



# Albemarle County

## Meeting Agenda Board of Supervisors

*Supervisor, Rio District Ned Gallaway*  
*Supervisor, Rivanna District Bea LaPisto-Kirtley*  
*Supervisor, White Hall District Ann H. Mallek*  
*Supervisor, Jack Jouett District Diantha H. McKeel*  
*Supervisor, Samuel Miller District Liz A. Palmer*  
*Supervisor, Scottsville District Donna P. Price*  
*County Executive, Jeffrey B. Richardson*  
*Clerk, Claudette K. Borgersen*

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Wednesday, March 17, 2021

1:00 PM

Electronic Meeting

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### Regular Second Meeting

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A(16), An Ordinance to Ensure the Continuity of Government During the COVID-19 Disaster. The opportunities for the public to access and participate in the electronic meeting are posted on the Albemarle County website on the Board of Supervisors' home page and on the Albemarle County calendar. Participation will include the opportunity to comment on those matters for which comments from the public will be received.

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. [21-223](#) Proclamation Celebrating Women's History Month.  
*(Irtefa Binte-Farid, Coordinator of Equity and Accountability)*
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.
8. Consent Agenda (on next sheet)

**1:40 p.m. - Work Session:**

9. [21-221](#) Comprehensive Plan Update - Draft Scope of Work.

*(Rachel Falkenstein, Planning Manager)*

**2:40 p.m. - Presentation:**

10. [21-226](#) CARES Coronavirus Relief Funding (CRF) Report.

*(Kristy Shifflett, Director, Project Management Office)*

**11. 3:10 p.m. - Closed Meeting.**

12. **Certify Closed Meeting.**

**6:00 p.m.**

13. **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.**

**Public Hearings:**

14. [21-219](#) CPA 2020-00001 Housing Policy. To consider proposed amendments to the Housing Policy section of the Albemarle County Comprehensive Plan. The Housing Policy updates would revise recommendations and strategies related to housing programs in the county. The Policy would revise information related to housing programs by: introducing new housing policy objectives and strategies; identifying a set of priority actions; and establishing a policy implementation timeline.

*(Stacy Pethia, Housing Principal Planner)*

15. [21-211](#) ZTA 201900006 Rio29 Form-Based Code and ZMA 202100002 Rio29 Form-Based Code Overlay District (Sign#29, 35, 36 and 45). To receive comments on a proposed ordinance to amend the Albemarle County Code to establish an optional form-based code overlay district in the Rio29 Small Area Plan Area, and a proposed amendment to the zoning map under Albemarle County Code § 18-1.7, Zoning Map, by adding one or more maps delineating the boundaries of the Rio29 Form-Based Code Overlay District and depicting the Core Character Area, the Flex Character Area, and the Edge Character Area therein. This overlay district is proposed for the area within a half-mile radius of the intersection of Rio Road and U.S. Route 29, except for (a) the Berkeley, Four Seasons, Woodbrook, Greenfields, Northfields, and Raintree subdivisions, (b) the Oakleigh NMD, and (c) Tax Parcels 04500000002600, 045000000026A1, 045000000026A2, 04500000002700, 045000000027A0, 045000000027B0, 045000000029A0, 045000000093A0, 045000000093D0, 04500000009500, 045000000095A0, 04500000010800, 06100000013400, 061Z0030000600, 061Z0030000700, and 061Z0030000800. Among other revisions, the proposed ordinance would:
- Add § 18-20C – Rio29 Form-Based Code to encourage development consistent with the Rio29 Small Area Plan vision, establishing compact development patterns of massing and density at an urban scale with a mixture of uses within close proximity to each other; permit property owners to opt into the Form-Based Code regulations or to retain their existing zoning; establish three Character Areas with different uses and forms; create street standards, building standards, parking standards, architectural design standards, and civic space standards to achieve the goals of the Rio29 Small Area Plan vision; establish affordable housing requirements for residential developments of 5 or more residential dwelling units developed under the Rio29 Form-Based Code; and permit increased building heights in exchange for additional affordable housing units. Amend § 18-30.6.4 to allow structures developed under the Rio29 Form-Based Code to qualify for a county-wide certificate of appropriateness.

*(Rachel Falkenstein)*

16. **From the Board: Committee Reports and Matters Not Listed on the Agenda.**
17. **From the County Executive: Report on Matters Not Listed on the Agenda.**
18. **Adjourn to March 18, 2021, 3:00 p.m., electronic meeting pursuant to Ordinance No. 20-A(16).**

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

- 8.1. [21-218](#) FY 2021 Appropriations.  
*(Andy Bowman)*
- 8.2. [21-215](#) Historic Highway Marker Recognizing the Swanson Case.  
*(Siri Russell)*
- 8.3. [21-217](#) Revitalization Area Designation - Premier Circle.  
*(Stacy Pethia)*
- 8.4. [21-212](#) SE202000025 Homestay Special Exception-Break Heart Studio (Mark Slezak).  
*(Rebecca Ragsdale)*
- 8.5. [21-213](#) SE202000026 Homestay Special Exception The Little Homestead (Bianca King).  
*(Rebecca Ragsdale)*
- 8.6. [21-209](#) SE202000029 2231 Seminole Lane Drive-Through Window Special Exception.  
*(Cameron Langille)*
- 8.7. [21-192](#) Resolution to accept road(s) in the Old Trail Subdivision-East Village into the State Secondary System of Highways. (White Hall Magisterial District)
- 8.9. [21-225](#) Resolution to accept road(s) in the Briarwood Subdivision Phases 4 & 6 into the State Secondary System of Highways. (Rio Magisterial District)
- 8.8. [21-207](#) VDOT/Albemarle County FY 22 - 27 Secondary Six-Year Plan.  
*(Daniel Butch)*

**8. FOR INFORMATION (no vote necessary):**

- 8.10. [21-224](#) Solid Waste Alternatives Advisory Committee (SWAAC) Annual Report.  
*(Elizabeth Jones)*
- 8.11. [21-175](#) VDOT Monthly Report (March) 2021.  
*(Carrie Shepherd)*

Thank you for attending today's public hearing. During the 2021 Calendar Year, the Chair is Ned L. Gallaway and the Vice-Chair is Donna P. Price.

During the time set aside for "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", individuals may address the Board of Supervisors concerning matters previously considered by the Board or matters that are pending before the Board. Please visit the Participation Guide for Public Meetings on the Albemarle County Board of Supervisors webpage for instructions on how to join the virtual 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. 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.

Albemarle County residents may sign up online in advance of the meeting to speak during Public Hearings and "From the Public" at <https://albemarle.legistar.com/Calendar.aspx> and clicking on eComment for the select meeting. To create an account, click on the sign-up link at the top right corner of the eComment webpage. If you require assistance, please contact the clerk's office at [clerk@albemarle.org](mailto:clerk@albemarle.org) or call 434-296-5843.

Up to 10 persons may speak during each "From the Public" session. The 10 speakers are determined on a first-come, first-served basis. Each speaker may speak for up to three minutes and at only one "From the Public" session at each meeting. The speaker may include a visual or audio presentation, provided that the presentation is received by the Clerk at least 48 hours before the "From the Public" session at which the speaker plans to speak.

Time keeping is conducted by the Clerk. In order to give all speakers equal treatment and courtesy, the Board requests that speakers adhere to the following guidelines:

- When called, state your name and magisterial district
- Address comments directly to the Board as a whole
- Upload written statements and other supporting documents through the online eComment portal
- 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

**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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