

**THOMAS JEFFERSON PLANNING DISTRICT COMMISSION**  
Draft Minutes of January 3, 2008 Meeting

City of Charlottesville

David E. Brown  
Jason Pearson

Albemarle County

Sally H. Thomas  
David Wyant

Fluvanna County

Charles W. Allbaugh, CPA, Chair  
Grant Tate

Greene County

Jeri Allen  
Carl Schmitt

Louisa County

Fitzgerald Barnes  
Richard Havasy, Vice-Chair

Nelson County

Fred Boger  
Connie Brennan

Executive Director

Harrison B. Rue

**Commissioners Present:**

Jason Pearson –Charlottesville  
Sally Thomas – Albemarle County  
Charles Allbaugh – Fluvanna County  
Grant Tate – Fluvanna County  
Jeri Allen – Greene County  
Carl Schmitt – Greene County  
Fred Boger – Nelson County  
Connie Brennan – Nelson County

**Staff Present:**

Harrison Rue, Exec Dir (by phone)  
Billie Campbell, COO  
Rochelle Garwood, Sr. Planner, Env.  
Don Reed, Finance Director  
Melissa Barlow, Dir. Trans. Pgms

**Commissioners Absent:**

David Brown – Charlottesville  
David Wyant – Albemarle County  
Fitzgerald Barnes – Louisa County  
Jack Wright – Louisa County

**Guests Present**

Tamara Ambler, Alb. Co.  
Andrea Terry, RWSA  
Jane Andrews, AHIP  
Howard Evergreen, F.LHF  
Andrea Wilkinson  
Susan Stimart, Alb Co.

**Call to Order:** TJPDC Chair Charles Allbaugh called the meeting to order.

**Matters from the Public:** None.

**Consent Agenda:**

**Resolution for David Wyant: On a motion by Grant Tate, seconded by Sally Thomas, the Commission adopted a Resolution recognizing David Wyant' service as a Commissioner and Treasurer of the Commission.**

**Minutes: On a motion by Connie Brennan, seconded by Carl Schmitt, the Commission approved the minutes of the December 6, 2007 meeting as submitted, with Jason Pearson, Grant Tate, Jeri Allen and Fred Boger abstaining.**

**On a motion by Carl Schmitt, seconded by Sally Thomas, the Commission approved the minutes of the November 8, 2007 meeting as submitted, with Connie Brennan abstaining.**

**Intergovernmental Reviews:** Additional information was distributed at the meeting relative to FY08-32 DEQ reissuance of VPDES Permit for Montebello Fish Cultural Station as well as a new IGRFY08-33 for DEQ review of Environmental for Expansion of Rivanna Station. Fred Boger noted that the Montebello Fish Cultural Station was important to tourism in Nelson County. There was a question about ownership of the hayfields adjacent to the facility, which will receive solids from the treatment process. FY08-33 on Rivanna Station is related to the expansion adjacent to NGIC in Albemarle County as part of the BRAC relocation of personnel from the Defense Intelligence Agency. Tamara Ambler indicated that members of the Albemarle County staff,

including Mark Graham and Judy Wiegand, are also reviewing the Environmental Assessment, which resulted in a draft Finding of No Significant Impact (FONSI). The Commission felt it was important to insist on as much environmental protection as possible. Comments to be noted in the response should include: a longer period for review and comment, no net increase in stormwater runoff, utilization of green street standards for roadway improvements, challenging the assessment that traffic growth resulting from the facility is minor, encouragement of transit (add a bus stop, possibly near the parking garage) and travel demand management through RideShare or staggered shifts, and the opportunity to review site planning elements at the 30% and 60% design stages. For FY-08 -34 DEQ reissuance of VPDES permit for Dominion – Gordonsville Power Station, monitoring and permit information could not be obtained in time for the meeting. The Commission directed staff to obtain the information, use judgment in the response, being consistent with the sustainability accords. FY08-35 does not currently apply to this area. **On a motion by Fred Boger, seconded by Grant Tate, the Commission approved the IGRs with responses as noted, coordinating with Albemarle County Staff on FY08-33.**

**Financial Reports:** Don Reed presented the financial reports for the quarter ending September 30, 2007 including the Consolidated Income Statement and balance sheet at the December meeting. No action was taken at that time, due to lack of a quorum. **On a motion by Sally Thomas, seconded by Carl Schmitt, the Commission accepted the financial statements as presented.**

**Resolution for RideShare:** The application for the FY09 RideShare grant is due just prior to the February meeting. **On a motion by Carl Schmitt, seconded by Connie Brennan, the Commission adopted the resolution.**

**Resolution in Support of Funds for Rural Housing Rehabilitation:** Howard Evergreen of the Fluvanna/Louisa Housing Foundation (F/LHF) and Jane Andrews of the Albemarle Housing Improvement Program (AHIP) presented information on the need for more flexible funding for rehabilitation in rural areas. The resolution calls for inclusion of a provision for receiving and funding proposals for HOME funds for rural rehabilitation projects that do not include indoor plumbing work as part of the program design for the Indoor Plumbing Rehabilitation (IPR) program. **On a motion by Jason Pearson, seconded by Fred Boger, the Commission adopted the resolution.**

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**Fill Officer Vacancies:** Fred Boger reported on behalf of the Nominating Committee. For the vacancy in Vice Chair, the committee recommends Connie Brennan. For the vacancy in Treasurer, the committee recommends Jason Pearson. **On a motion by Sally Thomas, seconded by Jeri Allen, the Commission selected Connie Brennan and Vice Chair as Jason Pearson as Treasurer to fill vacancies in those offices.**

**Commissioner Roundtable:** The issue for this first topical roundtable was cash proffers.

**Louisa:** Jack Wright was unable to be at the meeting, but submitted his report via voice mail to Harrison rue. The Louisa BOS adopted a cash proffer policy in January 2007. It sets a maximum cash proffer of \$4,362 per lot for new subdivisions as part of new rezoning cases from January 16 forward. The proffer is tied to capital improvements in the CIP and collected at time of building permit issuance. Affordable homes are exempted, but a clear definition of “affordable” has not been developed. With cash proffers,

the Capital Improvement Program (CIP) requires a public hearing with the Planning Commission before being considered by the BOS.

Albemarle: Sally Thomas distributed a packet of information on Albemarle County's policy. The policy was revised over the past year to change the dollar amount per house to address impact. Impact costs do not include roads.

Fluvanna: Charles Allbaugh reported that Fluvanna was working on a cash proffer policy, with action expected in the next few months.

Greene: Jeri Allen reported that it took Greene County two years to settle on a target amount per house of \$5,771. They were advised that a higher number would not hold up to scrutiny by the court, based on the County's CIP.

Nelson: Fred Boger reported that Nelson has not cash proffer policy, since they are specifically excluded in the Zoning Ordinance. Nelson County only allows for voluntary proffering of conditions by a zoning applicant.

Charlottesville: Jason Pearson reported that the Charlottesville City Council recently adopted a revised ordinance. Proffer policy guidelines are being developed to address proffered conditions (not cash). The Planning Commission has directed staff to work on this issue. Charlottesville faces challenges in developing guidelines because the City doesn't build many roads, doesn't need new schools and doesn't do a lot of rezoning. Special use permits have been a more effective tool.

Legislation: The Virginia Association of Home Builders (VAHB) is promoting a bill to eliminate cash proffer authority and to expand impact fees to include schools. Unlike cash proffers, impact fees would apply to both by-right development and rezoning.

Next Topic: The topic for the January meeting will be affordable housing.

**Water Issues:** Rochelle Garwood briefly reviewed the requirements for Local Water Supply Plans. Nelson County is participating in Region 2000's regional plan, since this was the most cost-effective option for the county. Louisa County has contracted with Dewberry and Davis to do their water supply plan, which is being considered a regional plan as it includes the Towns of Louisa and Mineral. Jeri Allen noted that Greene County is planning to work with Orange and Madison County. No plan is currently underway for Fluvanna.

Rochelle introduced Andrea Terry, Watershed Manager for the Rivanna Water and Sewer Authority (RWSA), and Tamara Ambler, Environmental Planner for Albemarle County, to brief the Commission on the status of RWSA's water supply plan. Andrea reported that a regional meeting was held in February 2006 with all localities in the TJPD and representatives from RWSA to discuss water supply regulations. This was before an alternative was selected for the water supply, but RWSA had already started work on a water supply plan for its service area, which includes Albemarle County, the City of Charlottesville and the Town of Scottsville. This qualifies as a region under the water supply regulations. The three localities adopted resolutions to have RWSA create the water supply plan and work on the plan has proceeded. RWSA applied for a grant for FY07 and was awarded \$20,000. RWSA has submitted the first draft of the plan, which largely consists of data tables related to demographic projections, water supply and future needs. The work has not yet addressed water conservation and drought contingencies. The plan is addressing groundwater, with Albemarle County staff doing most of the work on that section. RWSA met with staff from the Department of Environmental Quality (DEQ) and comments from DEQ have been very helpful. RWSA is now responding to DEQ's comments and developing the narrative to accompany the data tables. The goal is to submit the plan by the end of the calendar year.

Rochelle Garwood presented a map showing selected water resources in the PDC. The map is not yet complete, but shows locations of Waste Treatment Plants, Water Treatment Facilities (coded to show source as groundwater or surface water), and drinking water watersheds.

**UnJAM2035 Regional Summit:** Melissa Barlow briefed the Commission on the Public Participation Plan for the update to long-range transportation plan, UnJAM 2035. The team is proposing a regional event, tentatively scheduled for April 2008. There was some concern by the Commission that this would not result in good participation by the rural localities. A suggestion was made to consider a shorter, evening meeting instead of a day-long event on a Saturday. The team is working on a web-enabled component for the workshop and process, to provide another way to reach citizens in rural areas. One possibility is the Neighborhood America service. Organizing car pools may also increase participation. Another possibility would be to use the distance learning capabilities at schools to link people into the central event. A pre-event is also being planned with UVA. A suggestion was made to use this as the central regional meeting, since UVA is located in the Center of the region. For outreach, suggested additions include: The Nelson County Times, Charlottesville Tomorrow, and Albemarle County's A-mail.

For this type of event, it may be that the most likely people to attend would be staff and elected officials. An approach might be to select five to six critical issues, select people to provide input, and set up a 45 minute phone bridge or face-to-face meeting to receive input. A written piece boiling down what kind of input is desired and what groups might best provide it could prove useful.

**Follow-up on Retreat:** Harrison Rue led a brief discussion on performance measures for the Commission as a whole. Grant Tate recommended that a "dashboard" tool be developed, focusing on five to eight items, such as budget performance, staff morale, grant acquisition, satisfaction survey, new initiatives and collaboration. It would be best to have a system that collected data through the normal course of working instead of creating new systems. The Commission felt that quarterly evaluation would be preferable than only a year-end evaluation. Jason Pearson re-iterated that the Sustainability Accords be used as the highest level for determining the specific items to be measured. Staff will work on this and report back to the Commission at a future meeting.

### **Other Business**

**TRB Award:** Harrison Rue announced that TJPDC was recognized for outstanding work in Communicating Transportation Concepts to the Public. The award is for the Street Capacity Exercise that was done for the United Jefferson Area Mobility Plan 2025 to demonstrate street capacity. The award will be presented at the 87th Annual Meeting of the TRB on January 14. Ryan Pace, TJPDC's Graphic Designer, will attend to accept the award.

**Adjournment:** There being no further business, the meeting adjourned.