part of the intent of the tool.

Ms. Mallek noted that neighborhood comments on proposed developments often focused on constraints. She said that residents were often concerned that the existing neighborhood had been there for three generations without sidewalks, but then a new development was considering adding hundreds or thousands of new cars to the local roads. She said that if the state legislature were to allow contributions from applications to offsite infrastructure, such as sidewalks, that would be a comprehensive solution to that problem.

Ms. Mallek said that she also wanted to note that in regard to infrastructure, the RWSA charter was to provide water, and they could not be asked if they should do so. She said that RWSA would never advise against providing more water, because that was not the role of the Authority. However, they had stated clearly that the pace of growth in Crozet would result in insufficient water supply by 2040, requiring a \$200 million pipeline to add more water to Beaver Creek.

Ms. Mallek said that when considering consistency and reasonableness, they must think about the long-term implications. She said that she did not see why they could not have a more sustainable development plan, one that balanced growth with the need to preserve their natural environment that provided their quality of life. She believed there was a need for a more nuanced approach to population growth, one that took into account ecosystem services and the ability to provide for the population without destroying the environment. She added that the lack of transparency in application numbers and data was a concern. Until 2010, they had monthly reports on applications, but those stopped. She said that it was essential to make this information more accessible to the public, so they could better understand the

reality of their growth and make informed decisions.

Mr. Pruitt said that to answer the work session questions, he thought that yes, this aligned with his previous understanding when they discussed it during AC44 meetings. He said that in terms of other feedback, he agreed with Ms. Duncan that having a running tracker for Development Area capacity would be helpful as they reviewed applications.

Mr. Pruitt said that he also wanted to briefly reflect on some of the points Ms. Mallek made, which he thought were well-taken. He said that New York was not experiencing significant issues with development area capacity, and cost constraints were a factor when discussing service extensions. He said that there was the possibility that the increased demand could outstrip the cost constraints or the cost increases associated with a constrained supply.

Mr. Pruitt said that he thought this point had not been explicitly mentioned, but it was worth considering. He said that the possibility that utility cost increases could outpace other concerns was also worth consideration. He said that he was aware that their organization took time to execute significant changes, and he had discussed earlier the importance of having sufficient information to make informed decisions. He would be candid about his lack of knowledge regarding the capital cost implications of expanding RWSA service.

Mr. Pruitt said that this was a significant and complex issue that had not been addressed in a substantial manner in decades, primarily due to their fixed service area. He said that he believed it would be important for the government to embark on this comprehensive and significant undertaking. He said that given the potential decision clock ticking down within a decade, he would appreciate more information on the capital outlay associated with this expansion as soon as possible.

Ms. Mallek suggested that everyone take time to review the quarterly reports provided by RWSA, which included approximately 15 pages of capital project information. She noted that the water supply plan, which had taken 20 years to be finalized, was a significant factor in the existing \$250 million capital plan currently underway. She reiterated that those details were available from RWSA, and she would be happy to provide them to anyone interested.

Mr. Gallaway agreed that the proposed tool was responsive to the Board's request. He believed that this would continually evolve and change as they incorporated new factors. Having a baseline of raw data or quantitative information helped to mitigate the subjective aspects of the decision-making process, including factors favorable and unfavorable in staff transmittals when applications were submitted. This tool could alleviate the pressure on staff to make subjective calls. He thought that the scorecard or data-driven approach would allow the Board to make more informed decisions, such as when considering the affordable housing count.

Mr. Gallaway stated that by quantifying the impact of a project, the Board could weigh the benefits of adding affordable units against other factors, such as the cost of services or road maintenance. This would enable the Board to have more nuanced conversations about policy priorities. For example, during the Woolen Mills discussion, they had explored the trade-offs between environmental concerns and other factors. The Board must consider multiple factors and prioritize accordingly. He envisioned the scorecard being similar to the format of the transmittal of the staff report, where factors were evaluated and weighed against the Comprehensive Plan.

Mr. Gallaway said that he had reflected on the applications the Board had approved, and he had come to realize that the 58% threshold had become a crucial factor for him. If he did not approve an application that met or exceeded this number, he needed to have a compelling reason to do so. This was because he was aware that the impact of such a project could strain the Development Area and hinder its ability to meet its Comprehensive Plan goals. In the past, he had been more focused on the immediate impact of individual projects and their geographic location, but the theoretical maximum buildout had led him to consider the broader implications of his decisions.

Mr. Gallaway stated that he thought about the subjective factors that were often overlooked in applications, such as the Police and Fire reports they had received, which highlighted the need for increased safety elements for the entire population. On the other hand, commercial applications could bring benefits, such as increased density and economic growth. He wanted to ensure that they did not lose sight of these opportunities. For example, the data center conversation had highlighted the limited impact on roads and density. He thought it was essential to consider the broader implications of commercial operations and how they could contribute to their overall goals.

Mr. Gallaway stated that with a broader approach, it would allow them to formulate the scorecard so it could guide their decisions for commercial and industrial applications, as well. He said that in terms of additional feedback, great examples were presented today on the residential piece using rezonings and other tools. He said that he wanted to clarify how a pure commercial development, such as Rivanna Futures or North Point, would impact the Comprehensive Plan and their overall goals.

Ms. LaPisto-Kirtley asked if the tool could also include information regarding how many housing units were being provided in a particular proposed development and how it was meeting the need. She said that she believed the community would want to have that information if it was possible to provide.

Mr. Missel said that he thought it was essential that when an application came to the Board along with this analysis tool, they could measure those additional impacts. He thought there may be a situation

where a development would provide more than enough in terms of density, but other factors were not considered and therefore the development may have unintended consequences.

Ms. Mallek said that she had two additional items to consider for the future list, not for today. She said that in the past, there were proffers that would provide assurance that promises made were actually kept, such as affordable workspaces, for example. She said that she was unsure if that could be addressed, but she thought it was important to note. She stated that it was a frequent concern she had that applicants promised things during public hearings in order to secure the Board's approval, without any real intent of doing what they promised. She emphasized that when they received those verbal assurances, they needed to be part of the application conditions to ensure they were fulfilled.

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Agenda Item No. 11. Closed Meeting.

At 4:27 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 the appointment of the Director of Parks and Recreation; and
- under subsection (8), to consult with legal counsel regarding specific legal matters (including the County's role in federal law enforcement) requiring the provision of legal advice by such counsel.

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. 12. 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.

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Non-Agenda Item. Appointments.

Mr. Missel **moved** to appoint Amy Smith as Parks and Recreation Director.

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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**RESOLUTION APPOINTING AMY SMITH  
AS DIRECTOR OF PARKS AND RECREATION**

**BE IT RESOLVED** by the Board of Supervisors of the County of Albemarle, Virginia ("Board") that:

1. Upon the recommendation of the County Executive, Amy Smith ("Ms. Smith") is hereby appointed the Director of Parks and Recreation for the County of Albemarle, Virginia, pursuant to *Virginia Code* § 15.2-512, effective January 22, 2026;
2. Ms. Smith will serve as Director of Parks and Recreation at the pleasure of the Board and for an indefinite term pursuant to *Virginia Code* § 15.2-513;
3. Ms. Smith will have the powers and duties authorized by State and County laws; and
4. Ms. Smith will act under the supervision of the County Executive.

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Mr. Richardson expressed his appreciation for the Board's support and the good work of County administration in conducting a recruitment and selection process to replace former Parks and Recreation Director Bob Crickenberger. He noted that Mr. Crickenberger had served the County for 51 years and had an incredible career. They had celebrated his retirement just outside of Lane Auditorium about a month ago.

Mr. Richardson said that their top candidate, Amy Smith, who had been the Deputy Director and had a wonderful career serving Albemarle County, was selected after the Board heard staff's review of the recruitment process and recommendation, and they were excited the Board had affirmed that recommendation.

Amy Smith, Director of Parks and Recreation, extended her gratitude to Mr. Gallaway, members of the Board, and County Executive staff. She said that she was deeply honored to have been appointed as the Parks and Recreation Director, and she appreciated the confidence they had placed in her. She said that she would like to express her heartfelt thanks to her wife, family, friends, and colleagues for their unwavering support over the years; it meant the world to her.

Ms. Smith said that she believed that the Parks and Recreation system was more than just facilities and programs; it was the very fabric of their community, where connections were forged and memories were made. She said that their parks protected and preserved natural beauty, promoted health and wellness, provided spaces for connection, and ensured that residents of all ages and abilities could enjoy the outdoors. She was truly inspired by Albemarle's commitment to quality of life and its vision to build upon this foundation by increasing innovation, strategically managing resources, uniting and empowering their dedicated Parks and Rec staff and amazing community partners.

Ms. Smith stated that she looked forward to working with the Board, County leadership, and their community to expand access to parks and programs, enhance existing facilities, and ensure that their system continued to reflect the values and needs of their community today and for future generations to come. She said that once again, she would like to express her sincere thanks and deep appreciation for this opportunity.

Ms. LaPisto-Kirtley stated that she was so happy and proud that Ms. Smith had been appointed to this position. She knew she would do a great job because she really was the best person to do it. She had loved working with Ms. Smith and her enthusiasm for Parks and Rec was evident in everything she did. She thanked Ms. Smith and congratulated her on her new position.

Mr. Missel noted that Parks and Recreation was one of Albemarle's greatest differentiators in terms of their quality of life, and he was very excited to see what Ms. Smith would do to reinforce that and make this place even more special. He thanked Ms. Smith for accepting the appointment.

Ms. Duncan congratulated Ms. Smith and was very excited she was their new Parks and Rec Director. She was overwhelmed by her years of experience with the County and was glad to have someone who had built their career here with such longevity. She was eager to hear her ideas for Parks as they grew and thrived in the future.

Ms. Mallek thanked Ms. Smith for sticking with them. She said that her 19 years of experience had been full of many issues and initiatives that spanned all areas of the County. The challenges were significant, and she was deeply grateful for Ms. Smith bringing her thoughtful process to all of it.

Mr. Pruitt congratulated Ms. Smith and wished she could have been present to hear all the kind words lauded on her by staff. He said that it was truly striking and spoke to her quality of leadership she would bring to this department. He was very thankful for everything she had done for Parks so far and looked forward to seeing what she would do in the future.

Mr. Gallaway stated that he joined his fellow Supervisors in giving complimentary remarks to Ms. Smith. He noted that at Albemarle High School when they were discussing the urban pocket park at their Community Advisory Committee (CAC) meeting, the entire team was clearly happy and enjoying their jobs. He knew it was a testament to those who had spent many years in the Parks Department and established that culture. He said that he knew the Board and County Executive staff were looking forward to what Ms. Smith would bring to the Department under her leadership and were eager to support her along the way. He thanked Ms. Smith and congratulated her on a well-earned promotion.

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Agenda Item No. 13. From the County Executive: Report on Matters Not Listed on the Agenda.

County Executive Jeff Richardson stated that this monthly report was provided with the goal of highlighting the good work that was being done behind the scenes and outside of the public eye, which was connected to their Strategic Plan, which included six goals and six strategic objectives that their staff and Board worked together on to align their budget, resources, and performance metrics. Their aim was to make a positive impact in the community they served. At the end of his presentation, he would take a minute to recognize Deputy County Executive Trevor Henry, who would step forward to discuss the progress they had made on their storm emergency management planning.

Mr. Richardson stated that first, he would like to highlight Albemarle County's role as a community sponsor for the Intelligence and National Alliance (INSA) event held last month at the Boars Head Resort. Emily Kilroy, their Economic Development Director, participated in a panel discussion focused on data-driven research, workforce development, and national security innovation in their region. This was the second annual event, and they were pleased to see the national attention it had received from Washington, D.C. The event also included a site tour of Rivanna Futures, which highlighted the property's connection to their region's innovation corridor and federal work. It was exciting work, and he had enjoyed watching Ms. Kilroy represent their region and their economic development focus.

Mr. Richardson reported that the County had been recognized as one of 59 digital inclusion trailblazers, paving the way for digitally inclusive communities across the United States. The Broadband Accessibility and Affordability Office had supported community organizations that provided digital skills training, telehealth resources, and workforce and employment readiness programs. They had also helped 500 households afford broadband through their Albemarle County Bridge Benefit and provided digital navigation support for community members, offering one-on-one guidance as clients got connected, learned basic digital skills, and used online portals to sign up for services.

Mr. Richardson reported that the Albemarle County Parks and Recreation Department had recently appointed a new Director, as just announced. He noted that when their middle school volleyball league registrations opened across Albemarle County, there was a significant surge in families signing up for the program. Henley was completely full within three minutes, while Lakeside was full within 30 minutes. The Parks and Recreation Department staff received multiple calls from families who were disappointed because they could not register. In response, the Department stepped back, reformatted the league, and expanded capacity, ultimately registering 400 participants across all schools, which eliminated the waitlist. This was a testament to good customer service and a strong level of interest in their community.

Mr. Richardson then reported that the Behavioral Health Crisis Continuum quarterly meeting was a partnership focused on strengthening how their community responded to behavioral health crises across the full system of care, supported by the U.S. Department of Justice. He explained that with a grant, these meetings brought partners together, focusing on improving coordination, communication, and outcomes during behavioral health crises. He said the December meeting included 36 participants from their community, representing various agencies, including the City, County, Social Services, Police, and Fire Rescue, as well as University agencies. This year's focus centered on responding to youth in behavioral health crisis and advancing system-wide improvements, including working toward formal agreements, shared protocols, and how they defined individuals in crisis and experienced care across all partners. This was good work, as they were seeing the benefits of cross-coordination among agencies.

Mr. Richardson stated that marked police cars on Route 29 were a traffic calming strategy that was seeing results. Even if an officer was not inside, the visible presence of a police vehicle encouraged drivers to slow down. Data showed that reportable crashes where a car was parked had dropped by more than 50%. The police vehicle also generated numerous alerts for drivers on Waze and Google Maps, notifying them ahead of time to please slow down. In summary, the mere presence of their marked police cars in strategic locations was an effective, low-cost tool that deterred speeding and improved safety along busy corridors, such as Route 29.

Mr. Richardson stated that he was proud to announce that the Fire Rescue Department's Recruit School had begun the previous week, with onboarding by the County Executive's Office and a presentation on the well-being report from the Office of Equity, Inclusion, and Public Service Accessibility. The group of 24 recruits had then been sworn in to start their intensive training for the next six months, developing skills, teamwork, and resiliency required of fire and emergency medical services (EMS) professionals. It was an outstanding group of recruits, and he was thankful to have been with them for a short time, seeing their commitment to public service and helping those in need.

Mr. Richardson said that also on the topic of public safety and helping those in need, he wanted to highlight the work of one of their Albemarle County Fire Rescue (ACFR) crews. Specifically, he would like to share some details from December 22. He said units had been dispatched to a 51-year-old male experiencing chest pain. The crew had arrived on the scene, performed a quick assessment, and had begun moving the patient to the ambulance when the patient had gone into cardiac arrest. After treatment, including defibrillation, the patient regained a pulse but lost it again en route to the hospital, experiencing multiple cardiac arrests before being turned over to hospital staff. Ultimately, the patient had survived and been discharged back to his home, where he had been reunited with his wife and four children.

Mr. Richardson said that the family had recently visited the crew to express their gratitude for their efforts in saving this gentleman's life. For the record, the crew members involved in this save included Captain Pitt, Fire Technician Rowse, Fire Technician Scholz, Firefighter Chasse, Firefighter Haackenson, and Firefighter Melton, and Firefighter Putney. This was known in the ACFR world as a save. It was a moving story, especially given it had occurred just a couple of days before Christmas. He was pleased to share this with the Board and their community.

Mr. Richardson said that next, he would turn over the presentation to Mr. Henry to share information on the upcoming extreme cold and snow anticipated in their area.

Trevor Henry, Deputy County Executive, stated that he worked with Public Safety, Emergency Management, and Economic Development. With him was Deputy Chief Emily Pelliccia, who was the Interim Emergency Manager. He explained that a snowstorm was forecasted for this weekend. He said that they were closely tracking this situation and the work they did for events like this. They engaged in early planning and had a process in place, facilitated by their Emergency Manager, to spin up their planning efforts. He wanted to assure the Board and also remind the community to be aware of the situation. They were still three days away from the storm, and the models had adjusted this afternoon. The forecast was calling for significant snow, and there was also a possibility of an ice-sleet mix on Sunday and Sunday night. Furthermore, a deep freeze was expected to last throughout the week, with temperatures staying below freezing.

Mr. Henry stated they were tracking the situation and would communicate what they knew. From a County perspective, their Emergency Management team had spun up their virtual system to facilitate communication across the organization. Chief Pelliccia had engaged with regional partners, including the state Virginia Department of Emergency Management (VDEM), and would continue to do so. They had staff leadership meetings today to prepare for the weekend, and they were looking at external and internal resources. Police and Fire were currently planning for a Saturday morning to Monday night operational period, which may be longer. They were also reaching out to their volunteer system to staff up for the weekend.

Mr. Henry stated that CAPE, along with Emergency Management, had already begun engaging with communications to remind the community of the necessary steps to take in case of an emergency, such as having a plan for at least three days without power or assistance. They would also be communicating internally to their staff from a continuity of operations perspective to ensure that Public Works and Parks and Rec staff, along with their contractors, were prepared to keep County facilities clear.

Mr. Henry stated that throughout the event, it was crucial that they maintain access to their fire stations, County Office Building at 5th Street, where their public safety facilities were located, and their fueling stations throughout the County. As this work progressed, they would continue to monitor the situation and communicate with the Board and the community as they gained more clarity on the storm's impact. He stated that following the storm, they would continue to meet for updates and make decisions regarding building closures and other necessary actions as the conditions adjusted over the weekend.

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Agenda Item No. 14. Public Comment on: Matters Previously Considered or Currently Pending Before the Board (Other than Scheduled Public Hearings).

Mr. Missel read the rules of procedure for public comment.

Alicia Lenahan, Scottsville District stated that in the nine months that citizens had discussed the issue of Immigration and Customs Enforcement (ICE) at Board meetings, they discussed the erosion of constitutional rights and the rule of law. She said that they had presented evidence-based statements regarding the individuals being targeted and dehumanized and had appealed to the Board's humanity. However, despite their efforts, history, facts, and the threat posed by ICE actions, the Board had remained silent. A recent article from the Miller Center examined ICE actions from a public safety and resource allocation perspective. She said that perhaps analyzing the issue through the lens of return on investment would prompt the County to act. According to Governor Spanberger, public safety must be grounded in evidence, not spectacle. It must prioritize tangible safety, solve violent crimes, earn community trust, and build cooperative policing; proven strategies that had kept Virginia safe.

Ms. Lenahan asked which costs more: humanity and community trust, or the visible display of federal power. She said that an extensive 2020 study examined data from more than 3,000 counties over a 15-year period and found that sanctuary policies had no detectable effect on crime rates. In contrast, recent longitudinal data from 2024 and 2025 revealed that federal activation not only failed to reduce violent crime but also increased violent victimization risk for immigrant populations. Cooperation with federal forces did not come with funding; local taxpayers bore the costs of personnel, overtime, and administrative supplies.

Ms. Lenahan stated that by diverting officers to civil immigration tasks, local law enforcement risked diverting time and energy away from solving crimes. The most significant resource any police department possessed was community cooperation. When residents feared contact with a uniform could lead to deportation, they retreated. This created a dark zone where criminals could operate with impunity, as victims were too afraid to call 911. She stated that ICE actions were about intimidation and fear, not law enforcement. Currently, their immigrant and refugee neighbors had no reason to believe that County government or law enforcement would protect them from ICE. Currently, they had no reason to believe that Supervisors would protect any of them from ICE. She stated that Charlottesville City Council had finally taken action, drafting a resolution that they had yet to see, and she hoped this would serve as a starting point for the Albemarle County Board of Supervisors.

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Grey McLean, Scottsville District, stated that he was here tonight to discuss the proposed Tenaska gas plant, located just over the line in Fluvanna County. Although this was not a decision for this Board to make, he believed that this Board was the County's voice to Fluvanna County, and he wanted to bring attention to a few key points regarding this proposal. First, the proposal was doubling of a one-gigawatt plant, which represented an enormous expansion of fossil fuels directly across their County line. He said that the health-related impacts of fossil fuel use were well-documented and had been ignored for far too long.

Mr. McLean said that unfortunately, these negative impacts had become normalized due to human society's reliance on fossil fuels in the past. Fortunately, they now had alternatives available, and they did not have to continue down a constantly expanding path of using fossil fuels. He said that the negative impacts of this expansion were not limited to Fluvanna County; they would be carried by the winds and affect their County as well. He estimated that the health-related impacts of \$27 million to \$50 million per year were expected from this expansion, with some of those impacts potentially affecting Albemarle County residents. He requested the Board to learn about this issue and express the Board's

concern on their constituents' behalf regarding the proposed gas plant expansion.

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Susan McCulley, Samuel Miller District, asked what it would take for the Albemarle County Board of Supervisors to consider the Unmask ICE resolution. She said that citizens had been seeking the Board's support for nine months, asking them to take a stand for their community and protect their civil rights from the lawless tactics of ICE agents. She said that people had been subjected to various forms of violence, including assaults, pepper sprays, tear gas, and other forms of abuse. She said that people had been dragged from their cars, thrown to the ground, and pulled from their homes in sub-zero temperatures. She said that a man had even been blinded. She said that Renee Good had been murdered.

Ms. McCulley said that regardless of any person's immigration status, all individuals were human beings, deserving of dignity and respect. She said that the impact of ICE's actions extended far beyond those directly targeted. She said that her niece, a resident of Eden Prairie, had spoken about the fear that was gripping her community. She said that her children were genuinely afraid that ICE would take their friends away, which had already happened. She said that their community was coordinating shopping and drop-offs for families who were afraid to leave their homes. She said that her niece also informed her of an ICE raid had recently been held in front of a bus stop in Eden Prairie, where children had witnessed the detention of a man by eight ICE agents. She said that the School District had even directed bus drivers to return students to school if they were afraid to get off the bus.

Ms. McCulley said that this was just one example in one neighborhood that depicted the widespread fear and trauma that ICE's actions were causing. She said that the agency was not just targeting immigrants; it was terrorizing and traumatizing entire communities. She asked how that community would feel if their leaders did nothing to stand up for them. She asked what it would take for them to respond to the unmask ICE resolution.

Ms. McCulley said that as ICE's actions continued to spread across the country, from Maine to Richmond, Petersburg, and Jamestown. She said that now was the time to plan and prepare an unequivocal response against this well-funded American Gestapo. She said that this must be stopped. She said that it would stop if enough people said no. She requested the Board to please join their constituents in saying no to this and to take up the resolution.

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Olivia Hadley, Rio District, said that she would like to address the proposed Tenaska gas plant in Fluvanna County. She respectfully requested that the Board consider taking a stance opposing this plant, even if it was not directly within their jurisdiction. She said that air pollution, including particulate matter 2.5, affected them all, regardless of County lines. She said that this pollution was linked to various health issues, including asthma, stroke, and dementia. A Harvard study found that this particular plant would result in two to three premature deaths per year due to pm 2.5 pollution, a tragic and preventable outcome.

Ms. Hadley said that furthermore, she believed it was worth noting that this plant would primarily serve northern Virginia's growing number of data centers, rather than benefiting their local communities in terms of energy. She said that when renewable alternatives were available, it was irresponsible to prioritize fossil fuels at the cost of people's lives and to power a data center bubble. She requested the Board to consider the health and environmental impacts of this plant and take a stance that prioritized their community's wellbeing.

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Michael Crenshaw, White Hall District, stated that he was speaking on behalf of Livable Cville, requesting support from the Board in opposing the proposed gas power plant in Fluvanna County. He said that Livable Cville advocates for safe and affordable living in Charlottesville and Albemarle County. He said that the proposed gas plant in Fluvanna would pose significant health risks to residents, increasing ozone emissions and pm 2.5 particulate matter, which had no safe exposure levels. He said that the negative health impacts on the residents of Fluvanna County, Albemarle County, and Charlottesville would be significant.

Mr. Crenshaw said that this plant would also increase the cost of living for County residents, as medical costs rise due to these health impacts. Furthermore, Albemarle County residents may face increased energy costs due to volatile natural gas pricing. He said that the plant would consume massive amounts of water, exacerbating drought impacts and furthering society's dependency on fossil fuels, rather than transitioning to renewable energy. He said that the region's natural environment is a significant source of tourism and revenue, and the effects of this plant on the James and Rivanna River's waterway systems would have a negative impact on tourism and revenue.

Mr. Crenshaw said that the proposed gas plant would primarily benefit companies that sell power, data centers that use power, and tech companies that use data centers, while Albemarle County residents would bear the costs of these negative impacts. He said that they requested the Albemarle County Board of Supervisors to take any available legal and political steps to oppose the new gas plant. He asked the Board as their elected leaders of the County to speak out publicly against this project, which was detrimental to the County and region.

Mr. Crenshaw stated that on behalf of himself, he wanted to add that everyone was aware of the intended use of this electricity. He said that it would mostly be used for AI-generated slop and social

media dissemination of that content. He said that recently, a family member shared an Instagram reel that sounded like a news story, but it was actually AI-generated. He said that it was a very detailed narrative, but certain details made it clear to him that it was AI-generated, but it was enough to convince his own family member that it was real. He emphasized that aside from the environmental pollution from the gas plant itself, they must consider the other output: cheap, divisive AI slop served up by addictive algorithms. He knew the proposed site was outside of the County's jurisdiction, but he wanted to ask the Board to join their local constituents in opposing this project.

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Hanna Strauss, resident of the City of Charlottesville, stated that she had lived in Albemarle County for her entire life and her mother worked at the Scottsville branch of the Jefferson-Madison Regional Library (JMRL). She said that today, she wanted to discuss the Tenaska plant, acknowledging it was not in the Board's direct purview. First, however, she wanted to reiterate the points that had been raised about the Unmask ICE resolution and the potential benefits it could bring to their communities. She requested the Board to please consider taking up that item.

Ms. Strauss stated that in regard to the health and safety implications of the Tenaska plant, it was close to her heart given her work and long-term connection to this area. She was deeply concerned about the impact this plant would have on their rural neighbors, who already faced significant challenges in accessing healthcare and other benefits. She strongly encouraged the Board to speak publicly and regionally against the Tenaska expansion and to press the Fluvanna Board to reject the new plant.

Ms. Strauss stated that this expansion would disproportionately affect Scottsville and Southern Albemarle residents, putting a strain on the health system and exacerbating existing health issues. The recent news reports from Cville Tomorrow and other sources have highlighted the alarming rate of respiratory illnesses, including COVID-19, the flu, and RSV, with three out of four emergency room patients currently suffering from these conditions. Given the ongoing health impacts from the 2020 pandemic, it was irresponsible to proceed with this expansion.

Ms. Strauss said that also, there were limited employment opportunities offered by the plant, as well as the potential use of construction workers from outside their Counties and communities. There were also unaddressed noise complaints and fiscal pressures on residents. She urged the Board to engage with their neighbors in Fluvanna County, publicly speak against this plant, and publicly demand that ICE be removed from their community.

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Sandrina da Cruz, Rio District, said that she was present to discuss the Tenaska gas plant and to request that the Board take action to remove ICE from their communities. She said that her family and she were deeply concerned about the proposed expansion and addition of another fracked gas power plant in Fluvanna County. She said that as had been stated before, air movement did not respect man-made County boundaries. If approved, the combined Tenaska plants would be the single largest gas-fired power generation complex in Virginia. She expressed deep concern about the impact this power plant would have on air quality and the health of communities in Albemarle, Fluvanna, and surrounding counties.

Ms. da Cruz said that as mentioned by another speaker, a study conducted by the Harvard Public Health School found that Tenaska's proposed gas plant expansion would significantly increase fine particulate matter pm 2.5 pollution, leading to an estimated \$500 million to \$1 billion in statewide health loss. This included higher risks of heart attacks, strokes, asthma, and premature death for 4 million Virginians, with a particular impact on their most vulnerable community members. She said that building another fracked gas plant would have direct implications not just for the health of Albemarle residents but also for the climate action decisions of this Board and future governance of their County. Although they had their specific climate goals in Albemarle, they had neighbors and statewide emission targets.

Ms. da Cruz stated that the more their neighbors moved backwards toward fossil fuel use, the more their decisions in Albemarle would have to mitigate the impact of those decisions. To meet the Virginia Clean Economy Act goal of zero carbon emissions by 2050, building the largest fracked gas plant in the state would require Counties like Albemarle to work increasingly hard to make up for this backwards momentum. Counties did not often seek partnerships to address cross-boundary problems, but the complex challenges they faced required vision and leadership decisions that focused on addressing systemic issues.

Ms. da Cruz noted that Fluvanna had similar high-level environmental goals as Albemarle. This was an opportunity for Albemarle to break the mold by creating ways to work together with Fluvanna County. She urged the Board's leadership and Fluvanna to be a partner in achieving their joint regional environmental goals in service of better health outcomes for their communities and ecosystems.

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Faith Schweikert stated that she was here representing the Piedmont Environmental Council (PEC). Like others, she would like to offer the following comments on the Tenaska gas power plant proposed just across the county line in Fluvanna. Over 20 years ago, PEC opposed the approval of the first now-existing Tenaska gas power plant in Fluvanna. Today, the PEC strongly opposed this second proposed plant, owing to its known significant health and environmental impacts to the surrounding community. As that surrounding community includes residents in eastern and southern portions of Albemarle County, she urged the Board to individually communicate their concerns with the Fluvanna County Planning Commission and Board of Supervisors.

Ms. Schweikert said that it was important to consider the broader context, as this proposal was not operating within a vacuum. Across the state, there were seven new gas plant proposals undermining the Virginia Clean Economy Act goals. He said the first, the Chesterfield gas plant, was approved by the State Corporation Commission (SCC) just two months ago. Tenaska claimed that the new Fluvanna plant could power up to 1.5 million homes, but it was more likely that the energy produced by this plant would be used to serve power-hungry data centers in northern and central Virginia. Although Albemarle was not currently seeing hyperscale data center development, it was likely to experience the associated infrastructure impacts, including air quality impacts from the second gas plant, the rebuilding of a 230-kilovolt (kV) transmission line from Augusta County through central Albemarle to Gordonsville, and a 200-foot-tall, 765-kilovolt transmission line, the first of its size in central Virginia, that would run from Lynchburg through southern Albemarle, past Scottsville to a substation near Tenaska.

Ms. Schweikert stated that PEC had called for a statewide pause on hyperscale data center development, at least until the state had a full accounting of how much energy and infrastructure the utilities had already committed to and how much was in the pipeline, and until there was a comprehensive and transparent statewide plan for protecting their grid, water, air, and communities from the destructive impacts of unconstrained data center growth. This recommendation included associated fossil fuel power generation and infrastructure, like this 1.5 gigawatt Tenaska power plant in Fluvanna. She requested the Board to act individually to protect the health of 4 million people in the region, including the citizens of Albemarle.

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Gwenneth West, resident of the City of Charlottesville, stated that she had lived in Charlottesville for 35 years. She said that she came to the City to teach at the University, but somehow, she began to think about things beyond teaching theater. She said that it was what drove her to reach out to them and appeal to their humanity, their families, and the future of their community and the surrounding area. She said that she implored the Board to do what was the best thing they could dream of - to protect them all from the pollution and climate challenges they faced, particularly with the addition of these types of institutions that would fundamentally alter the character of their community. She requested the Board to act to protect their community.

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Sadhbh O'Flynn stated that it was a privilege to address the Board and express her gratitude for the opportunity to participate in this democratic process. She acknowledged that as decision-makers, the Supervisors carried a unique weight of responsibility compared to those of advocates and community members, and she thanked them for stepping up to this challenge. She said that the community in Albemarle County was deeply concerned about the health impacts of an expanded gas plant along the Fluvanna line near Scottsville. She said that through her work as a climate justice policy manager for the Community Climate Collaborative (C3), they had collaborated with the Fluvanna Horizons Alliance, a coalition of local and regional organizations.

Ms. O'Flynn stated that she had attended Planning Commission meetings, town halls, and community meetings, and she had witnessed firsthand the impact of Tenaska, a Nebraska-based corporation, on the residents of Fluvanna. She said that Tenaska was engaging in gaslighting tactics, erecting walls, and claiming that they were operating within legal limits, thereby dismissing concerns and investigations. She said that the health impact study commissioned by the Southern Environmental Law Center (SELC) and conducted by Harvard University found that the expansion would result in an estimated two to three additional premature deaths per year due to increased particulate matter 2.5 in the area around the plant.

Ms. O'Flynn said that this was a preventable loss of life, and it was unacceptable that it was being sacrificed for additional tax revenue to Fluvanna County. She said that the issue did not stop at the County line, and they understood that some of those deaths of residents would be from Albemarle. She said that the people in their community were asking the Board to take a stand and acknowledged that this was not a decision for them to make. However, C3 had prepared a draft joint resolution they proposed that the City of Charlottesville and Albemarle County adopt to oppose the proposed Tenaska natural gas plant expansion in Fluvanna County.

Ms. O'Flynn said that this would empower Fluvanna's Board to say no and demonstrate that their neighbors had their support in doing so. She said that the Planning Commission had already determined that this project did not comply with their Comprehensive Plan, and it also did not align with Albemarle's. She said that they must take a regional stand on this issue. She said that she had brought a hard copy of the Harvard Health Study, which she would submit to the Clerk. She thanked the Board for their consideration and looked forward to discussing this more with them.

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**Agenda Item No. 15. Public Hearing: ACSA-2025-00001 Jurisdictional Area Amendment Request, Holly Hills Sewer Extension West of Route 29.**

PROJECT: ACSA202500001 Jurisdictional Area Amendment Request, Holly Hills Sewer Extension West of Route 29

PARCEL ID: 04600000028D0, 04500000052A0, 0460000001100, 0460000001000, 0460000000900, 0460000000800, 0460000000700, 04600000028C0, 0450000005200, 0460000001300

ADDRESS: Properties lie on the west side of Seminole Trail, south of its intersection with Hollymead

Drive, and between Berkmar Drive and Rio Mills Road.

The Executive Summary as forwarded to the Board states that Pursuant to Virginia Code §15.2-5111, the Board has adopted jurisdictional areas for parcels that may be served by Albemarle County Service Authority (ACSA) water and sewer. The boundaries of the Development Areas generally define the ACSA's Jurisdictional Area (ACSAJA). The Board of Supervisors must establish and approve changes to the ACSAJA.

The provision of water and sewer service is a key tool for implementing the County's Growth Management Policy. The 2015 and AC44 Comprehensive Plans provide similar guidance concerning the provision of water and sewer service. The Implementation Plan for Community Facilities and Infrastructure of the AC44 Comprehensive Plan states:

Objective 2: Provide access to public water and sewer in the Development Areas and county consistent with the Growth Management Policy.

Action 2.1: Use the Development Areas boundaries to guide the ACSA Jurisdictional Area for the provision of public water and sewer.

The applicant is requesting ACSAJA designation for water and sewer service to properties within the Development Area on the ten above-noted parcels. These parcels are located adjacent to Berkmar Drive, east of Rio Mills Road and west of Seminole Trail. Eight of the ten parcels are currently designated on the ACSAJA map for "No Service" and two parcels are designated for "Water to Existing Structures Only." Seven of the ten parcels are fully within the Development Area, but three parcels are partially within the Development Area (see Attachments A and B). There are multiple Comprehensive Plan designations within the Development Area-portions of the ten parcels, including Urban Density Residential, Neighborhood Density Residential, and Light Industrial. (see Attachment C). A table is provided identifying the characteristics of each tax map parcel.

This amendment request is in conjunction with the construction of sewer facilities to serve the Holly Hills development on the east side of Seminole Trail. This infrastructure would be extended west underneath Seminole Trail to serve future development within the subject parcels. No specific development applications for the subject parcels are under review at this time, and all ten subject parcels remain zoned Rural Areas.

The Comprehensive Plan recommends that land within the Development Areas be served by public water and sewer service. The request for a Water and Sewer service designation for the parcels, and portions of parcels, located within the Development Area is consistent with the AC44 Comprehensive Plan policies and recommendations. Staff believes it is appropriate to update the ACSAJA map consistent with the Development Area boundaries, and with the timing of the Holly Hills sewer extension (Attachment E). The portions of Tax Map Parcels 0460000000900, 0460000001000, 0460000001100 within the Development Area are also recommended for "Water and Sewer" service. The areas of these parcels located outside of the designated Development Area are not recommended to be designated for public water or sewer service.

There is no direct budget impact from this request. The property owners would bear the cost for water and/or sewer connections.

Staff recommends that the Board adopt the resolution (Attachment F) to approve the proposed amendment to the ACSAJA.

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J.T. Newberry, Senior Planner, presented the staff report on the jurisdictional area request to provide water and sewer service to 10 parcels in the Hollymead neighborhood of the Places 29 Master Plan. To facilitate their discussion, he had brought up a visual aid, a map which displayed the 10 parcels requesting water and sewer service. He said that the parcels were located approximately four-tenths of a mile south of the Kohls in Hollymead Town Center and directly across Route 29 from the Holly Hills project currently under construction. He said that the red line on the map indicated the boundary of the Development Area, which was important because County policy recommended that water and sewer service be provided only within the limits of the Development Area.

Mr. Newberry explained that most of the surrounding area had already had water and sewer service designated. On the jurisdictional area map, two of the parcels, 46-7 and 46-28D, currently had water service only to existing structures. He stated that the request was to amend the jurisdictional area map for all 10 parcels, for the sections within the Development Area, which were seven of the 10. He noted that there were two parcels located adjacent to Rio Mills Road that were not part of the request, and the remaining eight parcels were located adjacent to Berkmar and Seminole Trail.

Mr. Newberry said that as mentioned, the Comprehensive Plan recommended the provision of public and water and sewer services to parcels within the Development Area, and staff recommended approval of the requested amendment. He said that the applicant was also present to answer any questions the Board may have.

Ms. Mallek asked if there were individual applications for each of these parcels or if they were under common ownership. She said that normally, it was the owner's responsibility to pay for this type of request. She did not understand why they were not just taking care of the one connection to serve Holly

Hills.

Mr. Newberry explained that the name of the application, Holly Hills, was somewhat misleading, as this request was not intended to serve parcels associated with Holly Hills. He said that it was made in conjunction with the current construction at that site as a way to provide infrastructure simultaneously, without the need to revisit the installation at a later date. He said that while the infrastructure was being installed for Holly Hills, the applicant had provided a diagram that they could reference, which showed the extension of facilities for that development. The proposed infrastructure included boring and jacking under Route 29 to establish a sewer manhole on the western side of Route 29, approximately at Tax Map Parcel 26-28D. He said that all 10 parcels in question were under common ownership, although they were controlled by different LLCs. He said that the applicant could speak more to that.

Ms. Mallek asked if ACSA would perform the work under the road, and the rest would be up to someone else to do in the future.

Mr. Newberry replied yes; this request granted the authority to provide water and sewer services once the necessary infrastructure was in place.

Mr. Gallaway opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with the Board.

Mr. Gallaway asked if the main reason for this request was to make these connections at the same time as the other construction work, potentially saving costs in the future.

Mr. Newberry confirmed that was correct.

Hunter Wood, United Land Corporation, said that they met with staff and discussed the possibility of this project. He said that it was included in the Comprehensive Plan and fell within the jurisdictional area. He explained that their goal was to avoid a similar situation to the one at Hollymead Town Center, where he was paying full taxes on land that was largely unused because they had been waiting for upwards of six or seven years for the Service Authority to upgrade the sewer line. He said that as a forward-thinking approach, they were trying to address this issue now rather than waiting until the Holly Hills project was completed and potentially causing unnecessary disruptions.

Mr. Wood clarified said that this was a personal investment on his part, and it would not be a County expense. He said that he would prefer to move forward with this project now rather than risking further delays and potentially tearing up the ground after it was developed to make these upgrades. He said that it was a calculated risk, and he was willing to take it in order to look toward the future of Albemarle County.

Mr. Gallaway said that he had presumed it was a forward-thinking approach, and the gamble would be if they did not develop in this area.

Mr. Wood confirmed that was correct. He said that there was no rezoning planned across the west side of Route 29, nor was he requesting any rezoning on the west side of Route 29. He said that he was simply trying to prepare for a potential future development.

Ms. LaPisto-Kirtley asked for confirmation that there would be no cost to Holly Hills for this project.

Mr. Wood confirmed that there was zero cost to Holly Hills and zero cost to the County. This was all at his own expense.

Andy Herrick, County Attorney, noted that the Board had been provided with a revised motion to more clearly meet the intent.

Ms. LaPisto-Kirtley **moved** that the Board of Supervisors adopt the Resolution (Attachment F) to approve the proposed amendment to the ACSA jurisdictional area. and as revised on January 20, 2026.

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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**RESOLUTION TO APPROVE ACSA202500001  
FOR PARCEL IDS 04600-00-00-028D0, 04500-00-00-052A0, 04600-00-00-01100,  
04600-00-00-01000, 04600-00-00-00900, 04600-00-00-00800, 04600-00-00-00700, 04600-00-00-  
028C0, 04500-00-00-05200, and 04600-00-00-01300**

**WHEREAS**, in application ACSA202500001 ("ACSA 2025-01"), the owner of Parcels 046000000028D0 ("46-28D"), 045000000052A0 ("45-52A"), 04600000001100 ("46-11"), 04600000001000 ("46-10"), 04600000000900 ("46-9"), 04600000000800 ("46-8"), 04600000000700 ("46-

7”), 04600000028C0 (“46-28C”), 0450000005200 (“45-52”), and 0460000001300 (“46-13”) has applied for an amendment to the Albemarle County Service Authority (ACSA) Jurisdictional Area to include the entirety of Parcels 46-28D, 45-52A, 46-8, 46-7, 46-28C, 45-52, 46-13, and portions of Parcels 46-9, 46-10, 46-11 in the area for water and sewer service; and

**WHEREAS**, on January 21, 2026, the Albemarle County Board of Supervisors held a duly noticed public hearing on ACSA 2025-01; and

**WHEREAS**, the Board hereby finds that the proposed extension of the ACSA Jurisdictional Area for water and sewer service for the entirety of Parcels 46-28D, 45-52A, 45-52, 46-8, 46-7, 46-28C, and 4613, and portions of Parcels 46-9, 46-10, and 46-11 that are within the Development Area boundaries would be consistent with Objective 2 of the Plan Implementation for Community Facilities and Infrastructure of the AC44 Comprehensive Plan; and

**NOW, THEREFORE, BE IT RESOLVED** that, upon consideration of the foregoing, the staff report prepared for ACSA 2025-01 and all of its attachments, the information presented at the public hearing, and the relevant factors in *Virginia Code* § 15.2-5111, and Objective 2 of the Plan Implementation for Community Facilities and Infrastructure of the AC44 Comprehensive Plan, the Albemarle County Board of Supervisors hereby approves the amendment of the ACSA Jurisdictional Area to include the entirety of Parcels 46-28D, 45-52A, 46-8, 46-7, 46-28C, 45-52, 46-13, and portions of Parcels 46-9, 46-10, 46-11 in the area for water and sewer service.

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Agenda Item No. 16. **Public Hearing: County Acquisition of a Portion of Parcel 056A2-02-0A-00100 at 1153 High Street by Eminent Domain.** To consider the potential condemnation of property for the construction of the Library Ave Ext. Project, and to consider approval of the public use and necessity therefor. The subject property is 337 sq. ft. fee acquisition, 436 sq. ft. permanent utility easement, and 1,176 sq. ft. temporary construction easement on Parcel ID 056A2-02-0A-00100 (1153 High Street, Crozet VA), owned by The Square, LLC.

The Executive Summary as forwarded to the Board stated that the County currently is in the right-of-way acquisition phase for a project to construct roadway and sidewalks along High Street, Library Ave and Hilltop Road in Crozet. Completion of the project requires acquisition of 337 square feet of fee simple, 436 square feet for a permanent utility easement, and 1,176 square feet of temporary construction easement on Parcel 056A2-02-0A-00100 at 1153 High Street (shown as Parcel 006 on Attachment A).

Assisted by consultants experienced in right-of-way acquisitions, the County has successfully acquired or reached agreements on almost all rights-of-way and easements needed for the project. On Parcel 006, the property owner has agreed to convey the necessary portions of the property to the County for this project. However, the lienholder has been unresponsive to the County’s request for a partial release of the lien on the property. A courtesy letter (Attachment B) was sent to the lienholder on September 24, 2025.

Staff recommends that the Board of Supervisors authorize condemnation and certificate of take for the subject right-of-way and easements. Without this authorization, the project would likely be delayed and incur additional costs. Efforts to obtain a partial release from the lienholder will continue throughout the condemnation process.

No budget impact is associated with this item. This project is funded through the Virginia Department of Transportation’s Revenue Sharing Program.

Staff recommends that the Board of Supervisors approve the attached resolution (Attachment C) to acquire a portion of Parcel 056A2-02-0A-00100 at 1153 High Street by eminent domain..

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Michael Stumbaugh, Senior Project Manager, stated that this item was a public hearing for the proposed acquisition of portions of 1153 High Street by eminent domain. He also was joined by Jennifer Tevendale, Deputy County Attorney, whose assistance had been invaluable in navigating right-of-way situations. He said that the purpose of this presentation was to provide an overview of the project, including the parcel, right-of-way negotiations, the recommended process, and the suggested motion. He said that the project, identified as UPC 113385 Library Avenue Extended was a VDOT revenue-sharing project. He explained that it aimed to extend Library Avenue eastward to connect to High Street, linking the Square with Hilltop, and would also extend High Street northward.

Mr. Stumbaugh said that this was a public-private partnership, with revenue sharing between the developer of the Barnes Lumber property and the County. He said that the project aligned with strategic goal three, enhancing multimodal connectivity. Here was a diagram illustrating the project’s scope. He said that the square was located in the upper left, Hilltop in the right middle, and Library Avenue would be extended to High Street, and then High Street would connect to the new roadway.

Mr. Stumbaugh indicated the easements and right-of-way on the subject parcel, for reference. He reviewed the timeline of the right-of-way negotiations. He said that an offer had been made to the landowner in September 2024, which led to an increase in the cost to procure items in April 2025. He said that the documents had been signed by the landowner in June 2025, with the landowner expressing support for the project. However, they had encountered difficulties in obtaining a partial mortgage release

from the lien holder. Despite initial hope that the lienholder would cooperate, they had received no communication since November 14, 2025.

Mr. Stumbaugh said that they were unable to force the lienholder to release the partial mortgage, and they continued to seek their cooperation. However, they could take action by holding this public hearing and then adopting a resolution authorizing condemnation. If an agreement was reached, and he hoped that would be the case, then the condemnation process could be terminated. He stated that the recommended process involved the Board adopting a resolution, which was Attachment C. He said that the County of Albemarle could file a certificate of take and deposit the original estimated value of the take, which was \$11,466, with the Albemarle County Circuit Court. He said that the County of Albemarle could then proceed with the project, and the Albemarle County Circuit Court determined the value of the parcel, including the cost of securing it, and the proper recipients of payment if necessary. Additionally, negotiation may continue prior to court determination, and he was hopeful that they would reach an agreement.

Mr. Missel asked why the \$11,466 was not the original number negotiated with the property owner.

Jenny Tevendale, Deputy County Attorney, explained that in the condemnation procedures, when they filed a certificate of take, they only deposited with the court the original offer amount. She said that since they had an agreement with the property owner, if they were unable to receive clear title from the lender, the County's intention was that if they must file the certificate of take, they would deposit the original offer amount, and then, if there was still an agreement in place, they would file the petition for disbursement and deposit the remainder of the amount to bring it up to the agreed-upon compensation. She said that the court would hold those funds, and then the court would determine when to disburse those funds.

Mr. Pruitt asked who the lienholder was. He noted that this was surprisingly bad behavior.

Mr. Stumbaugh said that the entity in question was a corporation or company called Mr. Cooper. He clarified that it was not a person, but a company.

Mr. Pruitt said that this was frustrating to expend so much time on the side of the County because of Mr. Cooper.

Mr. Gallaway opened the public hearing. Seeing no speakers, he closed the public hearing and the matter rested with the Board.

Mr. Herrick said that with regard to the prior matter, the motion to approve would be a motion to adopt the revised resolution authorizing the acquisition by condemnation of a portion of parcel number, as revised on January 21, 2026.

Ms. Mallek **moved** that the Board of Supervisors approve the attached Resolution (Attachment C) to acquire a portion of Parcel 056A2-02-0A-00100 at 1153 High Street by eminent domain, as revised on January 21, 2026.

Mr. Missel **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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RESOLUTION TO AUTHORIZE THE ACQUISITION BY CONDEMNATION OF PORTIONS OF A CERTAIN PARCEL OF LAND, PARCEL ID NUMBER 056A2-02-0A-00100, FOR THE PURPOSE OF CONSTRUCTING ROAD IMPROVEMENTS AND RELOCATING UTILITIES CONNECTING LIBRARY AVENUE AND HIGH STREET, AND TO ENTER UPON THE PROPERTY TO BE ACQUIRED AND INITIATE CONSTRUCTION BEFORE THE CONCLUSION OF THE CONDEMNATION PROCEEDING PURSUANT TO VIRGINIA CODE SECTIONS 15.2-1904 AND 15.2-1905(C) AND CHAPTER 3 OF TITLE 25.1 (SECTIONS 25.1-300 ET SEQ.)

WHEREAS, Albemarle County has proposed certain roadway improvements in the White Hall District as part of the Library Avenue Extension to Parkside Village Road Project in order to extend Library Avenue eastward through the Barnes Lumber property to connect to High Street and then to Hill Top Street in Parkside Village as well as connection to The Square;

WHEREAS, the Library Avenue Extension to connect High Street and the Parkside Village Road Project is necessary for the public health, safety, peace, good order, comfort, convenience, and welfare of the County;

WHEREAS, the project design for the Library Avenue Extension to connect High Street and the Parkside Village Road Project requires the acquisition of certain right-of-way and easement interests for the construction of road and safety improvements;

WHEREAS, the County has reviewed the acquisition for purposes of complying with Section 1-219.1 of the Code of Virginia and has certified that the acquisition is for the possession, ownership, occupation, and enjoyment of the property by the public, for the purpose of construction and maintenance of public facilities including public roads and other improvements;

WHEREAS, the County has made a bona fide but ineffectual effort to purchase the necessary right-of-way and easements for public road and other improvements at fair market value, and the County and landowner were able to reach an agreement on compensation, but the landowner was unable to convey clear and legal title of the property rights to the County; and

WHEREAS, it is now necessary to enter upon the property to install the facilities and improvements prior to the completion of condemnation proceedings;

NOW, THEREFORE, BE IT RESOLVED BY THE ALBEMARLE COUNTY BOARD OF SUPERVISORS:

1. That the property is to be acquired for construction and maintenance of public roadway improvements and other related improvements, including road and safety improvements, required as a result of the proposed improvements for the purpose of extending Library Avenue eastward through the Barnes Lumber Property to connect to High Street and then to Hill Top Street in Parkside Village as well as connection to The Square.
2. That the Board approves the proposed public use of the property.
3. That acquisition of the property, as shown in the following chart along with the referenced plat, is for the public roadway and related facilities and is declared to be necessary for a public use and an authorized public undertaking pursuant to Chapter 19 of Title 15.2 (§ 15.2-1900, *et seq.*) of the Code of Virginia (1950), as amended.

Landowner	Parcel ID Number	Referenced Plat Showing Property Interests to be Acquired
The Square, LLC	056A2-02-0A-00100	Approximately 337 square feet of fee simple, 436 square feet for a permanent utility easement, and 1,176 square feet for a temporary construction easement on Parcel 006 on "Right of Way Data Sheet" Number 1A and "Right of Way Plan Sheet" Number 2RW prepared by Timmons Group, dated December 10, 2020, and last revised February 16, 2024, attached hereto and labeled "Exhibit A."

4. That it is necessary to enter upon the property to begin construction of the roadway and other improvements prior to the completion of condemnation proceedings in order to adhere to the project schedule.
5. That Albemarle County may, upon the deposit of compensation in the amount of the County's opinion of just compensation and in compliance with all statutory requirements, including the recordation of a Certificate of Take with the Clerk of the Circuit Court of Albemarle County, enter upon the property identified herein and take possession of the property prior to the conclusion of condemnation proceedings.
6. That, based upon an appraisal report obtained from an MAI licensed real estate appraiser, Albemarle County has determined that the just compensation due to the landowner for the property interests to be acquired for public purposes is as follows:

Landowner	Parcel ID Number	Property Interests to be Acquired	Estimated Value
The Square, LLC	056A2-02-0A-00100	Approximately 337 square feet of fee simple, 436 square feet for a permanent utility easement, and 1,176 square feet for a temporary construction easement on Parcel 006 on "Right of Way Data Sheet" Number 1A and "Right of Way Plan Sheet" Number 2RW prepared by Timmons Group, dated December 10, 2020, and last revised February 16, 2024, attached hereto and labeled "Exhibit A."	\$11,466.00

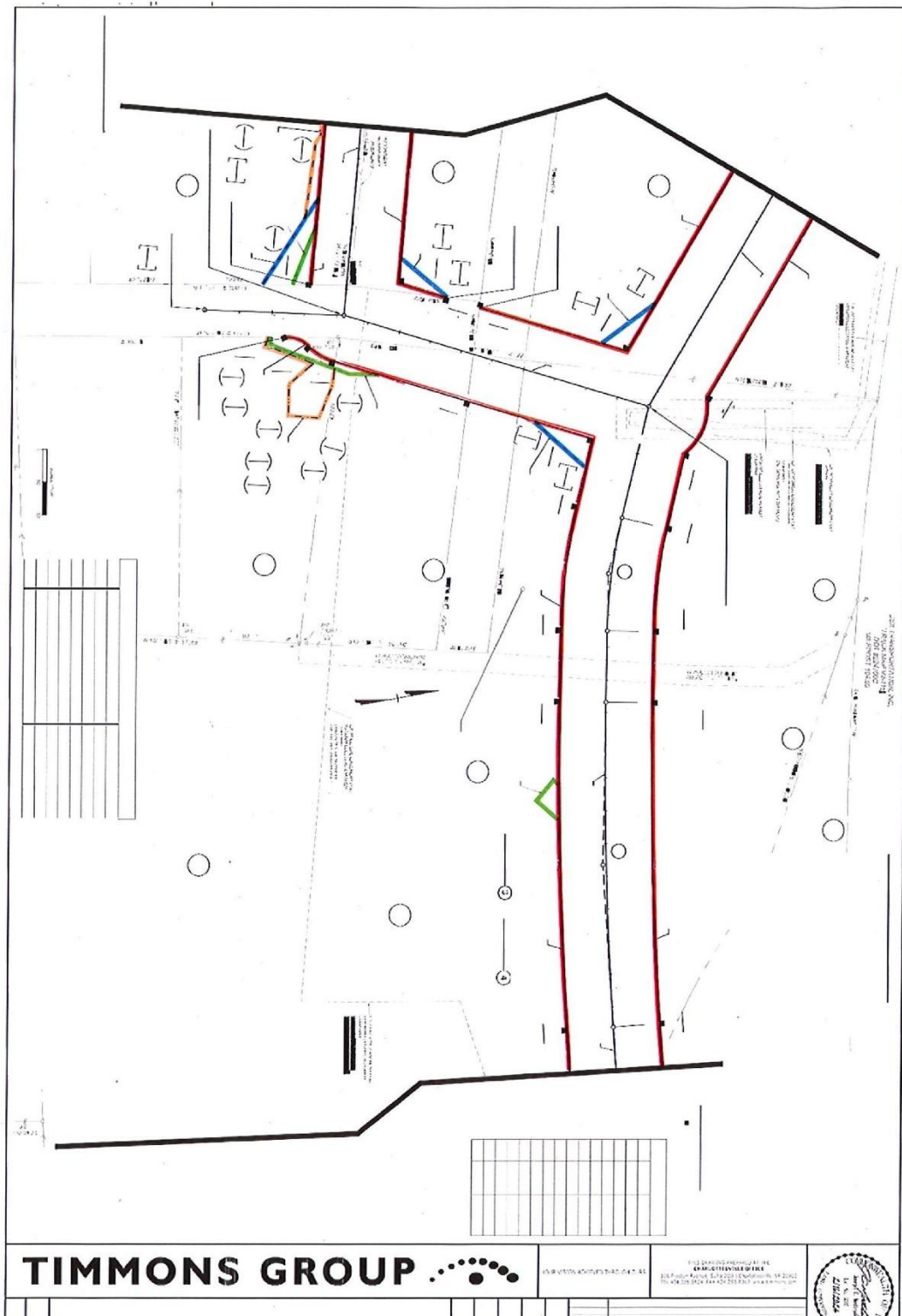
7. That the ownership of the property interests to be acquired is as stated in paragraphs 3 and 6 herein.

8. That the County Executive or his designee will deposit with the Clerk of the Circuit Court of Albemarle County, to the credit of the landowner named above, the County's opinion of just compensation for the property interests, as listed in paragraph 6 herein and simultaneously record a Certificate of Take with the Clerk of the Circuit Court of Albemarle County.
9. That the County Executive or his designee will mail a certified copy of this resolution to the landowners.
10. That the County Attorney or his designee is authorized and directed to acquire the property interests for public use by condemnation or other means, and to institute and conduct condemnation proceedings to acquire the property interests from the landowner named herein in the manner authorized and provided by Chapter 19 of Title 15.2 (Sections 15.2-1900 *et seq.*), and Chapters 2 and 3 of Title 25.1 (Sections 25.1-200 *et seq.* and 25.1-300 *et seq.*) of the Code of Virginia (1950), as amended.
11. That the County Executive or his designee may also continue to negotiate acquisition of the property interests, subject to approval by the Board of Supervisors.

EXHIBIT A

TRACT NO.	LANDOWNER	TAX PARCEL ID	TRACT NO.	TOTAL		PRESERVATION DEDUCTIONS	PRESERVATION REDEMPTION	PUBLIC ACQUISITION	REMOVAL		UTILITY		TRANSPORTATION		PRESERVED
				ACRE/100 FT.	SQ. FT.				ACRE/100 FT.	SQ. FT.	ACRE/100 FT.	SQ. FT.	ACRE/100 FT.	SQ. FT.	
001	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	01.00	1.0000	134,600	-	-	-	-	-	-	-	-	-	NO
002	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	02.00	2.0000	269,200	-	-	-	-	-	-	-	-	-	NO
003	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	03.00	3.0000	403,800	-	-	-	-	-	-	-	-	-	NO
004	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	04.00	4.0000	538,400	-	-	-	-	-	-	-	-	-	NO
005	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	05.00	5.0000	673,000	-	-	-	-	-	-	-	-	-	NO
006	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	06.00	6.0000	807,600	-	-	-	-	-	-	-	-	-	NO
007	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	07.00	7.0000	942,200	-	-	-	-	-	-	-	-	-	NO
008	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	08.00	8.0000	1,076,800	-	-	-	-	-	-	-	-	-	NO
009	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	09.00	9.0000	1,211,400	-	-	-	-	-	-	-	-	-	NO
010	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	10.00	10.0000	1,346,000	-	-	-	-	-	-	-	-	-	NO
011	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	11.00	11.0000	1,480,600	-	-	-	-	-	-	-	-	-	NO
012	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	12.00	12.0000	1,615,200	-	-	-	-	-	-	-	-	-	NO
013	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	13.00	13.0000	1,749,800	-	-	-	-	-	-	-	-	-	NO
014	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	14.00	14.0000	1,884,400	-	-	-	-	-	-	-	-	-	NO
015	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	15.00	15.0000	2,019,000	-	-	-	-	-	-	-	-	-	NO
016	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	16.00	16.0000	2,153,600	-	-	-	-	-	-	-	-	-	NO
017	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	17.00	17.0000	2,288,200	-	-	-	-	-	-	-	-	-	NO
018	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	18.00	18.0000	2,422,800	-	-	-	-	-	-	-	-	-	NO
019	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	19.00	19.0000	2,557,400	-	-	-	-	-	-	-	-	-	NO
020	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	20.00	20.0000	2,692,000	-	-	-	-	-	-	-	-	-	NO
021	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	21.00	21.0000	2,826,600	-	-	-	-	-	-	-	-	-	NO
022	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	22.00	22.0000	2,961,200	-	-	-	-	-	-	-	-	-	NO
023	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	23.00	23.0000	3,095,800	-	-	-	-	-	-	-	-	-	NO
024	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	24.00	24.0000	3,230,400	-	-	-	-	-	-	-	-	-	NO
025	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	25.00	25.0000	3,365,000	-	-	-	-	-	-	-	-	-	NO
026	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	26.00	26.0000	3,499,600	-	-	-	-	-	-	-	-	-	NO
027	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	27.00	27.0000	3,634,200	-	-	-	-	-	-	-	-	-	NO
028	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	28.00	28.0000	3,768,800	-	-	-	-	-	-	-	-	-	NO
029	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	29.00	29.0000	3,903,400	-	-	-	-	-	-	-	-	-	NO
030	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	30.00	30.0000	4,038,000	-	-	-	-	-	-	-	-	-	NO
031	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	31.00	31.0000	4,172,600	-	-	-	-	-	-	-	-	-	NO
032	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	32.00	32.0000	4,307,200	-	-	-	-	-	-	-	-	-	NO
033	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	33.00	33.0000	4,441,800	-	-	-	-	-	-	-	-	-	NO
034	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	34.00	34.0000	4,576,400	-	-	-	-	-	-	-	-	-	NO
035	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	35.00	35.0000	4,711,000	-	-	-	-	-	-	-	-	-	NO
036	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	36.00	36.0000	4,845,600	-	-	-	-	-	-	-	-	-	NO
037	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	37.00	37.0000	4,980,200	-	-	-	-	-	-	-	-	-	NO
038	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	38.00	38.0000	5,114,800	-	-	-	-	-	-	-	-	-	NO
039	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	39.00	39.0000	5,249,400	-	-	-	-	-	-	-	-	-	NO
040	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	40.00	40.0000	5,384,000	-	-	-	-	-	-	-	-	-	NO
041	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	41.00	41.0000	5,518,600	-	-	-	-	-	-	-	-	-	NO
042	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	42.00	42.0000	5,653,200	-	-	-	-	-	-	-	-	-	NO
043	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	43.00	43.0000	5,787,800	-	-	-	-	-	-	-	-	-	NO
044	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	44.00	44.0000	5,922,400	-	-	-	-	-	-	-	-	-	NO
045	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	45.00	45.0000	6,057,000	-	-	-	-	-	-	-	-	-	NO
046	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	46.00	46.0000	6,191,600	-	-	-	-	-	-	-	-	-	NO
047	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	47.00	47.0000	6,326,200	-	-	-	-	-	-	-	-	-	NO
048	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	48.00	48.0000	6,460,800	-	-	-	-	-	-	-	-	-	NO
049	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	49.00	49.0000	6,595,400	-	-	-	-	-	-	-	-	-	NO
050	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	50.00	50.0000	6,730,000	-	-	-	-	-	-	-	-	-	NO
051	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	51.00	51.0000	6,864,600	-	-	-	-	-	-	-	-	-	NO
052	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	52.00	52.0000	7,000,000	-	-	-	-	-	-	-	-	-	NO
053	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	53.00	53.0000	7,134,600	-	-	-	-	-	-	-	-	-	NO
054	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	54.00	54.0000	7,269,200	-	-	-	-	-	-	-	-	-	NO
055	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	55.00	55.0000	7,403,800	-	-	-	-	-	-	-	-	-	NO
056	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	56.00	56.0000	7,538,400	-	-	-	-	-	-	-	-	-	NO
057	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	57.00	57.0000	7,673,000	-	-	-	-	-	-	-	-	-	NO
058	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	58.00	58.0000	7,807,600	-	-	-	-	-	-	-	-	-	NO
059	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	59.00	59.0000	7,942,200	-	-	-	-	-	-	-	-	-	NO
060	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	60.00	60.0000	8,076,800	-	-	-	-	-	-	-	-	-	NO
061	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	61.00	61.0000	8,211,400	-	-	-	-	-	-	-	-	-	NO
062	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	62.00	62.0000	8,346,000	-	-	-	-	-	-	-	-	-	NO
063	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	63.00	63.0000	8,480,600	-	-	-	-	-	-	-	-	-	NO
064	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	64.00	64.0000	8,615,200	-	-	-	-	-	-	-	-	-	NO
065	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	65.00	65.0000	8,749,800	-	-	-	-	-	-	-	-	-	NO
066	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	66.00	66.0000	8,884,400	-	-	-	-	-	-	-	-	-	NO
067	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	67.00	67.0000	9,019,000	-	-	-	-	-	-	-	-	-	NO
068	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	68.00	68.0000	9,153,600	-	-	-	-	-	-	-	-	-	NO
069	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	69.00	69.0000	9,288,200	-	-	-	-	-	-	-	-	-	NO
070	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	70.00	70.0000	9,422,800	-	-	-	-	-	-	-	-	-	NO
071	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	71.00	71.0000	9,557,400	-	-	-	-	-	-	-	-	-	NO
072	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	72.00	72.0000	9,692,000	-	-	-	-	-	-	-	-	-	NO
073	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	73.00	73.0000	9,826,600	-	-	-	-	-	-	-	-	-	NO
074	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000000000	74.00	74.0000	9,961,200	-	-	-	-	-	-	-	-	-	NO
075	INDUSTRIAL DEVELOPMENT ASSOCIATION, INC.	000000000000													

Exhibit A



**Agenda Item No. 17. Public Hearing: Proposed Abandonment and Conveyance of a Portion of Oak Street, Crozet.** To consider the proposed abandonment of a portion of Oak Street in Crozet.

The Executive Summary as forwarded to the Board states that As part of the Crozet Square/Oak Street VDOT Revenue Sharing Project (UPC 113188), the County is seeking to acquire portions of Virginia Passenger Rail Authority (VPRA) property in exchange for conveyance of County property (a portion of Oak Street) to the VPRA. The County's acquisition of this VPRA property would enhance parking along The Square in Crozet. VPRA in turn wishes to acquire a portion of Oak Street to best maintain operations within the new roadway alignments created in the Crozet Square Project (Attachment A). However, before conveying that portion of Oak Street to VPRA, the County must first abandon it and hold a public hearing on its conveyance.

At the Board's meeting on November 5, 2025, the Board authorized County staff to begin the procedures for abandonment of a road, starting with the necessary notice requirements. The notice requirements set forth in Virginia Code § 33.2-916 have been followed with the notice (Attachment B) posted at the courthouse on December 4, 2025; in three places along the road proposed to be abandoned; and publication in the Daily Progress on December 18, 2025 and January 13, 2026.

Strategic Planning: Infrastructure & Placemaking - Invest in infrastructure and amenities that create connection, opportunity, and well-being.

During the acquisition negotiations on the Crozet Square/Oak Street Project, VPRA offered to provide the necessary property the County needs (outlined in red on Attachment A) in exchange for the proposed abandonment area (outlined in blue on Attachment A). The proposed abandonment area provides VPRA better access to its property. No public necessity exists for the continuance of the proposed abandonment area as a public road after the realignment of The Square and Oak Street in the Crozet Square/Oak Street Project. The County will complete the parking along The Square when it acquires the property from VPRA.

To facilitate the completion of the Crozet Square/Oak Street Project, abandonment of the unused portion of Oak Street and conveyance to VPRA in exchange for property from VPRA is necessary.

No budget impact is associated with this item. This project is funded through the Virginia Department of Transportation's Revenue Sharing Program.

Staff recommends that the Board find that no public necessity exists for the continuance of the portion of Oak Street as a public road and adopt the resolution (Attachment C) to abandon the portion of Oak Street outlined in blue on Attachment A. Staff also recommends that the Board adopt the additional resolution (Attachment D) to authorize the conveyance of the abandoned portion of Oak Street to VPRA in exchange for the property necessary for the County to complete the parking along The Square.

Ms. Mallek **moved** that the Board of Supervisors approve the attached resolution (Attachment C) to abandon the portion of Oak Street outlined in blue on Attachment A.

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.

#### **RESOLUTION TO ABANDON A PORTION OF OAK STREET**

**WHEREAS**, Oak Street in Crozet was reserved as a right-of-way by plat recorded on January 6, 1947, in Albemarle County Deed Book 272, page 113; and

**WHEREAS**, on February 15, 2023, the Board of Supervisors adopted a resolution affirming and accepting ownership of Oak Street in Crozet; and

**WHEREAS**, in furtherance of the County-VDOT Revenue Sharing Project UPC 113188 (Crozet Square/Oak Street), the County needs to acquire portions of real property from the Virginia Passenger Rail Authority (VPRA), and in turn, VPRA wishes to acquire portions of Oak Street from the County; and

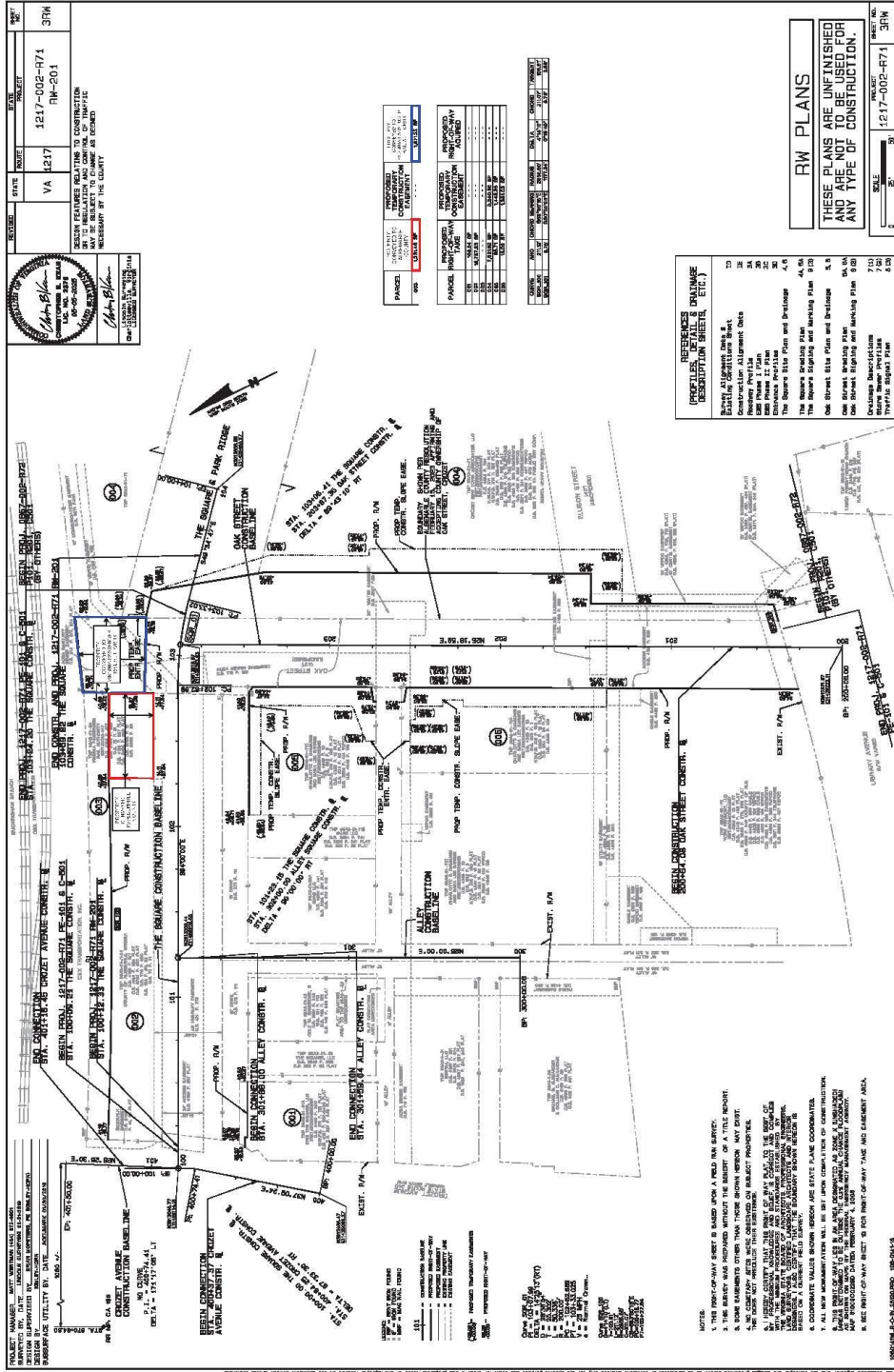
**WHEREAS**, portions of Oak Street need to be abandoned in order to convey the underlying real property to VPRA; and

**WHEREAS**, notice of intent for abandonment, as required under Virginia Code § 33.2-916, has been provided; and

**WHEREAS**, no public necessity exists for a portion of Oak Street to continue as a public road.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the Board of Supervisors of the County of Albemarle, Virginia, hereby finds after a public hearing that no public necessity exists for the continuance as a public road of the portion of Oak Street shown on Exhibit A as 1,671.22 square feet and outlined in blue, and that such section of Oak Street is hereby abandoned.

Exhibit A





conditions stated in the staff report.

Attachments A, B, and C are the PC staff report, action letter, and meeting minutes.

At the PC meeting there was minimal discussion, and no objections made to the special use permit application. No members of the public spoke at the public hearing.

Staff recommends that the Board adopt the attached Resolution (Attachment D) to approve SP-202500004 Northridge Preschool with the proposed conditions.

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Syd Shoaf, Senior Planner II, said that he would be presenting the staff report for a special use permit, SP-2025-00004, Northridge Preschool. He said the permit request sought to amend an existing special use permit to increase the total enrollment and hours of operation for a preschool. The subject property, located at 5100 Dickerson Road, was approximately 9.92 acres and was situated about one and a half miles south of the Albemarle and Greene County line, and just north of the Places 29 development area. He said the property was zoned for rural areas and was designated as such in the Comprehensive Plan. The surrounding properties were also zoned for rural areas and included other religious assembly uses and single-family residences.

Mr. Shoaf said that the subject property was home to the Northridge Community Church of Nazarene, which was first approved by a special use permit in 2000, and the preschool was established in 2003. An active special use permit, approved in 2006, allowed a maximum enrollment of 80 students, and the applicant was requesting an enrollment increase to 100 students and extend the hours of operation from 7:30 am to 1 pm, to 6 am to 6 pm.

Mr. Shoaf said the special use permit application was reviewed under the factors for consideration outlined in the zoning ordinance. He said staff believed that the proposed special use permit will not be detrimental to adjacent parcels, will not change the character of the nearby area, and will continue to be in harmony with the rural area zoning district. The application was consistent with the Comprehensive Plan. He said there were three recommended conditions for this application. The first two were related to the applicant's proposal, and the third was a carryover from the previously approved special use permit. He said the intent was to preserve the existing woodland on the property.

Mr. Shoaf said that the proposal was consistent with the review criteria for special use permits contained in the zoning ordinance. He said the proposal provided a preschool/daycare option for community members who lived and worked in the area, and there were no detrimental impacts to adjoining properties anticipated. He said staff recommended that the Board adopt the attached resolution, Attachment D, to approve SP-2025-00004 with the conditions stated in the staff report.

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

Debbie Swanson, Preschool Director at Northridge Preschool, said she was present to request the Board's support in expanding both the hours and the number of available spots in the preschool program. She said that a quality early education program was crucial because it fostered brain development during the critical first five years. She said that it built long-term academic skills, social and emotional skills, reduced achievement gaps, and created stronger communities by improving school readiness.

Ms. Swanson said that this involved high-quality interactions and safe environments with skilled teachers and supportive family engagement, leading to better life outcomes and significant societal returns on their investment. She noted that many families in the community required two parents to meet the cost of living and raising children. She said that the current preschool hours did not fully align with that standard full-time work schedule, which forced families to make difficult choices between employment and reliable early childhood education.

Ms. Swanson said that expanding preschool hours would allow parents to increase household income and reduce financial strain, while knowing their children were in a safe, nurturing, and loving environment. She said that with increasing housing demands on the 29 North Corridor, there was also a need to increase the number of preschool spots to address the growing demand. She said that more families were seeking early education opportunities that prepared children socially, emotionally, and academically for kindergarten.

Ms. Swanson said that quality preschool experiences were proven to strengthen early literacy, routines, and social school readiness, benefiting not only the children but also the entire school system in the community. She said that by expanding the program, they invested in working families, supported economic stability, and ensured the youngest learners were prepared for success when they entered kindergarten.

Mr. Gallaway asked if the starting hours were to accommodate early student drop-offs.

Ms. Swanson said it was. She said they had received requests from parents to allow earlier drop-off times.

Mr. Gallaway asked if students would be allowed to stay for the whole time from 6 a.m. to 6 p.m.

Ms. Swanson said that students were not allowed to stay for the whole period, as the state standard was 10 hours maximum.

Mr. Gallaway closed the public hearing and the matter rested with the Board.

Mr. Missel said he had reviewed the request while on the Planning Commission. He said that they had reviewed a number of requests regarding enrollment and hours of operation, which could be an arduous process for applicants. He suggested that the Board find a way to streamline the process for these types of requests to reduce the workload on staff and the Board. Additionally, in several cases, they had asked applicants if they would be willing to increase the capacity request to provide a buffer against future requests.

Ms. Mallek said that she was very much in agreement with those points because there had been at least six instances in the White Hall District alone in the last couple of years. She said that with 20 years of operation, this facility had a wonderful history. She said she was aware that many of the families worked at Rivanna Station.

Ms. Mallek **moved** that the Board of Supervisors adopt the attached Resolution (Attachment D) to approve SP-2025-00004 Northridge Preschool with the proposed conditions.

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.

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#### **RESOLUTION TO APPROVE SP20250004 NORTHRIDGE PRESCHOOL**

**WHEREAS**, upon consideration of the staff report prepared for SP202500004 Northridge Preschool, the recommendation of the Planning Commission and the information presented at the public hearing on November 18, 2025, any comments received, and all of the relevant factors in Albemarle County Code §§ 18-5.1.06 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 Rural Areas district, with the regulations provided in Albemarle County Code §185.1.06, 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 SP202500004 Northridge Preschool, subject to the conditions attached hereto.

\* \* \*

#### **SP20250004 Northridge Preschool - Conditions**

Staff recommends approval with the following conditions:

1. The maximum number of children must not exceed one-hundred (100) or the number of students as approved by the Health Department or Department of Social Services; whichever is less.
2. Hours of operation for the day care must be between 6:00 am to 6:00 pm Monday through Friday.
3. The existing woodland must remain undisturbed with one exception: the woodland may be disturbed within 10 feet of the highest water level in the storm water facility. In no case shall the site be disturbed within 35 feet of the western boundary of this parcel.

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Agenda Item No. 19. From the Board: Committee Reports and Matters Not Listed on the Agenda.

- a. Other Matters.
- b. Ordinance to Require Shoveling Sidewalks.
- c. AC44 Implementation on Inventorying and Mapping Cemeteries.
- d. Update Safer Chemical Policy.

Mr. Gallaway noted that they would address the items held over from the previous meeting all at once.

Ms. Mallek said she was raising these points to gauge support for having staff provide an estimate of the effort required to develop an ordinance requiring the shoveling of sidewalks. She said that

the recent storm this weekend was another reason to avoid putting people walking in the street. She said that the second issue was one that had been on their agenda for many years and was recently emphasized in AC44, which was to conduct an inventory and mapping of the many cemeteries. She said they should specially focus on those in the White Hall District and surrounding African-American cemeteries that dated back 100 years or more.

Ms. Mallek said that the question was who should undertake this task. She said that the Historic Preservation Committee should lead the effort and work with other community groups that had been advocating for these areas for some time. She would appreciate it if the Board could receive feedback on their suggestions. She said that there was a state law requiring preservation and protection of these cemeteries, but since they did not know their locations, the County had no ability to address this issue. She said that Prince William County had recently completed one, and it was suggested that this could be a good model to follow.

Ms. Mallek said that the third issue for consideration was an update of the Safer Chemical Policy, which had been adopted in 2010. She said that it had addressed various concerns, including the use of cleaning chemicals in bathrooms. She said the school department had concerns about exposure. She said that fortunately, the County had made significant progress in reducing the danger associated with these chemicals. She had previously mentioned that having a policy prohibiting the use of fragrance-emitting plug-ins and soaps in their public buildings had been effective in reducing the impact on individuals who were sensitive to fragrances.

Ms. Mallek said that she would like to explore ways to gather more information in advance of the discussion of the work program in the spring, so they could better prioritize these issues.

Mr. Gallaway said for the benefit of their newest supervisors, it was essential to recognize the staff time and resources that were required. He asked if there were any questions or objections from supervisors.

Ms. LaPisto-Kirtley asked if the sidewalk shoveling ordinance would apply to residents.

Ms. Mallek said that it would apply to the property owner.

Ms. LaPisto-Kirtley said she was concerned about older property owners being required to shovel snow. She said she wanted the ordinance to be implemented safely, and she was worried about people having heart attacks while shoveling. She asked if the ordinance would put an onus on County staff to enforce it.

Mr. Gallaway clarified that the request was for staff to come up with an idea of what it would take to bring this matter back before the Board. He said that this was not an attempt to address the issue or solicit opinions or feedback on the matter. He said that staff would bring back a work plan with the time and resource requirements to pursue an ordinance.

Ms. LaPisto-Kirtley asked if the cemetery mapping would apply to individual graves, or if it would only apply to cemeteries.

Ms. Mallek said she intended for it to only apply to cemeteries.

Ms. LaPisto-Kirtley said she liked the chemical policy proposal.

Mr. Missel said that he wanted to highlight one key item. He said that they had been working extensively on the mapping of cemeteries. He said that he was also aware of the work that had been done in Batesville. He said that as staff considered the time involved in this project, he wanted to emphasize the power of numbers, given the work that had already been completed. He said that the first step was to gather and combine this information. He said that he was fully supportive of the request.

Ms. Duncan said she would like to add on a consideration about what it would take for the County to have bus stops and sidewalks plowed and shoveled. She said it was weird to ask property owners to clear sidewalks if the County was not willing to do it, as well.

Mr. Pruitt said that he supported an assessment of how the topics would fit into the Board's work plan. He said that the shoveling ordinance would likely have the most impact on staff time, because he expected extensive public input. He said that it was also the most important topic, especially if the County was focused on becoming a multi-modal transit community.

Mr. Gallaway noted that staff had clear direction from the Board.

Ms. LaPisto-Kirtley said that she attended an Economic Development Authority (EDA) meeting yesterday and wanted to inform everyone that the EDA contributed \$500,000 toward the completion of the Boulders Road extension to Route 29. She said that the location had been adjusted to accommodate AstraZeneca and future builders. She said that the road would be a two-lane road with bike lanes, and the total cost was \$42 million, with \$20 million coming from the state, \$12 million from AstraZeneca, and \$10 million from the County.

Ms. LaPisto-Kirtley said that the EDA contribution of \$500,000 was part of the \$10 million allocated to the project from the County. She said that AstraZeneca would receive a total of 82 acres. She

said that the EDA's primary source of revenue was from fees on bonds, which amounted to approximately \$100,000 per year. Currently, the EDA had a balance of \$1.39 million.

Ms. LaPisto-Kirtley announced that Delegate Amy Laufer had signed on as a co-patron of HB821, a bill that would allow photo speed cameras along rural roads and historic districts. She said that Delegate Carr was the sponsor. This gave the County a foothold to address speeding.

Mr. Missel said that he and Mr. Pruitt attended the 5th and Avon Street CAC meeting. He said that as the opening meeting for the year, they reviewed the schedule, approved the minutes, and discussed meeting dates, among other items. He said that they also took some time to address the important topics that the CAC felt were crucial, which included typical issues such as housing and traffic. He said that they had the chance to engage in a conversation with the CAC about the issues they had been observing on the Board, which he found to be a particularly interesting discussion.

Mr. Pruitt said that one of the top-level takeaways that would be of interest to the Board was that the CAC noticed they had not covered as many topics as previous years. He said this was attributable to fewer CAC meetings due to fewer development requests. He said that there was a significant discussion regarding the expected strain on their water and sewer infrastructure due to the expansion of services driven by AstraZeneca, a topic that had previously been well-represented by RWSA. He said that there was a discussion about whether it would be beneficial for RWSA to present their planning for future system strains to the CAC.

Mr. Missel said that since the last meeting, he had attended the Yancey School Community Center Retreat and Review Gathering at Piedmont Virginia Community College. He said that a presentation was given on the Orange Dot Project, and the discussion centered on connecting dots along a linear pathway of classes, companies, and the community. He said that the methodology behind the community's comprehensive and collective research involved extensive work, including the Albemarle County Community Survey, roundtable reports from Communications and Public Engagement, the Broadband Authority, and other organizations.

Mr. Missel said that he found the conversation to be very helpful. However, he was disappointed by the low turnout, with only approximately 10 community members in attendance. He said that he would like to extend a shout-out to those who participated, as they are typically the most engaged members of the community.

Ms. Duncan said that last week, she attended a community nonprofit night at Eastwood Winery, where she had the opportunity to learn about numerous nonprofits. She said that what struck her was the prevalence of disability-focused nonprofits. She said that she was impressed by initiatives such as the adaptive swim program at the Y, Camp Holiday Trails' construction projects, and organizations that install ramps in homes.

Ms. Mallek said she listened to the Natural Heritage Committee meeting. She said they received an update from the group which played a crucial role in writing both biodiversity action plans. She said they were a prime example of how citizen groups effectively supported their work and amplified their efforts. She said that they had submitted two letters to the Board this week, one addressing biosolids, also known as sewage sludge, and an ordinance requiring testing and information to be provided to landowners and the community, enabling informed decisions about the long-term impact on their properties. She said that they had expressed support for the upcoming riparian ordinance, which was scheduled to be considered by the Board in the coming month. She said they had reached out via email to the Chair to discuss a liaison role.

Mr. Gallaway said that he did not have any committee reports to share. However, he would like to bring to the Board's attention a matter related to the Metropolitan Planning Organization (MPO) and the Thomas Jefferson Planning District Commission (TJPDC). He said that specifically, he would like to discuss the letter that the Board had sent to their local delegation regarding the transportation funding issue. He said that the letter was signed by the Planning District Commission and neighboring jurisdictions.

Mr. Gallaway said that he was asking the Board if they would be willing to endorse a letter to have the previous letter sent to the new governor. He said that this was a budget item that warranted attention, and since it was copied to the delegates representing the district, he would like to send a brief letter on behalf of the Board to express their support and bring attention to it. He said that he could share a draft electronically before it was sent.

Mr. Gallaway confirmed there was consensus from the Board to send the letter.

Ms. LaPisto-Kirtley said that the Solid Waste Alternatives Advisory Committee (SWAAC) meeting was scheduled for February, and she planned on reviewing the charter and introducing the Board's desire to reduce the liaisons from two to one. She said up for consideration was whether to have the RWSA representative serve as the SWAAC member. She said that the charter would then be discussed by the Board at the second meeting in February.

At 7:55 p.m., the Board adjourned its meeting to February 4, 2026, 1:00 p.m., Lane Auditorium. Albemarle County Office Building, 401 McIntire Road, Charlottesville, VA, 22902.

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Chair

Approved by Board
Date: 04/15/2026
Initials: CKB