

**CITY OF CHARLOTTESVILLE, VIRGINIA  
CITY COUNCIL AGENDA**



<b>Agenda Date:</b>	April 4, 2022
<b>Action Required:</b>	No Council Action Required
<b>Presenter:</b>	Lauren Hildebrand, Utilities Director
<b>Staff Contacts:</b>	Lauren Hildebrand, Utilities Director James Freas, Neighborhood Development Services Director Stacey Smalls, Public Works Director
<b>Title:</b>	<b>Land Use and Environmental Planning Committee Semi-Annual Report</b>

**Background:**

In 1986, the Planning and Coordination Council (PACC) was established with the purpose of promoting cooperation in planning and community development among the City of Charlottesville, Albemarle County and the University of Virginia (UVA). As an advisory body, PACC fostered cooperative planning and provided guidance and recommendations for decisions made by the City, the County and UVA.

In November 2019, City Council, Albemarle County Board of Supervisors and UVA approved dissolution of the PACC and established the Land Use and Environmental Planning Committee (LUEPC) in order to broaden PACC's collaboration beyond land use and to include environmental topics and sustainability. Also, LUEPC would allow professional staff to develop solutions on a continuous basis with regularly scheduled reports to leadership of all three entities. LUEPC is intended to be a vehicle to collaborate and coordinate land use and development plans and projects and to consider environmental and infrastructure issues facing the community.

**Discussion:**

LUEPC met virtually for the second half of 2021. Last year the focus of the committee was to establish the charge and order of the committee. This year the committee has concentrated on project discussion and coordination. The agendas for the monthly meeting are developed around themes – either geographical areas or specific topics such as sustainability. LUEPC's semi-annual for the second half of 2021 Report (attached) has been compiled and includes the highlights of the meetings.

**Alignment with City Council's Vision and Strategic Plan:**

This contributes to Goal 3 of the Strategic Plan: A Beautiful and Sustainable Natural and Built Environment.

**Community Engagement:**

The agenda and action items for the LUPEC's meetings are published on the Thomas Jefferson Planning District Commission's website for the community to review.

**Budgetary Impact:**

There are no budget impacts.

**Recommendation:**

There are no staff recommendations and the report is intended to inform City Council of the LUPEC's meetings.

**Attachments:**

Semi-Annual 2021 Report  
Three Party Agreement- UVA City County



Land Use and Environmental Planning Committee  
Semi-Annual 2021 Report

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The Land Use and Environmental Planning Committee (LUEPC) was established to replace the Planning and Coordination Council (PACC) by the County of Albemarle, the City of Charlottesville, and the University of Virginia in 2019. The Committee is intended as a vehicle to share and coordinate land use and development plans and projects; consider environmental and infrastructure issues facing the community; and, from time to time, advance ideas and solutions that support the mutual advantage of these entities. As part of its charge, the Committee shall, not less than twice each year, submit a report summarizing the group's work.

The County, City and the University face similar environmental planning and project challenges. The committee, by its nature, creates opportunities to address these shared challenges by coordinating community messaging and institutional practices. While the focus of the committee last year was establishing the charge and order of business, 2021 has been focused on project discussions and coordination. The agendas for the monthly meeting are formed around themes - either geographical areas or specific topics such as sustainability. This report will focus on some of the key themes under discussion. The Committee's meeting agendas, minutes and presentations are posted on the LUEPC website which is hosted by the Thomas Jefferson Planning District Commission (TJPDC): <https://vapacc.org/>.

#### Charge Statement

The Land Use and Environmental Planning Committee is established as a vehicle to share and coordinate land use and development plans and projects; consider environmental and infrastructure issues facing the community; and, from time to time, advance ideas and solutions that support our mutual advantage. The LUEPC may also serve as an advisory committee to the City, County, and UVA. The Committee will meet regularly to discuss timely issues from each entity and share that information with the public and each entity's senior leadership at biannual updates of all three entities. Through its work, the Committee further seeks to ensure that the actions, policies, and processes of the Committee are reflective of an ongoing commitment by the entities to support an equitable and inclusive community. The Committee defines equity as all community members having access to community benefits and opportunities needed to reach their full potential and to experience optimal well-being and quality of life; inclusion means that all peoples shall be respected and valued as members of this community. The Three-Party Agreement dated May 5, 1986, remains in effect as to land use planning between the City, County and UVA.



Land Use and Environmental Planning Committee  
(Virtual Meetings due to COVID-19)

September 17, 2021

Discussion on North Fork

- Fred Missel, Director of Design and Development for the UVA Foundation presented on the North Fork development.

Presentation Link: <https://virginia.box.com/s/a08gyxw6rg1y8mhpn75fztauft72dm06>

Schenks Branch Interceptor

- Lauren Hildebrand, Director of Utilities for the City of Charlottesville presented on the Schenks Branch Interceptor.

Presentation Link: <https://virginia.box.com/s/zuaek5dekfbfocgm20hckwr6a4es6wv7>

Central Water Line

- Bill Mawyer, Executive Director for Rivanna Water & Sewer Authority presented on the Central Water Line Plan.

Presentation Link: <https://virginia.box.com/s/s324gnkutapufw24jn8assxgvkvuyrck>

Stream Health

- Kim Biasioli, Natural Resources Manager for Albemarle County presented on stream health initiatives in our area.

Presentation Link: <https://virginia.box.com/s/6ts25tggamlkhhsb5swb9mwxhkdney576>

October 15, 2021

Presentation on Thermal Energy

- Paul Zmick, Director of Energy & Utilities- UVA presented on the UVA Thermal Energy study looking at alternative systems for energy production and carbon reduction.

Presentation Link: <https://virginia.box.com/s/jpdgcmvg8h0qyugu7dvt99a7joo8eh21>

Large Scale Solar Presentation

- Bill Fritz, Development Process Manager in Community Development-Albemarle County presented on Large Scale Solar opportunities being studied and deployed for Albemarle County.

Presentation Link: <https://virginia.box.com/s/x2cy960cjh229nwai03c90s3yfu3eocy>

Greenhouse Gas Emissions discussion

- Lance Stewart, Director of Facilities and Environmental Services Department-Albemarle County (joint project with the City) presented on County Greenhouse Gas Emissions.

Presentation Link: <https://virginia.box.com/s/gmolh9pz2k3dezisphzydqsszwhx75o2>

Discussion on Methane Gas Reuse

- Bill Mawyer, Executive Director-Rivanna Water & Sewer Authority presented on Methane Gas Reuse in our community.

Presentation Link: <https://virginia.box.com/s/2fttg344u1fvdwx4v0p5la6q0jwrrqzi>

November 19, 2021

Presentation & Discussion on Community Outreach & Engagement

- Elizabeth Beasley, Director of Community Partnerships Division of Diversity, Equity & Inclusion University of Virginia

Presentation Link: <https://virginia.box.com/s/w8eax81jm9cbjph2fn4big3hq64ppab3>



Presentation & Discussion on Albemarle County's Comprehensive Plan Update

- Rachel Falkenstein, Planning Manager for Community Development, Albemarle County  
Presentation Link: <https://virginia.box.com/s/g3i0q2uehl58aoswskvxc0lkimtw802p>

Discussion on Community Engagement

- Ed Brooks, Program Coordinator, Yancey School Community Center, Albemarle County  
Discussion surrounding his successes and downfalls with engaging his local community; he encouraged a committee discussion in the processes of change in a community

December 17, 2021

Presentation on North Fork Projects

- Fred Missel, Director of Design and Development, UVA Foundation  
Presentation Link: <https://virginia.box.com/s/jyp2l8u0ecig3t9iflqdj0lw18p730gs>

Presentation by RWSA on North 29 Utilities Plan

- Bill Mawyer, Executive Director, Rivanna Water & Sewer Authority  
Presentation Link: <https://virginia.box.com/s/uaghsdjfuolcnni9mok6fxpvk5xdtl07>

Presentation from the City of Charlottesville on Comprehensive Plan

- James Freas, Director of Neighborhood Development Services, City of Charlottesville  
Presentation Link: <https://virginia.box.com/s/xixa8m0i44ecq6g4i01ywmp77t7yzml9>

**LUEPC Membership**

City of Charlottesville

Neighborhood Development Services Director  
Director of Public Works  
Director of Utilities  
Representative from the City Planning Commission

Albemarle County

Community Development Director  
Facilities and Environmental Services Director  
Representative from the County Planning Commission

University of Virginia

Architect for the University  
Director of Facilities Management  
Operations Director of Real Estate and Leasing Services

University of Virginia Foundation

Director of Design and Development  
Director of Real Estate Asset Management

Rivanna Water and Sewer Authority

Executive Director

END OF DOCUMENT



### THREE PARTY AGREEMENT

The CITY OF CHARLOTTESVILLE; the COUNTY OF ALBEMARLE; and THE RECTOR AND VISITORS OF THE UNIVERSITY OF VIRGINIA, hereby agree as follows:

#### The University Will:

1. Voluntarily comply with the land use plans and regulations (as exemplified by those listed in Exhibit 1) of either the City or the County regarding the use of real estate held in Area C on the attached map.

Area C\* includes all land not included in Areas A and B (see attached map).

2. Voluntarily submit its construction and/or development plans for review by the City or County to determine their compliance with land use plans and regulations on any real estate held in Area B on the attached map; and make reasonable efforts to comply with any recommendations received.

Area B\* includes land which lies at the boundaries of or between the University and either the City or the County and on which the activities of any or all three of the parties might have an effect. Area B will be designated a "study area." The City, County and University will work with each other to try to develop a master plan for the study area perhaps by beginning with its most critical parts. The intent is that the results of the cooperative study will be made a part of the Comprehensive Plan of each body.

3. Voluntarily submit its construction and/or development plans for review by the City or County on any real estate held in

Area A on the attached map; and make reasonable efforts to comply with any recommendations received. Area A\* includes land either on the Grounds of the University or at its borders. Since some portions of Area A are of critical importance to the City and County, the University also agrees that it will involve the City and County in the development or revision of its Master Plan for land use, and also in the study of those areas of A which, by mutual consent, will affect the land use plans of each other.

4. Anticipate the formation of a Real Estate Foundation created for the acquisition and development of land which would not be owned directly by the Rector and Visitors, but which would serve University purposes. The Real Estate Foundation will abide by all City and County land use laws and regulations (as exemplified by Exhibit 1) regarding any property it holds. The Foundation also will pay all applicable real estate taxes.

5. Not accept transfer of land to be used for investment purposes from the Real Estate Foundation to itself primarily for the purpose of avoiding the application of the City's and County's land use laws and regulations or taxation.

6. Accept a representative of the City and County as non-voting members of its Master Plan Committee.

7. Involve City and County representatives in site selection studies on any major new facilities which may be planned.

\*Any difference of opinion over the geographical extent of either Area A, B, or C shall be governed by the attached map.

The County and/or City Will:

1. Submit to the University and to each other for review all proposed changes in land use plans or regulations in Area B on the attached map and make reasonable efforts to comply with any recommendations made by the other parties.

2. Submit to the University for review all proposed changes in land use plans or regulations in Areas A and C on the attached map and make reasonable efforts to comply with any recommendations made by the University.

3. Attempt to define a desired community growth rate within its laws, regulations, or plans and attempt to regulate development according to this growth rate to the extent allowed by law.

4. Include a representative of the University as a non-voting member of their planning commissions.



The City, County and the University Will:

1. Adopt the same length of land use planning period.
2. Develop and use common definitions and common land use data bases having the same or similar data elements.
3. Adopt the same interval between major reconsiderations of their land use plans and schedule those reconsiderations for the same year, unless precluded from doing so by State requirements.
4. Adopt a substantially similar topical outline for the purpose of describing their land use plans.
5. Share drafts of their land use plans with each other for review and comment in advance of any public hearings.
6. Indicate those portions of each other's plans with which it agrees and do nothing during the planning period to change those portions of the plan without mutual consultation.
7. Not sponsor, seek, nor support legislation restricting the powers of each other regarding any of the terms of the understanding or regarding any other matters related to taxation, land use planning, or land use regulation except by mutual agreement.
8. Agree to non-binding arbitration of any disputes during the term of this Agreement. Arbitrators shall be selected as follows:
  - (a) In case of disagreement involving all three parties, each party shall select one arbitrator.
  - (b) In case of disagreement between any two of the parties,

each party shall select one arbitrator and these two arbitrators shall select a third. If the first two selected are unable to agree on a third, then they shall request the third selection be made by the judge of the Circuit Court of the City of Charlottesville.

9. Agree these understandings may be dissolved on one year's written notice by any party to the other two parties.

10. Take no actions which circumvent the purposes of this agreement.

BY RESOLUTION duly adopted by Council on the 21st day of April , 1986, the Mayor was authorized to execute this Agreement on behalf of the City of Charlottesville.

BY RESOLUTION duly adopted by the Board of Supervisors on the 14<sup>th</sup> day of May , 1986, the Chairman was authorized to execute this Agreement on behalf of the County of Albemarle.

BY RESOLUTION duly adopted by the Board of Visitors on the 31st day of January, 1986, the President was authorized to execute this Agreement on behalf of the Rector and Visitors of the University of Virginia.

CITY OF CHARLOTTESVILLE

By  \_\_\_\_\_

COUNTY OF ALBEMARLE

By  \_\_\_\_\_

THE RECTOR AND VISITORS OF  
THE UNIVERSITY OF VIRGINIA

By  \_\_\_\_\_

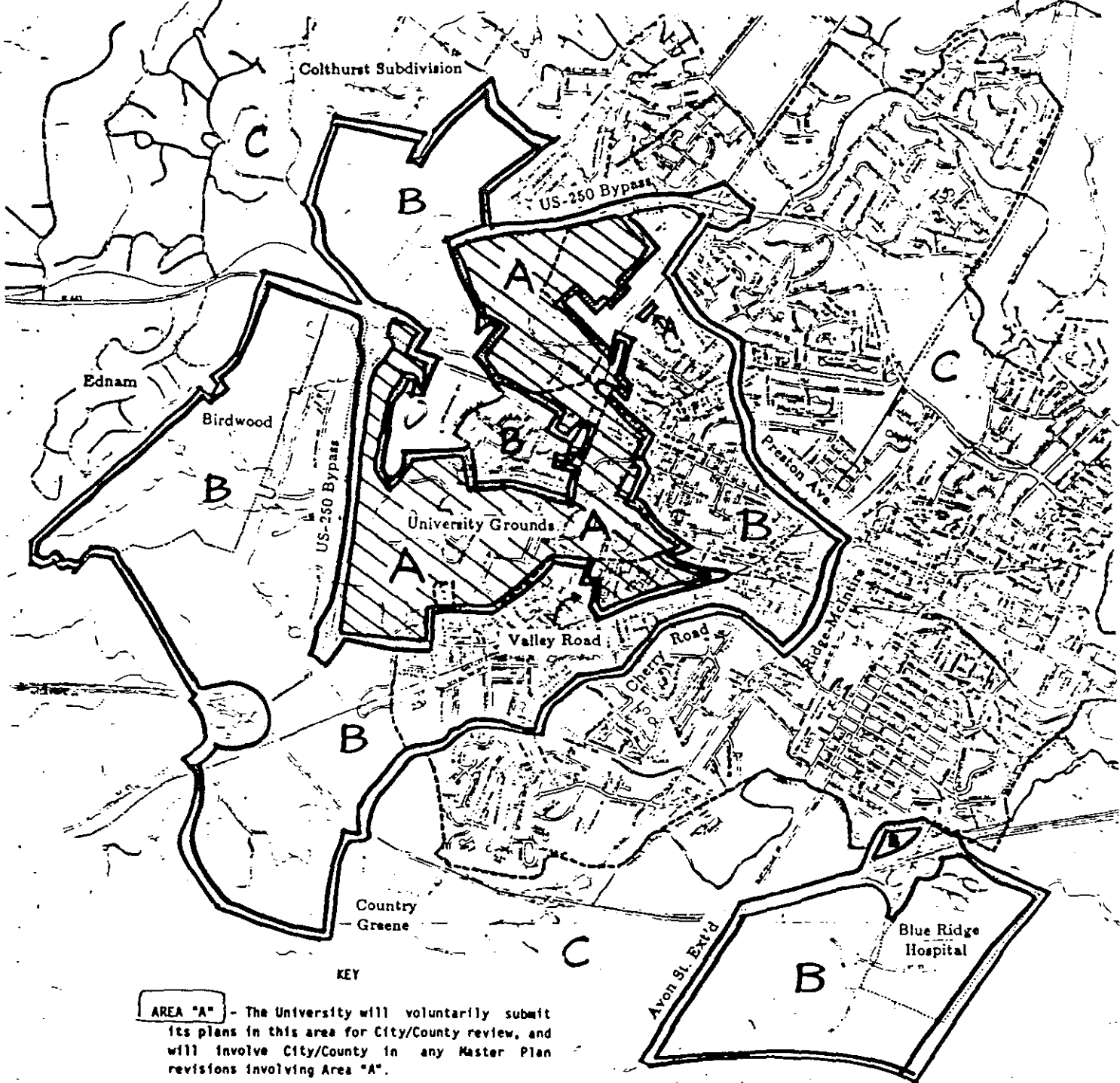
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EXHIBIT 1

List of Charlottesville and Albemarle County Land Use Laws and Regulations in Effect at the Time the Letter of Understanding is Signed.

1. Albemarle County Comprehensive Plan
2. Albemarle County Zoning Ordinance and Map
3. Albemarle County Subdivision Ordinance
4. Albemarle County Runoff Control Ordinance
5. Albemarle County Soil Erosion Ordinance
6. Albemarle County Stormwater Detention Ordinance
  
7. City of Charlottesville Comprehensive Plan
8. City of Charlottesville Zoning Ordinance and Map
9. City of Charlottesville Subdivision Ordinance
10. City of Charlottesville Soil Erosion Ordinance

# CITY - COUNTY - UNIVERSITY IMPACT AREAS



**KEY**

**AREA "A"** - The University will voluntarily submit its plans in this area for City/County review, and will involve City/County in any Master Plan revisions involving Area "A".

**AREA "B"** - The University will voluntarily submit its plans in Area "B" for City/County review. Area "B" will be designated a "study area", and a joint master plan will be developed.

**AREA "C"** - The University will voluntarily comply with City/County land use plans and regulations in Area "C".



SEE JOINT RESOLUTION FOR MORE DETAILED INFORMATION



Not Shown - Zone B for University Airport

**B** Vivarium Farm