



# 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*

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Wednesday, August 21, 2019

1:00 PM

Lane Auditorium

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### Regular Second 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. Proclamations and Recognitions:
    - 6.1. [19-394](#) Resolution in Support of Ratification by Virginia of the Equal Rights Amendment to the United States Constitution.  
*(Sue Dwyer, Vice President of Charlottesville NOW)*
    - 6.2. [19-389](#) Welcoming Week Proclamation.  
*(Russ Linden)*
  7. From the Public: Matters Not Listed for Public Hearing on the Agenda.
  8. Consent Agenda (on next sheet)
- 1:30 p.m. - Work Session:**
9. [19-310](#) Workplan for the Affordable Housing Policy Update.  
*(Stacy Pethia, Principal Planner – Housing)*

**2:30 p.m. - Presentation:**

10. [19-439](#) Claudius Crozet Park Aquatic and Fitness Center.  
*(Bob Crickenberger, Director, Parks & Recreation/Crozet Park Board)*

**3:00 p.m. - Action Item:**

11. [19-443](#) ZMA201800013 Rio West.  
*(Rachel Falkenstein, Principal Planner)*

**12. 4:00 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 the annual performance of the County Attorney; and*
- *Under Subsection (7), to consult with legal counsel and briefings by staff members pertaining to actual litigation between the Board of Supervisors or the County and:*
  1. *The Scottsville Volunteer Rescue Squad;*
  2. *The holder of a special use permit;*
  3. *A taxpayer; and*
- *Under Subsection (8), to consult with and be briefed by legal counsel and staff regarding specific legal matters requiring legal advice relating to the requirements pertaining to construction and demolition activities resulting in fill and waste activities under the State Stormwater Management Act, the Water Protection Ordinance, and the Zoning Ordinance.*

*\*Closed meeting motion subject to change\**

**13. Certify Closed Meeting.****6:00 p.m.****14. From the Public: Matters Not Listed for Public Hearing on the Agenda.****Public Hearings:**

15. [19-444](#) ZMA201000018 Crozet Square (Barnes Lumber). MAGISTERIAL DISTRICT: White Hall Magisterial District TAX MAP/PARCELS: 056A2010007100, 056A20100071B0 (part), and 056A2010002500 (part) LOCATION: 5755 The Square, the western portion of 5627 & 5625 The Square, and a small portion of a property adjacent to and south of CSX Railroad (approximately 1,000 feet east from the intersection of Crozet Ave. and the railroad tracks). PROPOSAL: Rezone property to allow for a mixed use development including a civic plaza PETITION: Rezone 6.25 acres from HI Heavy Industry (industrial and commercial uses, no residential use) and C-1 Commercial (retail sales and service; residential by special use permit (15 units/acre)) to DCD Downtown Crozet District (commercial, office, service, mixed with residential (up to 36 units/acre), light industrial uses and single family detached dwellings by special use permit) to allow a mixed use development. OVERLAY DISTRICT(S): EC, Entrance Corridor; Steep Slopes PROFFERS: Yes COMPREHENSIVE PLAN LAND USE/DENSITY: Mixed Office/Research & Development/Flex and Commercial which allows a mix of employment, retail, service uses with light industrial and residential uses (up to 36 du/acre) as secondary uses and Downtown which allows commercial, employment, office, institutional, office, research and development, and residential uses (up to 36 du/ac) in the Crozet Community.

*(David Benish, Chief of Planning/Interim Director)*

16. [19-441](#) ZMA201800003 Southwood. PROJECT: ZMA201800003 Southwood Phase 1 MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 090000000001A0; 090A10000001E0; 076000000051A0 LOCATION: Southwood Mobile Home Park located along Old Lynchburg Road (State Route 631) off of Hickory Street approximately 350 feet from Ambrose Commons Drive. PROPOSAL: Rezone property from residential to a mixed use- mixed income development. PETITION: Rezone 33.96 acres from R2 Residential zoning district, which allows residential uses at a density of 2 units per acre, and Neighborhood Model District (NMD), which allows residential uses at a density of 3-34 units per acres, mixed with commercial, service, and industrial uses, to Neighborhood Model District (NMD). This request includes amending a portion of ZMA200500017 Biscuit Run included on TMP 90A1-1E which is zoned NMD to remove the proffers from the parcel. A maximum of 450 units are proposed for a gross density of approximately 13 units per acre and a net density of approximately 19 units per acre. A maximum of 50,000 non-residential square footage is also requested. OVERLAY DISTRICT(S): Flood Hazard Overlay District; Steep Slopes- Managed and Preserved 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; Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses with a Center in the Southern Neighborhood within the Southern and Western Urban Area Master Plan. MONTICELLO VIEWSHED: Yes.

*(Megan Nedostup, Principal Planner)*

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

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

**19. Adjourn to September 4, 2019, 1:00 p.m., Lane Auditorium.**

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

- 8.1. [19-386](#) Approval of Minutes: September 12, 2018.
- 8.2. [19-442](#) FY 20 Appropriation.  
*(Lori Allshouse)*
- 8.3. [19-435](#) Ivy Convenience Center Agreement between the County of Albemarle and the Rivanna Solid Waste Authority.  
*(Lance Stewart)*
- 8.4. [19-415](#) Accepting Offer of Dedication of Public Roads in Crozet.  
*(Greg Kamptner)*
- 8.5. [19-433](#) Coles Rolling Road Rural Rustic Road Designation.  
*(Daniel Butch)*
- 8.6. [19-440](#) SDP201900038 Verizon - Shadwell (Easton Property) Tier II PWSF Special Exception Request.  
*(Andrew Knuppel)*

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  
401 McIntire Road  
Charlottesville, Virginia  
22902-4596