



Albemarle County

Meeting Agenda Board of Supervisors

Supervisor, Rivanna District Norman G. Dill
Supervisor, Rio District Ned L. Gallaway
Supervisor, White Hall District Ann H. Mallek
Supervisor, Jack Jouett District Diantha H. McKeel
Supervisor, Samuel Miller District Liz A. Palmer
Supervisor, Scottsville District Rick Randolph
County Executive, Jeffrey B. Richardson
Clerk, Claudette K. Borgersen

Wednesday, September 12, 2018

2:00 PM

Lane Auditorium

Adjourned and Regular Night Meeting

1. Call to Order.

Action Items:

2. [18-459](#) Authorization to Execute Performance Agreements for Project Turtle and Daffodil.
(Roger Johnson, Director of Economic Development)
3. [18-486](#) Proposed 2019 Legislative Priorities.
(Greg Kamptner)

3:00 p.m. - Work Sessions:

4. [18-481](#) ZTA 2017-01 Transient Lodging (aka Homestays).
(Rebecca Ragsdale, Senior Permit Planner)

4:00 p.m. - Recess

4:15 p.m. - Work Sessions (continued):

5. [18-484](#) Rio29 Small Area Plan.
(Rachel Falkenstein, Senior Planner)

6. 5:00 p.m. - Closed Meeting.

7. Certify Closed Meeting.

6:00 p.m.

8. Call back to Order.

9. Pledge of Allegiance.

10. Moment of Silence.

11. Adoption of Final Agenda.

12. Brief Announcements by Board Members.

13. Proclamations and Recognitions:

13.1. [18-449](#) Proclamation Recognizing September 15, 2018 as Pride Festival Day.

(Amy-Sarah Marshall)

14. From the Public: Matters Not Listed for Public Hearing on the Agenda.

15. Consent Agenda (on next sheet)

Action Item:

16. [18-489](#) Community Use of County Facilities Policy.

(Trevor Henry, Assistant County Executive, Greg Kamptner and Jeff Richardson)

Public Hearings:

17. [18-456](#) Community Development Block Grant Public Hearing. To solicit input on a proposed Vibrant Communities Initiative application submitted to the Virginia Department of Housing and Community Development for the Southwood Redevelopment Project. Residents of the project area are encouraged to attend. The proposed funding will support the installation of infrastructure and the development of fifteen homes in the first village of Southwood. All beneficiaries shall be low- and moderate-income families. Citizens will also be given the opportunity to comment on past uses of Community Development Block Grant funds by the County.

(Ron White, Chief of Housing)

18. [18-467](#) ZMA201700007 Hogwaller Farm. The purpose of this public hearing is to consider and act on the Project, including amended proffers submitted after the close of the public hearing held on the Project on August 1, 2018 to limit the total square footage of farm sheds on the Project property to 600 square feet. PROJECT: ZMA2017-00007 Hogwaller Farm
MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 07700000002000 LOCATION: East side of Nassau Street near intersection with Florence Road; west side of Moores Creek across from Moores Creek Treatment Plant. Adjacent to properties within the City of Charlottesville. PROPOSAL: Rezone property from Light Industrial (LI) to Rural Areas (RA). PETITION: Rezone the 7.52-acre parcel from Light Industrial (LI) which allows industrial, office, and limited commercial uses (no residential uses) to Rural Areas (RA) which allows agricultural, forestal, and fishery uses as well as residential uses (maximum density of 0.5 unit/acre in development lots). The proposed uses are agriculture, forestry, and fishery uses except as otherwise expressly provided. No residential units are proposed. OVERLAY DISTRICT(S): Flood Hazard and Steep Slopes – (Preserved) ENTRANCE CORRIDOR (EC): Yes POTENTIALLY IN MONTICELLO VIEWSHED: Yes PROFFERS: Yes COMPREHENSIVE PLAN: “Parks and Green Systems” – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams. In the Development Area in Neighborhood 4 (Southern and Western Urban Neighborhoods).

(Tim Padalino, Senior Planner)

19. [18-419](#) Ordinance to Amend County Code Appendix A.1 (Acquisition of Conservation Easements (ACE) Program). To receive public comment on its intent to adopt an ordinance to amend Appendix A.1 (Acquisition of Conservation Easements Program) of the Albemarle County Code by: 1) amending § A.1-108 (ACE ranking criteria) pertaining to points awarded for streams and stream buffers; 2) amending § A.1-109 (ACE deed terms and conditions) to require a stream buffer at least 35 feet wide along each side of perennial streams in future ACE easements, to require livestock exclusion from streams (with certain exceptions), to define structures and uses not permitted in the stream buffers, and to eliminate existing deed provisions for voluntary stream buffers; and 3) making other non-substantive stylistic amendments.

(Andy Herrick, Senior Assistant County Attorney)

20. [18-479](#) Yancey School Community Center Education Transformation Centre. To receive comments on a request by the Education Transformation Centre to lease from the County approximately 4,704 square feet of space (along with certain common areas) at the former Yancey Elementary School, located at 7625 Porters Road, Esmont, VA 22937 (TMP 128A2-00-00-01800).

(Michael Freitas, Chief of Public Works)

21. [18-385](#) SP201700026 Western Albemarle High School Tier III. PROJECT: SP201700026 Western Albemarle High School - Tier III Personal Wireless Service Facility MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 056000000017C0 LOCATION: Western Albemarle High School located at 5941 Rockfish Gap Turnpike, Crozet, VA 22932 PROPOSAL: Construction of a one hundred and forty five (145) foot tall steel monopole with three (3) antenna arrays. The tower is located behind the bleachers adjacent to the football field on the eastern side of the parcel. Included are special exceptions to Section 5.1.40(b)(2)(b) (size of antenna), Section 5.1.40(b)(2)(c) (antenna projection), and Section 4.2.5 (disturbance of critical slopes). PETITION: Section 10.2.2(48) of the zoning ordinance which allows for Tier III personal wireless service facilities in the RA, Rural Areas district. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) OVERLAY DISTRICT: EC - Entrance Corridor PROFFERS: No COMPREHENSIVE PLAN: Rural Area 3 - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots).

(Chris Perez, Senior Planner)

22. From the Board: Committee Reports and Matters Not Listed on the Agenda.

23. From the County Executive: Report on Matters Not Listed on the Agenda.

24. Closed Meeting. (if needed)

25. Adjourn to September 27, 2018, 3:00 p.m., Room 241.

CONSENT AGENDA

15. FOR INFORMATION (no vote necessary):

- 15.1. [18-480](#) Yancey Advisory Panel Charter.
(Siri Russell)
- 15.2. [18-442](#) CCP201800002 Yancey Elementary.
(Andrew Knuppel)
- 15.3. [18-476](#) VDoT Monthly Report (September) 2018.
(Joel DeNunzio)

15. FOR APPROVAL (by recorded vote):

- 15.3.1 [18-451](#) Resolution Confirming the County Executive's Declaration of a Local
Emergency (Hurricane Florence).
(Greg Kamptner)

Thank you for attending today's public hearing. During the 2018 Calendar Year, the Chair is Ann H. Mallek and the Vice-Chair is Norman G. Dill.

During the time set aside for "Matters Not Listed for Public Hearing on the Agenda", individuals may address the Board of Supervisors concerning any issue not listed on the agenda for Public Hearing. Individuals are allowed three minutes to speak, unless otherwise decided. A sign-up sheet is provided at the meeting.

During Public Hearings, the Board will only acknowledge speakers addressing the item listed for Public Hearing. Speakers are limited to one appearance of three minutes per public hearing item. A sign-up sheet is provided at the meeting and you may sign up online in advance of the meeting at <http://www.albemarle.org/bosspeakers/>. Speakers will be called forward in an alternating pattern of in person sign ups and online sign ups. Applicants are limited to a ten minute presentation of their proposal and are allowed a five minute rebuttal at the close of the public hearing.

Time keeping is conducted through a timer and a light system at the podium. The green light will go on when you begin speaking and this begins your allotted time; a yellow light indicates you have one minute to finish your comment; a red light indicates your time has expired. If more than 10 speakers are signed up to speak, the time allotted to speak will be reduced to two minutes and the yellow light will indicate you have 30 seconds to finish your comment. In order to give all speakers equal treatment and courtesy, the Board requests that speakers adhere to the following guidelines:

When called to the speaker's podium, state your name and magisterial district;

Address comments directly to the Board as a whole;

Give written statements and other supporting material to the Clerk;

If you represent a group or organization, you may ask others present to raise their hands and be recognized;

If you exceed your allotted time, you will be asked to end your comments;

If a speaker does not use all allocated time, the unused time may not be shared with another speaker;

Speakers are permitted one opportunity to comment during each of the public comment periods per meeting;

Back-and-forth debate is prohibited;

Do not speak from your seat or out of turn;

Persons in the audience are encouraged to raise their hands to indicate their support or opposition to speakers at the podium or any item during the meeting;

Please refrain from applause and other forms of approval or disapproval, as a courtesy to each speaker;

Signs are permitted in the meeting room so long as they are not attached to any stick or pole and do not obstruct the view of persons attending the meeting.

All comments are live streamed, recorded and published on the Albemarle County website.

Please turn off all pagers and cellular telephones.

Clerk, Board of County Supervisors
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