



# 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, September 15, 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. [21-410](#) VACo Achievement Award.  
*(Gage Harter, Director of Communications, Virginia Association of Counties)*
  - 6.2. [21-462](#) Proclamation Celebrating National Hispanic and Latino Heritage Month.
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.



**6:00 p.m.**

**16. 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.**

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

**Public Hearings:**

18. [21-450](#) ZMA202000007 & SE202000003 RST Residences. PROJECT: ZMA202000007 RST Residences MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 04600000010800; 04600000010900 LOCATION: 2883 and 2885 Seminole Trail; and 1374 Ridgewood Circle PROPOSAL: Rezone two parcels to allow a maximum of 332 residential units. PETITION: Request to rezone a total of approximately 19.51 acres from the R1 Zoning District, which allows residential uses at densities up to 1 unit/acre, to Planned Residential Development (PRD), which allows residential (maximum of 35 units/acre) with limited commercial uses. A maximum of 332 dwelling units is proposed, with 254 multifamily apartments and 78 townhouse units proposed, at a net density of 17.85 units/acre, and a gross density of 17.02 units/acre. An associated request for a Special Exception (SE202000003) to waive the setback requirements for the proposed buildings, under §18-4.19.5. ZONING: R-1 Residential – 1 unit/acre OVERLAY DISTRICT(S): AIA – Airport Impact Area, EC – Entrance Corridor, Steep Slopes – Managed, and Steep Slopes – Preserved PROFFERS: No COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/acre); supporting uses such as religious institutions, schools, commercial, office, and service uses; and Privately-Owned Open Space – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features; in the Community of Hollymead in the Places29 Master Plan area.

*(Andy Reitelbach, Senior Planner)*

19. [21-451](#) SP202100009 Natural Burial Ground at Panorama Farms. PROJECT: SP202100009 Natural Burial Ground at Panorama Farms MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 04500000000100 (portion) LOCATION: 3550 Reas Ford Lane, Earlysville VA 22936, at the western entrance of the parcel PROPOSAL: The applicant is requesting approval of a special use permit to establish a cemetery on approximately 20-acres of a 706.40-acre parcel. PETITION: Cemetery uses are allowed by special use permit under Section 10.2.2(32) of the Zoning Ordinance. No new dwelling units proposed. ZONING: RA, Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) OVERLAY DISTRICT: AIA, Airport Impact Area COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) within Rural Area 1 of the Comprehensive Plan.

*(Mariah Gleason, Senior Planner II)*

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

- 21. Adjourn to October 1, 2021, 1:00 p.m. electronic meeting pursuant to Ordinance No. 20-A(16).**

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

- 8.1. [21-459](#) Fiscal Year 2021 Appropriations.  
*(Andy Bowman)*
- 8.2. [21-453](#) Schedule a Public Hearing to Consider the Adoption of an Ordinance to Implement a Cigarette Tax.  
*(Lori Allshouse)*
- 8.3. [21-201](#) Maintenance Agreement for Brookhill Pedestrian Tunnel.  
*(Kevin McDermott)*
- 8.4. [21-457](#) 2021 Transportation Revenue Sharing Project Resolutions.  
*(Kevin McDermott)*
- 8.5. [21-438](#) Resolution to Accept road(s) in Old Trail Lower Ballard into the State Secondary System of Highways. (White Hall Magisterial District)
- 8.6. [21-455](#) SE202100025 Stonefield Towncenter Block C2-1 Residential Units Special Exception.  
*(Kevin McCollum)*
- 8.7. [21-456](#) SE202100026 Stonefield Towncenter Block C2-1 Maximum Stories Special Exception.  
*(Kevin McCollum)*
- 8.8. [21-433](#) SE202100029 McCarthy Homestay Special Exception.  
*(Rebecca Ragsdale)*
- 8.9. [21-449](#) SE202100031 Blessing Homestay Special Exception.  
*(Rebecca Ragsdale)*
- 8.10. [21-417](#) SE202100033 R.A. Yancey - Special Exception.  
*(Bill Fritz)*

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

- 8.11. [21-441](#) VDOT Monthly Report (September) 2021.  
*(Carrie Shephard)*
- 8.12. [21-404](#) Albemarle County Service Authority Fiscal Year 2022 Annual Operating and Capital Improvement Budget. (On File in the Clerk's Office)

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" ("From the Public"), 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. Residents who are unable to sign up in advance of the meeting may do so during the meeting through the webinar chat, provided there are remaining slots available. 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, with those persons signing up to speak before the meeting having priority. 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 on to speak, state your name and magisterial district
- Address comments directly to the Board as a whole
- If you have written statements, e-mail them to the Clerk at [clerk@albemarle.org](mailto:clerk@albemarle.org)
- 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
- Back and forth debate is prohibited

**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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