



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, June 19, 2019

1:00 PM

Lane Auditorium

Regular Meeting

1. Call to Order.
2. Pledge of Allegiance.
3. Moment of Silence.
4. Adoption of Final Agenda.
5. Brief Announcements by Board Members.
6. Recognitions:
 - 6.1. [19-296](#) Proclamation Recognizing Alzheimer's & Brain Awareness Month.
 - 6.2. [19-364](#) Resolution of Appreciation for Ron White.
7. From the Public: Matters Not Listed for Public Hearing on the Agenda.
8. Consent Agenda (on next sheet)

1:30 p.m. - Action Items:

9. [19-361](#) Resolution Supporting the Governor's Call for a Special Session on Gun Violence.
(Greg Kamptner)

10. [19-360](#) Performance Agreement Among the County, the Economic Development Authority, and Habitat for Humanity.

(Greg Kamptner)

11. [19-347](#) Authorization to Execute an Economic Development Agreement for a Public-Private Partnership (PPP) with Crozet New Town Associates, LLC.

(Doug Walker, Deputy County Executive/Roger Johnson, Director of Economic Development)

3:30 p.m. - Recess.

3:40 p.m. - Work Session:

12. [19-346](#) Proposed 2020 Legislative Priorities.

(Greg Kamptner)

13. 4:10 p.m. - Closed Meeting.

Closed Meeting pursuant to Section 2.2-3711(A) of the Code of Virginia:

- *Under Subsection (1), to discuss and consider appointments to the Equalization Board, the James River Alcohol Safety Program, the Thomas Jefferson Emergency Medical Services Council, and three Board-appointed committees.*

- *Under Subsection (6), to discuss and consider the investment of public funds where bargaining is involved and where, if made public initially, would adversely affect the financial interest of the County. The two matters where public funds may be invested pertain to:*

1. *Acquiring a public school site in the County; and*

2. *Maintaining and repairing real property that it owns in the Scottsville Magisterial District and which may include acquiring additional real property related thereto.*

Closed meeting motion subject to change

14. Certify Closed Meeting.

15. Boards and Commissions:

- 15.1. [19-330](#) Vacancies and Appointments.

(Travis Morris)

5:00 p.m. - Public Hearing:

16. [19-312](#) VDOT FY 20-25 Secondary Six-Year Program. To receive public comment on the proposed Secondary Six-Year Plan for Fiscal Years 2020 through 2025 in Albemarle County, and on the Secondary System Construction Budget for Fiscal Year 2020.

(Kevin McDermott, Transportation Planner)

17. [19-334](#) ZTA 2019-04 Proffer (to update county code to reflect changes in state code). To receive comments on its intent to adopt the following ordinance changes to the Albemarle County Code: Amend Section 18-33.21 to allow the County to require rezoning applications to include studies to determine impact on public facilities; and Amend Section 18-33.22 to allow the County to accept proffers addressing impacts from new residential developments or uses as permitted by the Code of Virginia.

(Bill Fritz, Chief of Special Projects)

6:00 p.m.

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

Public Hearings:

19. [19-343](#) ZMA201800005 Proposed Hotel - Pantops. PROJECT: ZMA201800005 Proposed Hotel MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 07800000006400, 07800000006500 LOCATION: Northwest side of State Farm Boulevard approximately ¼ mile from the intersection of State Farm Blvd. and US Rte. 250 (Richmond Rd.). PROPOSAL: Request for approval of an Application Plan for an existing planned development district to allow the development of a 109-room hotel. PETITION: The two parcels totaling 4.42 acres are currently zoned Planned District Mixed Commercial (PDMC), which allows for retail sales, service establishments, public establishments, and offices as permitted by right in the Commercial Districts, as well as residential by special use permit (15 units/acre). The proposed zoning would remain PDMC. Approval of an Application Plan is requested pursuant to Chapter 18 Section 33.4.c.8. The proposed use is a 109-room hotel pursuant to 25A.2.1-(1) and 24.2.1-(20). No residential units are proposed. OVERLAY DISTRICT(S): Steep Slopes – Managed and Preserved ENTRANCE CORRIDOR (EC): No PROFFERS: Yes COMPREHENSIVE PLAN: Urban Mixed Use, which allows retail, commercial services, office, and a mix of residential types (6.01 – 34 units/acre); and Parks, which allows public and semi-public parks, greenways, and active recreation areas. In the Neighborhood 3 (Pantops) Comp Plan Area within the Development Area. POTENTIALLY IN MONTICELLO VIEWSHED: Yes.

(Tim Padalino, Senior Planner)

20. [19-307](#) CPA201800003 – Pantops Master Plan. To consider proposed amendments to the Pantops Master Plan section of the Albemarle County Comprehensive Plan. The Master Plan update would revise recommendations related to land use decisions, transportation improvements, environmental conservation, and implementation projects for the Pantops development area. The Plan would revise the following information for the Pantops development area: the vision for development and redevelopment of the area and supporting recommendations; creation of new place types with form and use recommendations; a plan for the transportation network and its integration with the place types; a plan for open space, trails and natural resource protection and enhancement, and a plan for implementation and supporting community facilities and infrastructure.

(Cameron Langille, Senior Planner)

21. [19-336](#) ZTA201700001 Homestay (Previously Transient Lodging). To receive comments on its intent to recommend adoption of the following ordinance changes to the Albemarle County Code: ZTA 201700001 Homestay (previously Transient Lodging): Amend Section 18-3.1 to remove the definitions of bed and breakfast and tourist lodging and add a definition for homestay; Remove and Retitle Section 18-5.1.17 to Homestays; Retitle Section 18-5.1.48 from Bed and Breakfast to Homestays; Amend Section 18-5.1.48 to clarify that residency on a parcel requires at least 180 days of residency within a calendar year, require homestays in residential zoning districts and on Rural Area district parcels of less than 5 acres to be owner-occupied, require homestay owners to provide the owners' contact information to abutting property owners, permit an entire residence in the Rural Areas Zoning District to be rented for a maximum of 45 days in a calendar year and a maximum of seven days in any one month during the calendar year, and to permit homestays in duplexes, townhouses, and single family attached units in residential zoning districts; Amend Section 18-10.2.1 to replace the term bed and breakfast with homestay; Amend Sections 18-12.2.1, 18-13.2.1, 18-14.2.1, 18-15.2.1, 18-16.2.1, 18-17.2.1, 18-18.2.1, 18-20A.6 and 18-20B.6 to replace the term tourist lodgings with the term homestays; Amend Sections 18-19.3.1 and 18-20.3.1 to add homestays as a by-right use; Amend Section 18-4.12.6 to replace the terms tourist lodging and bed and breakfast with homestay and require one off-street parking space per guest room in addition to the parking required for a single family dwelling.

(Bart Svoboda, Zoning Administrator/ Director of Zoning)

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. Adjourn to July 3, 2019, 1:00 p.m., Lane Auditorium.

CONSENT AGENDA**8. FOR APPROVAL (by recorded vote):**

- 8.1. [19-335](#) FY 19 Appropriations.
(Andy Bowman)
- 8.2. [19-341](#) Proposed Change to Thomas Jefferson Holiday.
(Jeff Richardson)
- 8.3. [19-344](#) Circuit Court Agreement and Supplemental Funding Request.
(Bill Letteri)
- 8.4. [19-358](#) Third Addendum to the County Attorney Employment Agreement.
(Greg Kamptner)
- 8.5. [19-329](#) Amended Perrone Robotics Performance Agreement.
(Roger Johnson)
- 8.6. [19-340](#) RSWA Support Agreement for McIntire Road Recycling Center.
(Lance Stewart)
- 8.7. [19-342](#) Request for Special Exception to building height for SDP201900012.
(Tori Kanellopoulos)
- 8.8. [19-345](#) ZMA201900013 Willow Glen Proffer Amendment - Deferral.
(Rachel Falkenstein)

8. FOR INFORMATION (no vote necessary):

- 8.9. [19-363](#) Albemarle County 2019 1st Quarter Building Report.
(Ruth Emerick)
- 8.10. [19-265](#) Albemarle County 2019 1st Quarter Certificate of Occupancy Report.
(Ruth Emerick)
- 8.11. [19-362](#) Copy of letter dated May 28, 2019 from Leah H. Brumfield, Designee of the Zoning Administrator, to Mr. Michael Matthews RE: OFFICIAL DETERMINATION OF USE – Westminster Canterbury of the Blue Ridge Adult Daycare Center at TMP 07800-00-00-055A6 (“Westminster-Canterbury”).

Thank you for attending today's public hearing. During the 2019 Calendar Year, the Chair is Ned L. Gallaway and the Vice-Chair is Rick Randolph.

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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