

County Of Albemarle

Residential Development Impact Work Group

Charge Statement, Membership, and Organization

Background

Effective July 1, 2016, proffer authority in the Code of Virginia was amended to change the way that the impacts associated with residential rezonings are evaluated and how proffers may be accepted. In order to be in compliance with State law, Albemarle County's Cash Proffer Policy was repealed on June 8, 2016. The amendment also invalidates the use of the Cost Revenue Impact Model (CRIM) to determine impacts of residential development. To explore how to best achieve Albemarle County's land use and growth management goals in this new regulatory environment, a work group representing a cross-section of stakeholders is recommended.

Charge

The Residential Development Impact Work Group is formed by the Albemarle County Board of Supervisors to understand recent State Code amendments regarding proffers and to develop and analyze alternative means for determining and addressing the fiscal impact of residential development allowed either by-right or subsequent to a rezoning. The Work Group will also provide a recommendation on how to proceed with addressing fiscal impacts of residential development.

General Timeframe

The Residential Development Impact Work Group will present to the Board of Supervisors within 4 to 6 months of appointment to share final recommendations, including next steps.

Goals

The goals of this Work Group are to:

1. Understand the recent change in State law regarding proffers and what is now allowable
2. Identify and evaluate alternatives for aligning land use and growth management goals by means of by-right and re-zoned residential development
3. Develop a recommendation for how to best achieve alignment of goals and implementation strategies as indicated in Goal #2 above

4. Develop a recommendation for how best to address fiscal impacts associated with all future residential development

Membership

The committee shall consist of approximately six voting members appointed by the Board of Supervisors. Appointments will be based on Board and staff recommendations, nominations from community and business groups, and individual applications.

Membership Selection Criteria

The Work Group will be composed, at a minimum, of the following representatives:

- Chair of Fiscal Impact Advisory Committee
- One rezoning applicant representative (attorney, planner or other)
- One previous rezoning applicant involving residential development within last 3 years
- One representative of the development community (developer)
- One representative of Community Advisory Committees (resident)
- One representative of the environmental community

In addition, the Work Group will have liaisons from the Board of Supervisors, the Planning Commission, and County staff as outlined below.

- Two members of the Board of Supervisors
- Two members of the Planning Commission
- County Attorney
- Director of Planning and/or designee
- Director of Economic Development

The Board of Supervisors will appoint members based on their qualifications and interest in serving on the Committee. An individual may be appointed to represent more than one of the above referenced groups. The Board will strive to appoint an overall membership that is diverse in age, abilities, experiences, professions, interests, etc.

Member qualifications include:

- Experience working within a consensus-driven decision-making process, and a commitment to such a process in fulfilling the Committee's responsibilities as outlined in the charge statement;
- Willingness to work within established County procedures and processes;
- Ability to be open-minded; to listen and be respectful of the values, views and opinions of other representatives;

- Ability to share information with, and receive information from the community at large;
- Ability to meet not less than monthly over the next 4 to 6 months; and
- Be a resident of Albemarle County

Work Group Organization

The Work Group shall elect a Chair and Vice-Chair. County staff shall serve as technical representatives and will support the group by assembling and compiling all information and reports necessary for the Work Group's work to progress, including meeting notes.

Meetings will be held approximately once a month or more often as agreed to by the Committee. The date and time of Work Group meetings shall be established at the first meeting; additional meetings may be called by the Chair. All meetings will be open work sessions, where the general public is invited to attend, listen, and observe, unless public participation is deemed appropriate by the Chair.

No quorum shall be necessary to conduct business, but no vote will be taken unless a quorum is present. A majority of the voting members of the Committee shall constitute a quorum. Decisions shall be made, if possible, by an indication of general consensus among the Committee members present. Staff (other than appointed members) will not participate as decision makers. When this method does not serve to establish a clear direction, the Chair shall call for a roll-call vote. When an agreement cannot be achieved on an issue, business shall proceed and minority positions will be noted and presented for future Board of Supervisors' consideration.