

City of Charlottesville

David E. Brown
Jason Pearson, Treasurer

Albemarle County

Sally H. Thomas
Ann H. Mallek

Fluvanna County

Charles W. Allbaugh, Vice Chair
Chris Fairchild

Greene County

Carl Schmitt
Andrea Wilkinson

Louisa County

Richard Havasy
Jackson Wright

Nelson County

Fred Boger
Connie Brennan, Chair

THOMAS JEFFERSON PLANNING DISTRICT COMMISSION

Draft Minutes of March 2009 Meetings (March 5 – discussion, but no action due to lack of a quorum - and continuation for action on March 19)

Commissioners Present:

David Brown – Charlottesville (3-19)
Jason Pearson – Charlottesville (3-19)
Sally Thomas – Albemarle County
Ann Mallek – Albemarle County (3-19)
Carl Schmitt – Greene County
Andrea Wilkinson – Greene County (3-5)
Jack Wright – Louisa County
Fred Boger – Nelson County
Connie Brennan – Nelson County (3-5)

Guests Present:

Randy Wheeler (3-5)

Commissioners Absent:

Charles Allbaugh – Fluvanna County
Chris Fairchild – Fluvanna County
Richard Havasy—Louisa County

Staff Present:

Bill Wanner, Senior Planner (3-5)
Melissa Barlow, Director of
Transportation Programs (3-5)
Rochelle Garwood, Senior Planner,
Environment (3-5)
David Blount, Legislative Liaison (3-5)
Billie Campbell (3-19)

Note: The March meeting of the TJPDC Commission commenced on March 5, 2009 without a quorum and was continued on March 19, 2009 with a quorum to vote on action items. These minutes combine the discussion on March 5 and the action on March 19.

Matters from the Public: Mr. Randy Wheeler introduced himself as the Spotsylvania County Administrator and also as one of the candidates for TJPDC Executive Director. The Commissioners welcomed him.

Consent Agenda: Rochelle Garwood reported that the State is no longer requiring Disability Services Boards (DSB) and would suspend funding for staff in FY10. The Jefferson Area DSB is interested in continuing and is requesting a resolution of support to continue as a board with members appointed by the localities and with limited staff support from the TJPDC. The Commissioners would like to have a presentation at their next meeting on the role of the DSB and the expected costs to provide staff to the DSB. Sally Thomas reported that Rivanna River Basin Commission will hold its meeting soon and encouraged all localities to attend, so she will distribute dates when she gets them. **On a motion by Jack Wright, seconded by Carl Schmitt, the Commission approved the minutes of the February 5 meeting, with Ann Mallek abstaining. On a motion by Carl Schmitt, seconded by Fred Boger, the Commission noted review of the IGRs without comment.**

Commissioner Roundtable Discussion: The topic for March was “Land Taxation for Agriculture and Forestal Use.”

Greene County: Carl Schmitt reported that Greene County has a very liberal land use policy, which uses the basic language of the Virginia statute. Within the County, dialogue has begun to change that. He is interested in knowing how other localities enforce their policies, and how they justify changes. Most folks in Greene like the current policy, since it keeps development out of rural areas.

Nelson County: Fred Boger reported that they use a committee of citizens to review land use change requests and the committee checks each one. This system has worked well for them. Citizens with land use taxation on their property must reapply every 6 years to keep that status. If the land is subdivided, the property owner must pay roll back taxes. Nelson does have quite a bit of land in the County that has been classified as non-productive, which by definition means that access to the land or trees is prohibited by steep slopes. Nelson abides by the State Land Evaluation Advisory Council (SLEAC), housed by Virginia Tech, and they use the state's application form for new or change requests.

Albemarle County: Sally Thomas reported that the county has 5,000 parcels in land use status. Some members of the Board of Supervisors are dissatisfied that the county is not receiving the \$19.75 million in real estate taxes due to the reduced land use rates. She believes that there is a lot of value in having some parcels in agricultural or forestal land use as a tool to keep growth at bay. The County is proposing to ask for revalidation for taxation and she distributed a copy of the draft form that has been developed by a new Albemarle County staff Assessor who previously worked in Loudoun County. The new staff person insists that someone should check on each application, but Sally is concerned about the resulting workload on County staff. She likes the idea of a Citizen Committee. Loudoun County even has an affidavit for renters, since many agricultural parcels are rented out for farming. She asked for comments on the form. Albemarle County also uses the SLEAC valuation methods. She indicated that localities can choose their own valuation system, but then they must represent themselves in court if need be.

Louisa County: Jack Wright reported that when a plat is filed to subdivide land in Louisa County, all land use is revoked and roll back taxes go into effect. All land use taxation designations last for 5 years and then new applications are required. He indicated that he was disappointed in the county's land use policy since some property owners desire to use their land as somewhat of a retirement policy: selling off small pieces at a time. If a farmer has 200 acres, and he sells 10 acres, he can only do that 3 times per the county's subdivision ordinance. He indicated that having land designated as land use is advantageous with respect to the state using eminent domain powers.

Topic for March: The Roundtable topic for April will be to revisit the subject of broadband.

CDBG Priorities Discussion: Nelson County is submitting two grant applications: One for rural broadband under Economic Development – Job Creation and Retention, and one for the Blue Ridge Medical Center under Community Facilities. Albemarle County is conducting an income survey of households for a potential public sewer line for the Oak Hill neighborhood, which may lead to a CIG application in the Community Facilities category at a later time. The Towns of Mineral and Stanardsville have planning grants for Business District Revitalization, which may result in construction applications at a later time. **On a motion by David Brown, seconded by Jason Pearson, the Commission adopted the following priorities:**

PRIORITY I CATEGORY

1. Community Facilities
2. Economic Development - Business District Revitalization
3. Economic Development – Job Creation and Retention

PRIORITY II CATEGORY

1. Comprehensive Community Development
2. Community Services Facilities

3. Housing Rehabilitation

PRIORITY III CATEGORY

1. Economic Development – Site Redevelopment
2. Housing Production
3. Economic Development - Development Readiness

Local Food Connection Discussion: Bill Wanner gave a brief overview of Gordon Walker's visit at the last PDC meeting, with regard to the PDC becoming the host agency and fiscal agent for a new organization called the Local Food Connection. The Commissioners agreed with the concept of this new initiative but are uncertain about exactly what the role of the PDC would be and what would be expected of them and of staff, and the overall fiscal impact to the PDC. The Commissioners agree with moving the funding requested to the TJPDC Corporation however, they would like to have a presentation on the subject at their next formal meeting that provides more details.

Transportation Program Discussion: Melissa Barlow presented the FY10 Rural Transportation Scope of Work and described some of the expected work products for the coming year. **On a motion by Fred Boger, seconded by Carl Schmitt, the Commission adopted a Resolution of Support for the Rural Area Transportation Program.** Ms. Barlow also reminded the Commissioners that the MPO is required to update the urban long range transportation plan every 5 years, and that ours must be adopted by May 2009. The Commission was advised that the urban portion of the UnJAM 2035 plan would need to be adopted prior to the adoption of the rural sections of the plan. Delaying adoption in order to have both rural and urban adopted at the same time later in the year would cause the current plan to expire. Although it is not ideal to separate the urban and rural approval process, our federal partners have recommended that we adopt the urban portion now. If the urban portion of the plan expired, we would be in noncompliance and may be ineligible for stimulus funds.

Legislative Liaison Discussion: David Blount handed out the recently issued legislative newsletter and briefed the Commission on the closing days of the General Assembly. Mr. Blount also discussed broadband funding opportunities and indicated that there had been discussion regarding this at the Mayor & Chairs meeting on January 23, resulting in a request for the Commission to consider adopting a policy on broadband. A resolution was presented that expressed support for local and regional broadband projects. **On a motion by David Brown, seconded by Jack Wright, the Commission adopted a Resolution of Support for Local and Regional Broadband projects.**

Closure and Continuation: The discussion on March 5 was closed and continued on March 19.

Adjournment: After action on items at the continued meeting on March 19, the meeting was adjourned.