

ACTIONS
Board of Supervisors Meeting of March 4, 2026

March 5, 2026

<u>AGENDA ITEM/ACTION</u>	<u>ASSIGNMENT</u>	<u>VIDEO</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> The meeting was called to order at 1:03 p.m. by the Chair, Mr. Gallaway. All BOS members were present. Also present were Jeff Richardson, Andy Herrick, Claudette Borgersen, and Travis Morris. 		Link to Video
<p>4. Adoption of Final Agenda.</p> <ul style="list-style-type: none"> Added to the agenda under item #17. (From the Board: Committee Reports and Matters Not Listed on the Agenda) a discussion regarding a letter from the Board requesting the Governor's Veto of SB443. By a vote of 6:0, ADOPTED the final agenda as amended. 		
<p>5. Brief Announcements by Board Members.</p> <p><u>Bea LaPisto-Kirtley:</u></p> <ul style="list-style-type: none"> Reported that she, along with some of her fellow Supervisors, attended the Charlottesville Albemarle Airport (CHO) to Boston event the previous Friday and spoke regarding airport expansion plans. <p><u>Sally Duncan:</u></p> <ul style="list-style-type: none"> Commented that that Piedmont Environmental Council (PEC) was hosting the Active Mobility Summit the following night and Friday at the Wool Factory. <p><u>Ann Mallek:</u></p> <ul style="list-style-type: none"> Remarked that the new March 2026 drought outlook from the National Oceanic and Atmospheric Administration (NOAA) drought.gov website showed that they were currently in a severe drought, and it was expected to continue for three to six months. Announced that the 60th re-dedication of the Dogwood Vietnam Memorial would take place on Friday, April 17, 2026, at 11:00 a.m., at McIntire Park. Mentioned that it was time to sign up for the Virginia Tech-sponsored reduced-cost well water testing clinic, which offered over \$300 worth of water testing for \$70. 		
<p>7. From the Public: Matters Not Listed for Public Hearing on the Agenda or on Matters Previously Considered by the Board or Matters that are Pending Before the Board.</p> <ul style="list-style-type: none"> <u>Gary Grant</u>, Rio District, spoke regarding the cybersecurity incident that affected county community members, the assessment on his property, the affordable housing fund, and snow cone expenditures. <u>Rob Propes</u>, Rivanna District, spoke regarding agenda item #8.8., SE-2025-00039 Turkey Knob Solar Farm. <u>Tom Loach</u>, White Hall, spoke regarding the FY27 recommended budget. <u>Neil Williamson</u>, Free Enterprise Forum, spoke regarding agenda item #9. Zoning Modernization – AC44 Implementation Priorities. <u>Peter Krebs</u>, Piedmont Environmental Council, spoke about the active mobility summit, which 		

<p>would take place on March 6 and 7, 2026, at the Wool Factory.</p> <ul style="list-style-type: none"> • <u>Sadhbh O'Flynn</u>, Community Climate Collaborative, spoke regarding a letter sent to the Board concerning the proposed Tenaska Power Plant in Fluvanna County. 		
<p>8.2 Fiscal Year 2026 Appropriations.</p> <ul style="list-style-type: none"> • ADOPTED resolution approving appropriations #2026031; #2026032; and #2026033 for County government projects and programs. 	<p><u>Clerk:</u> Forward copy of signed resolution to Finance and Budget and County Attorney's office. (Attachment 1)</p>	
<p>8.3 Adding Virginia Department of Health Designee to Membership Resolution for Community Policy Management Team.</p> <ul style="list-style-type: none"> • ADOPTED resolution adding Erin Callas as a Virginia Department of Health CPMT designee. 	<p><u>Clerk:</u> Forward copy of signed resolution to Social Services, and County Attorney's office. (Attachment 2)</p>	
<p>8.4 Proposed Projects for Affordable Housing Investment Fund (AHIF) Support.</p> <ul style="list-style-type: none"> • Pulled from the Consent Agenda and discussed as part of the regular agenda. 		
<p>8.5 Revitalization Area Designation for Premier Circle Phase 2.</p> <ul style="list-style-type: none"> • ADOPTED resolution designating Parcel ID 061M0-00-00-006B0 as being located in a Revitalization Area. 	<p><u>Clerk:</u> Forward copy of signed resolution to Housing, and County Attorney's office. (Attachment 3)</p>	
<p>8.6 Burton Road Rural Rustic Paving Updated Resolution.</p> <ul style="list-style-type: none"> • ADOPTED resolution designating Burton Road (Route 711) as a Rural Rustic Road with a new termini. 	<p><u>Clerk:</u> Forward copy of signed resolution to Community Development and County Attorney's office. (Attachment 4)</p>	
<p>8.7 SE-2025-00032 1015 Taylors Gap Road Homestay. (<i>Samuel Miller Magisterial District</i>)</p> <ul style="list-style-type: none"> • ADOPTED resolution to approve the special exception. 	<p><u>Clerk:</u> Forward copy of signed resolution to Community Development and County Attorney's office. (Attachment 5)</p>	
<p>8.8 SE-2025-00039 Turkey Knob Solar Farm.</p> <ul style="list-style-type: none"> • Pulled from the Consent Agenda and discussed as part of the regular agenda. 		
<p>8.4 Proposed Projects for Affordable Housing Investment Fund (AHIF) Support.</p> <ul style="list-style-type: none"> • DEFERRED to March 18, 2026. 	<p><u>Clerk:</u> Schedule on the March 18, 2026, agenda.</p>	
<p>9. Work Session: Zoning Modernization – AC44 Implementation Priorities.</p> <ul style="list-style-type: none"> • HELD. 		
<p>10. Presentation: SMART SCALE Transportation Project Funding Applications.</p> <ul style="list-style-type: none"> • RECEIVED. 		
<p>8.8 SE-2025-00039 Turkey Knob Solar Farm.</p> <ul style="list-style-type: none"> • By a vote of 5:1 (Mallek), ADOPTED resolution to approve the proposed modifications to both § 18-5.1.66(A)(16) and § 18-5.1.66(A)(17). 	<p><u>Clerk:</u> Forward copy of signed resolution to Community Development, and County Attorney's office. (Attachment 6)</p>	
<p>11. Closed Meeting.</p> <ul style="list-style-type: none"> • At 4:03 p.m., the Board went into closed meeting pursuant to section 2.2-3711(A) of the Code of Virginia: • under subsection (1), to discuss and consider appointments to various boards and commissions including, without limitation: the 5th & Avon Community Advisory Committee, the Community Policy and Management Team, the Crozet Community Advisory Committee, the Equalization Board, the Fire Prevention Code Appeals Board, the Local Board of Building Code Appeals, the Piedmont Virginia Community College Board, the Police Department Citizens Advisory Committee, and 		

<p>the Village of Rivanna Community Advisory Committee.</p>		
<p>12. Certify Closed Meeting.</p> <ul style="list-style-type: none"> • At 6:00 p.m., the Board reconvened into an open meeting and certified the closed meeting. 		
<p>13. Boards and Commissions:</p> <p>a. Vacancies and Appointments.</p> <ul style="list-style-type: none"> • APPOINTED, Mr. Aaron Leback to the 5th & Avon Community Advisory Committee with said term to expire on September 30, 2027. • APPOINTED, Ms. Bethany Coyne to the Community Policy and Management Team (CPMT) as the parent representative with said term to expire on May 31, 2028. • REAPPOINTED, Mr. Nathan Alderman, Ms. Ewa Harr, and Ms. Erin Houlihan to the Crozet Community Advisory Committee with said terms to expire on March 31, 2028. • REAPPOINTED, Mr. David Mitchell to the Equalization Board as the White Hall District representative with said term to expire on December 1, 2026. • APPOINTED, Mr. James Naughton to the Equalization Board as the Samuel Miller District representative with said term to expire on December 31, 2026. • APPOINTED, Ms. Diantha McKeel to the Piedmont Virginia Community College Board, with said term to expire on June 30, 2029. • REAPPOINTED, Ms. Bonnie Brewer, Mr. Denny King, and Ms. Donna Price to the Police Department Citizens Advisory Committee, with said term to expire on March 6, 2028. • REAPPOINTED, Mr. Edward “Doug” Earle, Mr. Howard Hottinger, and Ms. Renae King to the Village of Rivanna Community Advisory Committee with said term to expire on March 31, 2028. • APPOINTED, Mr. Richard Randolph to the Village of Rivanna Community Advisory Committee, with said term to expire on March 31, 2027. 		
<p>14. From the County Executive: Report on Matters Not Listed on the Agenda.</p> <ul style="list-style-type: none"> • There were none. 		
<p>15. Public Comment on: Matters Previously Considered or Currently Pending Before the Board (Other than Scheduled Public Hearings).</p> <ul style="list-style-type: none"> • <u>Susan McCulley</u>, Samuel Miller, spoke about the County’s development of policies and procedures to address situations in which Immigration and Customs Enforcement (ICE) may come to Albemarle County. • <u>Alicia Lenahan</u>, Scottsville, spoke regarding an ICE resolution and emergency preparations. <p>The following individuals spoke regarding funding for the Dogwood Vietnam Memorial Foundation:</p> <ul style="list-style-type: none"> • <u>Bruce Eades</u> • <u>Jim Carpenter</u> • <u>Tom Oliver</u>, Samuel Miller District, spoke regarding environmental protections for Albemarle County. 		

<p>16. <u>Pb. Hrg.: Public Hearing on the County Executive's FY 2027 Recommended Budget.</u></p> <ul style="list-style-type: none"> • HELD. 		
<p>17. From the Board: Committee Reports and Matters Not Listed on the Agenda.</p> <p>a. Other Matters.</p> <p><u>Sally Duncan:</u></p> <ul style="list-style-type: none"> • Mentioned that she had attended the town hall meeting hosted by State representatives Amy Laufer, Katrina Callsen, and Creigh Deeds on Sunday afternoon. She said Ms. Laufer mentioned that the General Assembly had allocated funds in the budget to study school funding and the LCI in general. <p><u>Ann Mallek:</u></p> <ul style="list-style-type: none"> • Commented that at a recent Crozet Community Association meeting, there was discussion regarding the importance of reporting to each other about what they were learning about the Crozet community. • Remarked that she had previously sent an email regarding the passage of Senate Bill 443 and would share a draft with the Board for their consideration, and she hoped that they might agree to send a signed letter to the Governor. <p><u>Ned Gallaway:</u></p> <ul style="list-style-type: none"> • Mentioned that he and Ms. Mallek attended the National Association of Counties (NACo) Conference and that he had the opportunity to attend a presentation from the Japanese ambassador to the United States regarding economic development. • Reported that the Metropolitan Planning Organization had finalized what would be going through MPO through the Smart Scale applications. He noted that they also put a pause on their Citizen Transportation Advisory Committee (CTAC) to reassess the committee's role. • Said that VDOT was working on rectifying that issue that came up during the last snow event where some roads had been put into the public system but had not been updated as such in the plowing schedule. <p>b. Letter from the Board Requesting the Governor's Veto of SB443.</p> <ul style="list-style-type: none"> • Discussed SB443. 		
<p>18. Adjourn to March 9, 2026, 5:00 p.m., Room 241.</p> <ul style="list-style-type: none"> • The meeting was adjourned at 8:19 p.m. 		

ckb/tom

- Attachment 1 – Resolution to Approve Additional FY2026 Appropriations
- Attachment 2 – Resolution Appointing Members of the County Community Policy & Management Team
- Attachment 3 – Resolution – Revitalization Area Designation for Premier Circle Phase 2
- Attachment 4 – Resolution to Designate Route 711 (Burton Road) as a Rural Rustic Road
- Attachment 5 – Resolution to Approve SE-2025-00032 1015 Taylors Gap Road Homestay
- Attachment 6 – Resolution to Approve SE 2025-00039 Turkey Knob Solar
- Attachment 7 – Turkey Knob Solar Concept Plan - Exhibit 1, dated 11/24/2025

**RESOLUTION TO APPROVE
ADDITIONAL FY 2026 APPROPRIATIONS**

BE IT RESOLVED by the Albemarle County Board of Supervisors:

- 1) That the FY 26 Budget is amended to increase it by \$80,526;
- 2) That Appropriations #2026031; #2026032; and #2026033 are approved;
- 3) That the appropriations referenced in Paragraph #2, above, are subject to the provisions set forth in the Annual Resolution of Appropriations of the County of Albemarle for the Fiscal Year ending June 30, 2026.

**RESOLUTION APPOINTING MEMBERS OF THE
ALBEMARLE COUNTY COMMUNITY AND POLICY MANAGEMENT TEAM**

WHEREAS, there exists pursuant to the Children’s Services Act (Virginia Code § 2.2-5200 *et seq.*) the Albemarle County Community and Policy Management Team (“CPMT”), previously established and reconstituted by Albemarle County, Virginia (the “County”);

WHEREAS, pursuant to Virginia Code §2.2-5204, all appointments to the CPMT are properly made by the Board of Supervisors of Albemarle County, Virginia (the “Board of Supervisors”);

WHEREAS, Virginia Code § 2.2-5205 establishes the composition of the CPMT, to include, in part, the local agency heads or their designees of certain community agencies, including the community services board, the juvenile court services unit, the department of health, the department of social services, and the local school division;

WHEREAS, in certain circumstances, the heads of such community agencies have identified to the County their designees for appointment to the CPMT; and

WHEREAS, the Board of Supervisors desires to confirm the appointments to the CPMT of the following individuals and their designees.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Albemarle, Virginia that the following individuals are appointed or reappointed to the CPMT, effective retroactively to the date of the commencement of their prior service as members of the CPMT:

1. Ryan McKay, Health Director of Blue Ridge Health District, for the Blue Ridge Health District, and Erin Callas or Hope Peritz as his designee;

Designees may attend any and all CPMT meetings but may vote only in the absence of their CPMT member.

RESOLUTION

WHEREAS, the County of Albemarle is committed to ensuring that safe, decent, affordable, and accessible housing is available for all residents; and

WHEREAS, Albemarle County is committed to engaging actively in redevelopment and revitalization in the County's Development Areas; and

WHEREAS, the Piedmont Housing Alliance proposes to construct 60 affordable apartments (Parcel ID 061M0-00-00-006B0) utilizing Low Income Housing Tax Credit (LIHTC) financing; and

WHEREAS, pursuant to Virginia Code Section 36-55:30.2.A, Virginia Housing may provide LIHTC financing for projects enhancing economically mixed communities located within Revitalization Areas.

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby certifies the above-referenced development is located in a Revitalization Area in the County of Albemarle, Virginia, and that the project is located in an area that is, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions- dilapidation, obsolescence, overcrowding, inadequate ventilation, light or sanitation, excessive land coverage, deleterious land use, or faulty or otherwise inadequate design, quality or condition; and

BE IT FURTHER RESOLVED that the Board of Supervisors has determined that private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

**RESOLUTION TO DESIGNATE ROUTE 711 (BURTON ROAD)
AS A RURAL RUSTIC ROAD**

WHEREAS, Virginia Code § 33.2-332 permits the hard-surfacing of certain unpaved roads deemed to qualify for designation as a Rural Rustic Road; and

WHEREAS, any such road must be located in a low-density development area and have no more than 1,500 vehicles per day; and

WHEREAS, the Board of Supervisors of Albemarle County, Virginia desires to consider whether a 0.26-mile segment of Route 711, (Burton Road), from Indian Lane to Route 712 (North Garden Lane), should be designated a Rural Rustic Road; and

WHEREAS, the Board is unaware of any pending development that will significantly affect the existing traffic on this road; and

WHEREAS, the Board believes that this road should be so designated due to its qualifying characteristics; and

WHEREAS, this road is in the Board's six-year plan for improvements to the secondary system of state highways.

NOW, THEREFORE, BE IT RESOLVED, that the Albemarle County Board of Supervisors hereby designates a 0.26-mile segment of Route 711, (Burton Road), from Indian Lane to Route 712 (North Garden Lane), a Rural Rustic Road, and requests that the Resident Engineer for the Virginia Department of Transportation concur in this designation; and

BE IT FURTHER RESOLVED, the Board requests that a 0.26-mile segment of Route 711, (Burton Road), from Indian Lane to Route 712 (North Garden Lane), be hard-surfaced and, to the fullest extent prudent, be improved within the existing right-of-way and ditch-lines to preserve as much as possible the adjacent trees, vegetation, side slopes, and rural rustic character along the road in their current state; and

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the Virginia Department of Transportation Resident Engineer.

**RESOLUTION TO APPROVE SE-2025-00032
1015 TAYLORS GAP ROAD HOMESTAY**

WHEREAS, upon consideration of the Memorandum prepared in conjunction with the SE-2025-00032 1015 Taylors Gap Road Homestay application and the attachments thereto, including staff's supporting analysis, any comments received, and all of the relevant factors in *Albemarle County Code* §§ 18-5.1.48 and 18-33.9, the Albemarle County Board of Supervisors hereby finds that a modified regulation would satisfy the purposes of the Zoning Ordinance to at least an equivalent degree as the specified requirement, and that the requested special exception:

- (i) would not cause adverse impacts to the surrounding neighborhood;
- (ii) would not cause adverse impacts to the public health, safety, or welfare;
- (iii) would be consistent with the Comprehensive Plan and any applicable master or small-area plan(s); and
- (iv) would be consistent in size and scale with the surrounding neighborhood.

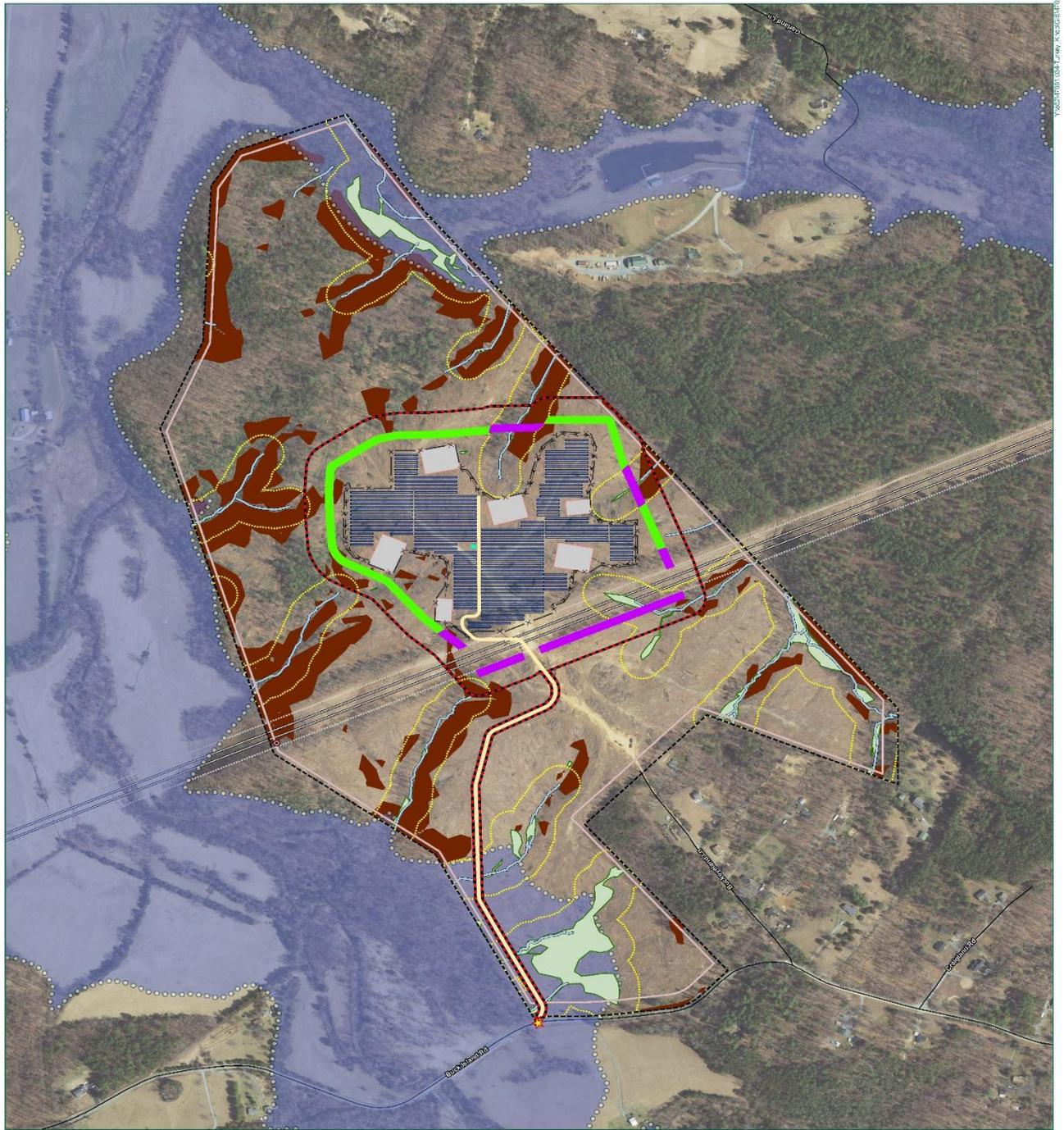
NOW, THEREFORE, BE IT RESOLVED, that in association with the SE-2025-00032 1015 Taylors Gap Road Homestay application, the Albemarle County Board of Supervisors hereby grants a special exception to permit a resident property-managing agent(s) to meet the residency requirements for a homestay use on Parcel 07400-00-00-005B9.

**RESOLUTION TO APPROVE
SE 2025-00039 TURKEY KNOB SOLAR**

WHEREAS, upon consideration of the staff reports prepared for the Turkey Knob Solar application (SE2025-00039) and the attachments thereto, including staff's supporting analysis, any comments received, and all relevant factors in *Albemarle County Code* §§ 18-5.1 and 18-33.9(A), the Albemarle County Board of Supervisors hereby finds that a modified regulation would satisfy the purposes of Zoning Ordinance to at least an equivalent degree as *County Code* § 18-5.1.66(A)(16) and (A)(17).

NOW, THEREFORE, BE IT RESOLVED that the Albemarle County Board of Supervisors hereby approves a special exception to modify the forest block and prime farmland disturbance limitations of *County Code* §§ 18-5.1.66(A)(16) and 18-5.1.66(A)(17) to allow the disturbance of 53.5 acres of identified forest block and prime farmland on Parcel 10500-00-00-12400, provided that the site is developed in general accord with the concept plan (Exhibit 1, dated 11/24/25).

<p>YOUR VISION ACHIEVED THROUGH OUNTS. 7903 CHRISTIAN PARK AVE, SUITE 300 RICHMOND, VA 23228 TEL: 804.200.6500 WWW.TIMONS.COM</p>	<p>2201 W. HENRI ST., SUITE 200 RICHMOND, VA 23220</p>	ALBEMARLE COUNTY - VIRGINIA TURKEY KNOB SOLAR		PROJECT NO.: 2023-001	DATE: 08/15/2023	PREPARED BY: ENGINEER: JAMES W. STOKLEY	CHECKED BY: SURVEYOR: JAMES W. STOKLEY	REVISIONS NO. DATE DESCRIPTION	PRELIMINARY SITE PLAN
		SCALE (FEET) 0 250 500 1" = 250'	0 250 500 1" = 250'	THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS ALL RISK AND LIABILITY FOR ANY ERRORS OR OMISSIONS.					



- Legend**
- Project Limits - 53.5 Acres
 - Parcel Limits - 200.5 Acres
 - Property Setbacks (see notes for details)
 - ★ Entrance
 - ⊙ Point of Interconnection
 - Electric Transmission Lines
 - Delineated Streams
 - Preliminary Ditch
 - ☐ Solar Panels
 - ☐ Fence - 21 Acres
 - ☐ Inverter
 - ☐ Internal Road
 - ☐ Preliminary Stormwater Basins
 - ☐ Proposed Vegetative Buffer
 - ☐ Retained Vegetative Buffer
 - ☐ Delineated Wetlands
 - ☐ FEMA Flood Zone
 - ☐ Riparian Buffer Setback - 100'
 - ☐ Transmission Line Easement
 - ☐ Steep Slopes Overlay

NOTES:

1. PROJECT LIMITS FROM SURVEY.
2. PRELIMINARY LAYOUT IS FOR CONCEPTUAL PURPOSES ONLY. FOR CONSTRUCTION PURPOSES, THE CLIENT SHALL PROVIDE ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS. THE MATERIALS PROVIDED WITHIN ARE PROVIDED TO ILLUSTRATE A GENERAL SITE LAYOUT AND FEASIBILITY OF THE SOLAR ENERGY FACILITY. ENGINEERING OR TECHNICAL SPECIFICATIONS ARE PROVIDED OR IMPLIED AS PART OF THIS SUBMISSION. FINAL ELECTRICAL SYSTEM DESIGN WILL BE DEVELOPED BY A QUALIFIED ENGINEER.
3. SETBACKS FROM ALBEMARLE COUNTY ORDINANCE. ALL PROJECT IMPROVEMENTS ARE SETBACK 75' FROM THE FRONT 35' FROM THE REAR, AND 25' FROM THE SIDES. SETBACKS DETERMINED BY ALBEMARLE COUNTY ORDINANCE.
4. TIMONS GROUP AND ARE PENDING CONFIRMATION FROM THE ACCU.
5. WATER PROTECTION ORDINANCE BUFFERS ARE FROM THE PERMANENT OR INTERMITTENT STREAMS AND CONTIGUOUS WETLANDS.
6. FLOOD ZONE DATA FROM FEMA'S NATIONAL FLOOD HAZARD DATA.
7. STEEP SLOPE DATA FROM ALBEMARLE COUNTY GIS.
8. TRANSMISSION LINE DATA FROM ESI.
9. AERIAL IMAGERY FROM VOIN.