

Long Range Planning

Minutes June 7, 2004

Bold indicates those in attendance

Present: **Anne Shipe, Paul Matherne, Carol Hurt, John Herrmann, Dean Riddick, Linda McRaven, Michael Coppola, Donnell Smith, Diane Behrens, Al Reaser, Lisa Glass, Willie Smith,** Jackson Zimmerman, **Wayne Cilimberg,** Tom Foley

Dr. Behrens opened the meeting introducing herself and thanking the committee for taking time to do this work. Each member present introduced himself/herself to the committee.

**Introduction
and Welcome**

Policy FB was reviewed. Dr. Behrens indicated this was a planning process that would need open minds. There will be lots of challenges and staff will try not to bring anything that is not feasible.

**Policy
Review**

Mr. Wayne Cilimberg, Director of Planning, was introduced to present information on major residential developments that have been approved and proposed residential developments. He indicated there are 800-900 new units each year on average. Historically, of these, 275 occur in rural areas scattered throughout the county, most of which are not represented by either of the tables he provided that night. Thirty-seven of the 727 square miles are actually designated as development areas with urban zoning. Growth is driven by economic conditions and, based on the annual average number of new units, the inventory of approved and proposed developments should take us through at least the next ten years. For the last 20 years there has been an average 2% increase in population each year. With this growth there is a recent trend of older residents and fewer children.

**Residential
Development**

The following questions were raised about residential development and Mr. Cilimberg and staff responded:

**Questions
about
development**

Are there any major surprises?

- None in the current major developments that are significant.
- Some of the proposed developments are not moving as quickly as first thought; projects are taking more time for approval.

Is there a lot of property that is available for by-right development?

- Not very much that developers want to utilize under what current zoning allows.

What impact are the new private schools having?

- Albemarle County Schools were not the first choice for 1774 students.

What about other developments not on the list?

- There is a proposal for Belvedere for approximately 660 homes.
- Demand is generally greater than supply and builders seem to have

turned to much of the available land in the City to meet demand. 30-40% of new dwellings are scattered in the Rural Area and are not on the major development list. A major development is also being discussed in Scottsville and development there is not on the list as it is not under County jurisdiction. Staff does plan to track the development there since it will impact our schools.

Members of the committee wanted to know about the spot redistricting for MWL and asked that I relay to the Board the concerns. I sent the following to the School Board:

**Spot
Redistricting**

Hi!

Last night we had our first Long Range Planning Committee Meeting for this year. In our discussion, the committee wanted to know the status of the MWL spot redistricting. I explained that it was on the School Board agenda Thursday for action. The committee approved a motion 5-2 to request the Board follow the current administrative procedures for spot redistricting. The majority of the committee feels spot redistricting is always difficult and that if the Board approves this redistricting, without looking at all options, it will take away flexibility the committee needs to make the best decisions regarding redistricting. I agree to relay this recommendation to the Board.

Diane

Goals for LRPC were discussed and an explanation of materials given. See notebook for all the materials. A revision will be made on the new capacity for Monticello High School.

Goals

Mr. Reaser described other activities that would inform decisions about building a new southern elementary or adding on to existing buildings. Staff will determine the cost and feasibility of adding on the Cale, Red Hill, Murray Elementary, Walton Middle, and Scottsville.

**Other
activities**

Mr. Reaser also offered to have one-on-one meetings with each new committee member.

Committee members expressed the following needs:

- Need to insure success in elementary schools by the best means possible
- Need to have specific direction from the School Board
- Role of committee defined better
- Parameters for redistricting using capacity
- Need to know what is the optional size for schools, classes
- Need to know what the optimal organization is
- Need to have a population density map for Albemarle County
- Need to have the neighborhood Model explained.

**Direction
from
Committee**

Future meeting dates have been set. They are:
June 14, July 5, July 19, August 9 and August 23

**Future
Meeting
Dates**

Meetings will begin at 6:00 and end at 8:30. Food will be provided.

Topics for the next meeting:

- CIP process
- High School Feasibility Study

Please review these materials prior to the meeting.

Minutes submitted by E. Diane Behrens, Executive Director Support Services