

Joint Work Session on the Economic Vitality Action Plan Implementation Schedule

Wednesday, February 8, 2012



Outcomes

- Initial reaction to Target Industry Study and LI/Interstate Interchange work to date
- Should schedule for remaining Comprehensive Plan update work be changed?



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Agenda

- Overview of EVAP Plan Components
- Preliminary Target Industry Study results
- Results of LI/Interstate Interchange work to date
- Comprehensive Plan update schedule
- Summary/Direction



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EVAP Plan Components

GOALS	STRATEGIES	ACTIONS/STATUS
Goal 2 – Simplify, Create Certainty in Development Review	Consider amendments to the development ordinances to reduce complexity of plan approval	<ol style="list-style-type: none"> 1. Ministerial Review – PC work session in early 2012, impacted by the Sinclair court decision 2. Legislative Review - PC work session in early 2012
Goal 3 – Support Quality Job Opportunities	Promote targeted business and investment	<ol style="list-style-type: none"> 1. Target Industry Study – draft completed
Goal 4 – Increase LI Land Options	Consider amendments to the County zoning ordinance	<ol style="list-style-type: none"> 1. Industrial uses ordinance change – PC work session January 31, 2010
	Consider options for increasing industrial inventory within areas designated as development areas in the Comprehensive Plan	<ol style="list-style-type: none"> 1. Countywide rezoning – preparations underway, will start after Industrial uses changes are adopted 2. Stop conversion of LI land to other uses –industrial uses ordinance change 3. Consider designating more land for LI uses –current Comp Plan update 4. Consider modification of Interstate Interchange policy for rural interchanges – current Comp Plan update



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Target Industry Study Methodology

- Labor Supply Survey
- Worker Flows
- Education Data
- Demographic Report
- Major Employers
- Technology Assets Inventory
- Industry Groups Data

Preliminary Optimal Target Markets

Screening Criteria

- High relative wages
- Support or strengthen existing industry groups
- Take advantage of County's unique attributes
- Leverage local/national/global trends
- High relative jobs multiplier
- Utilize incumbent occupational skill sets
- Match County's educational infrastructure
- Match County's capacity/desire for growth and development
- Potential to employ underemployed and unemployed

Preliminary Optimal Target Markets

Three Major Categories

- Bioscience and Medical Devices
- Business and Financial Services
- Information Technology and Defense Security

Preliminary Optimal Target Markets

Complementary Targets

- Health Services
- Arts, Design, Sports and Media



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Consideration of Fast Track Review

- Qualified target industry enterprises
- Projects located within priority areas
- Projects that provide value added employment with higher wages than prevailing averages
- Enterprises that sell more than 50% of products/services outside the jurisdiction - serve multi-state and/or international markets



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Initial Reaction to the Target Industry Study Preliminary Results?



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2013 Comprehensive Plan Update

- **Planning Commission Work July – Nov 2011**
- **Public Input**
 - PC Worksessions
 - Roundtables
 - Livability Project Workshops
- **Board Work Session in March**

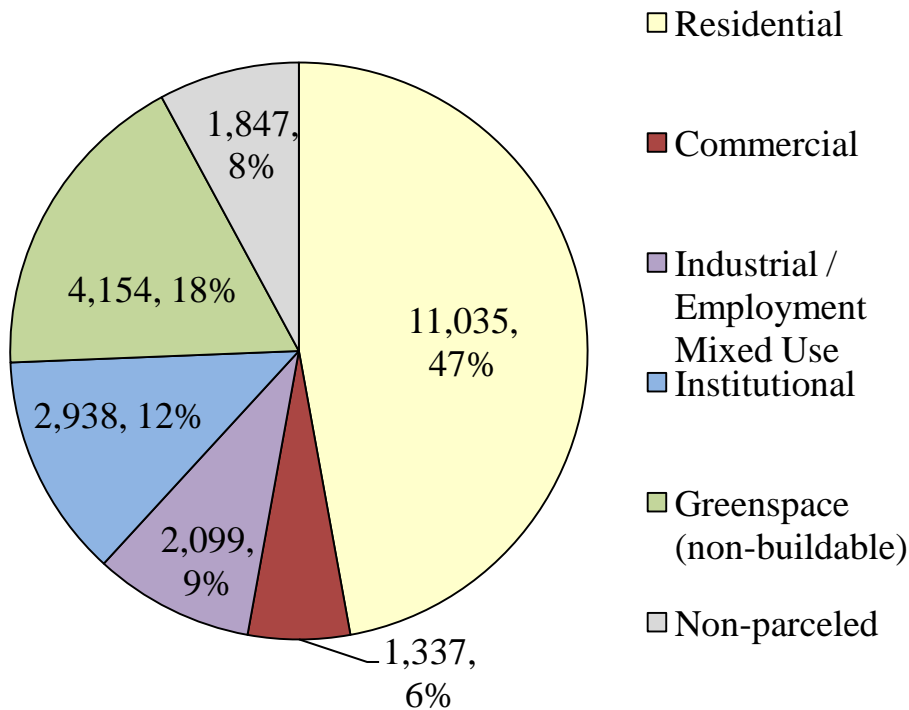


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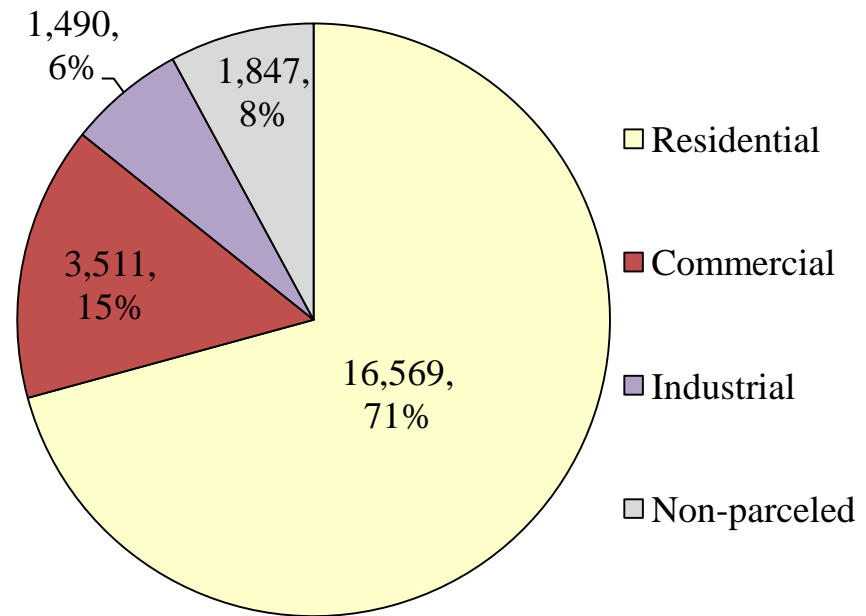
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Inventory of Non-residential Land

Development Area - Comp. Plan Designation



Development Area – Zoned Land



- More land zoned residential than designated in the Comp Plan
- More land zoned commercial than designated in Comp Plan
- Less land zoned industrial than recommended in Comp Plan

Vacant Industrial Zoned Parcels – Dev. Areas

	Vacant Industrial Zoned Parcels												
Parcel Size	Piney Mtn	Hollymead	1	2	Pantops	4	5	6	7	Crozet	VOR	Total	
less than 1 acre	0	8	0	0	0	8	3	0	0	4	0	23	
1.00 -4.99	0	2	0	0	0	3	1	0	0	6	0	12	
5.00 - 9.99	2	5	0	0	0	2	0	0	0	1	0	10	
10.00 and up	0	2	0	0	0	2	0	0	0	1	0	5	
Total	2	17	0	0	0	15	4	0	0	12	0	50	
Mean*	5.28	8.09	0.00	0.00	0.00	5.18	3.33	0.00	0.00	7.00	0.00	5.78	Average**
Median*	5.28	6.43	0.00	0.00	0.00	2.50	3.33	0.00	0.00	2.86	0.00	4.08	Average**

* Only includes parcels that are 1 acre or greater.

** Only includes Development Areas that had a mean and/or a median over 1 acre

- Most vacant industrial land in small parcels < 5 acres
- Voluntary land zoning will increase available acreage, provide variety of sizes, offer more locations

Additional Industrial Land

Target Industry Discussion – key to future decisions

- Amount of land area
- Location of land to be designated

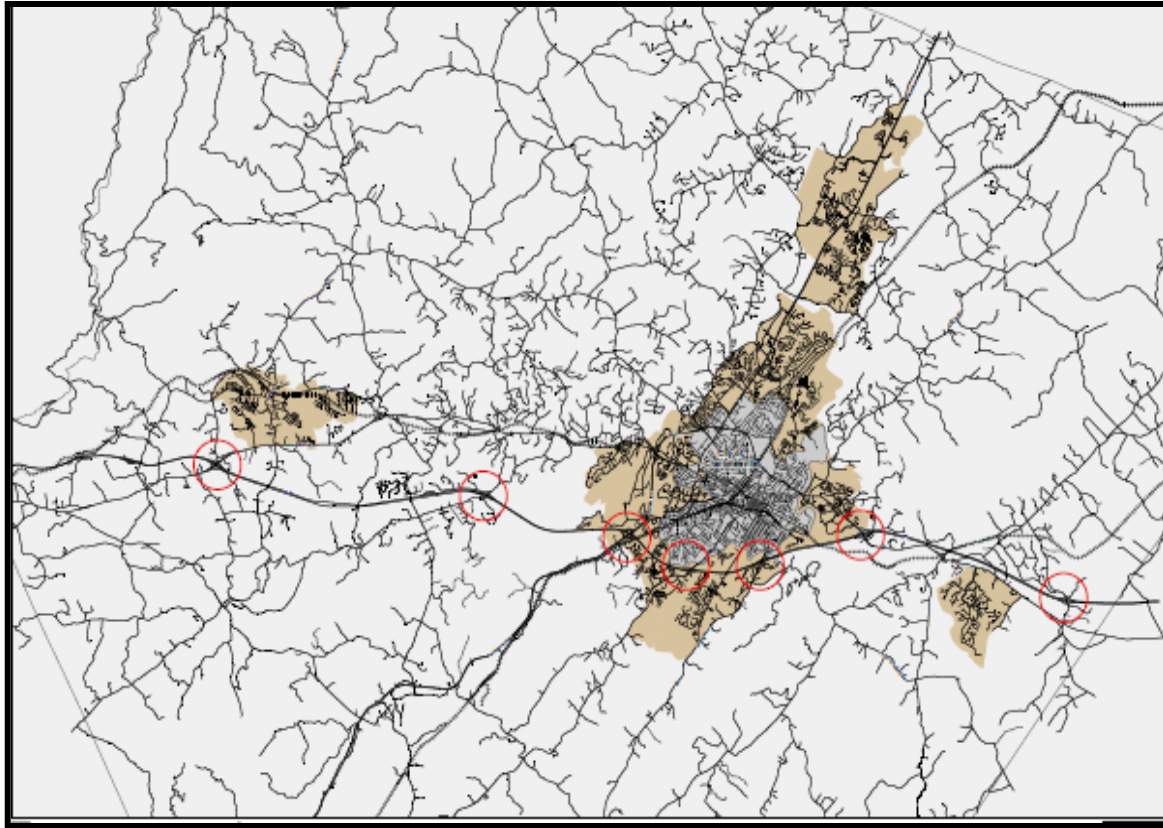
Land Use in Neighborhoods 4 - 7



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Interstate Interchange Information



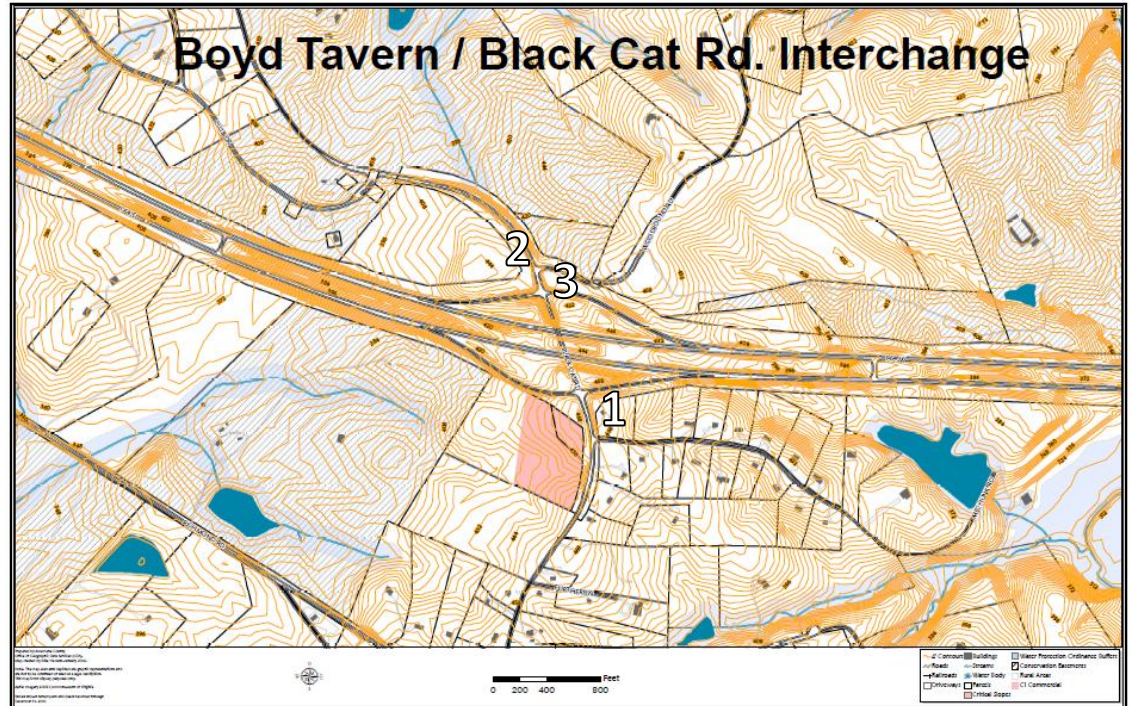
- EVAP
- Current Policy
- Comprehensive Plan Update Process
- Analysis of Interchanges



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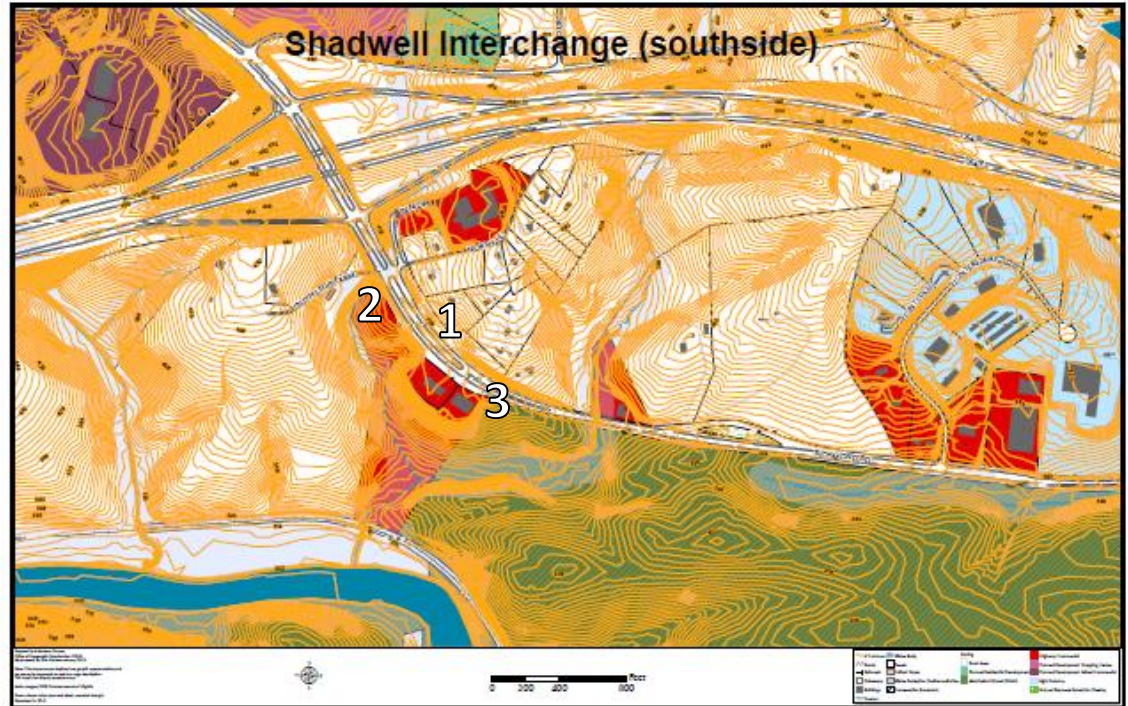
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Boyd Tavern / Black Cat Interchange



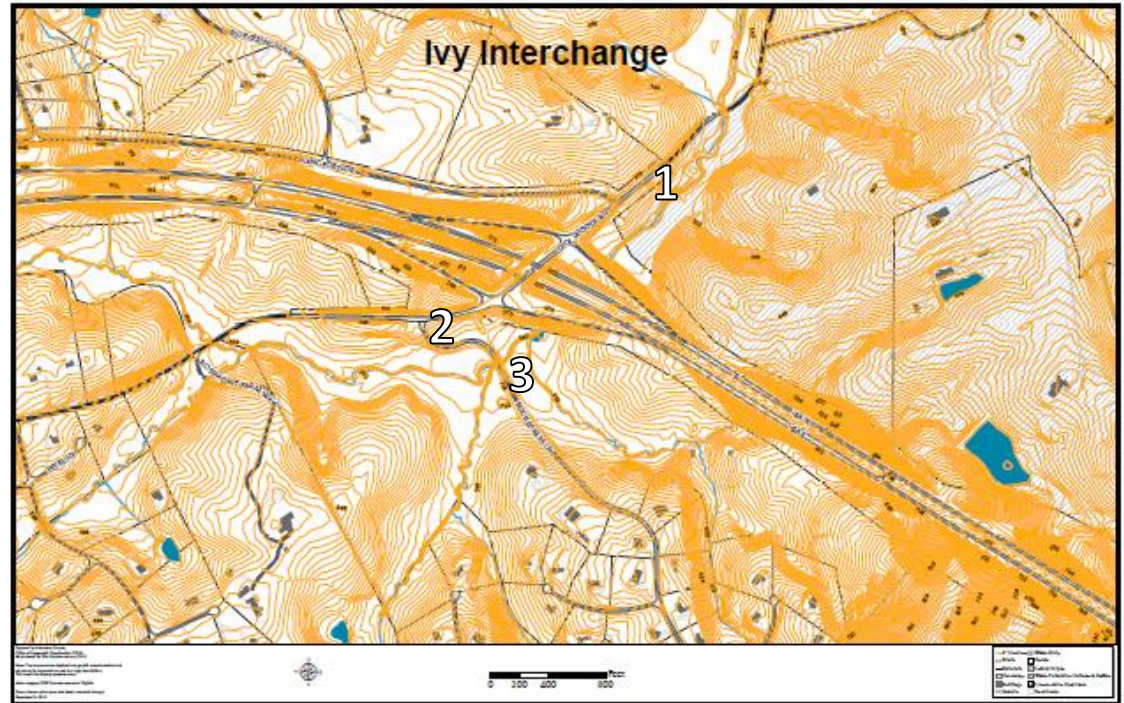
- Very rural & heavily wooded
- Vacant parcels abut conservation easements
- Most parcels have critical environmental resources
- Located far from jurisdictional areas – no water or sewer service

Shadwell Interchange (southside)



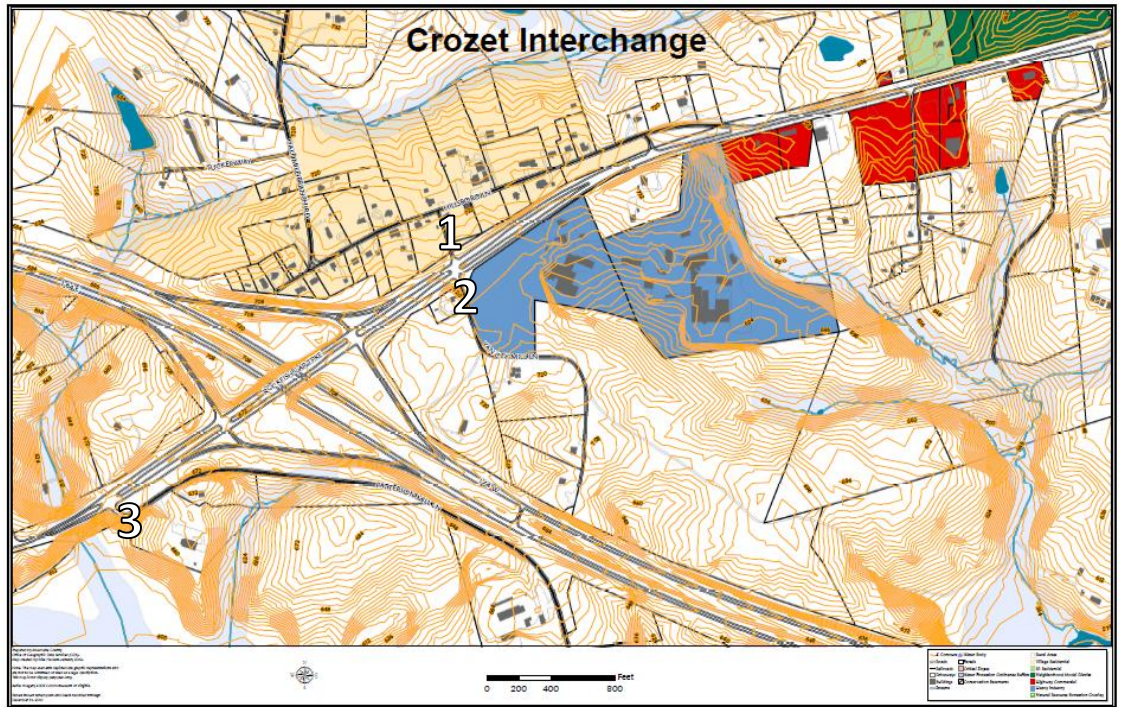
- Planning Commission requested study
- Near jurisdictional area – water and sewer available
- Critical environmental features
- Visibility from Monticello/Monticello Historic District
- Access issues/difficulties

Ivy Interchange



- Very rural & heavily wooded
- Critical environmental resources
- Access to parcels from interstate could meet standards , but roads are narrow and winding
- Far outside jurisdictional area – water and sewer not available

Crozet Interchange



- Decision to remain Rural as part of Crozet Master Plan update
- Near jurisdictional area – water and sewer service available
- Access issue may exist for some properties south of I-64
- Critical environmental resources

Albemarle County Comprehensive Plan Update
Meeting Schedule for Concurrent Planning Processes
Last updated 2-8-12

Key:
City/Co PCs

Livability Project

Albemarle County

Sept. 13	6 pm	Albemarle Co PC Review of Goals for Sept. 20 Mtg
Sept. 20		Joint PC Meeting – Environmental Goals & intro to Land Use questions
Sept. 29	4 – 7 pm	Public Workshop – Environmental – City Space
Oct. 11	6 pm	Albemarle Co PC – Res. Inventory and Expansion Areas
Oct. 27	4 – 7 pm	Public Workshop – Land Use and Transportation
		November 1 – Agricultural Uses Roundtable
		November 28 – Industrial Roundtable
Nov. 29	6 pm	Albemarle Co PC – Rural Land Use & Urban Agriculture
Dec. 1	4 – 7 pm	Public Workshop – Housing – Ec. Dev. – Downtown Library

Completed

2012

January 26	4 pm	Public Workshop – Transportation – Water Street
Feb. 14	6 pm	Albemarle Co PC – Housing and Population follow-up, Goals/Vision format and Standard Land Use Designations
Feb. 23	4 – 7 pm	Public Workshop -- Facilities/Services
March 13	6 pm	Albemarle Co PC -- Non-residential Land Use and Ec. Dev. Policy
March 22	4 – 7 pm	Public Workshop -- Historic Pres./Natural Heritage/Historic Res./E.C.s
April 17 2012		Joint PC Work session on Joint Goals
April 24 (Tent)	6 pm	Albemarle Co PC- N 4 – 7 Land Use/Master Plan format - impt. elements
May	6 pm	Community Facilities/Service Standards Entrance Corridors and Design Guidelines
Spring 2012		Focused Citizen Input Meetings
July 2012		Albemarle Co PC -- Review of Draft Comp. Plan
Early Summer 2012		Joint PC Worksession on Chapter Updates
Fall 2012		Albemarle Co PC – Public Hearings and Recommendation to BOS
Fall 2012		Citizen Check-ins on Recommendations
Winter 2012		Recommendations to PACCC-Tech
Early 2013		BOS Adoption of Alb. Co. Comp. Plan

Changes to Review Schedule

- Still requires decisions from Target Ind. Study
- Will require multiple hearings and extend process
- Will result in lost opportunities for work with N4 - 7



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Summary

- Several tracks of the EVAP moving forward which will require substantial involvement by PC, BOS and the public
- Target Industry Study results need analysis and discussion before being ready to inform Comp Plan work
- Comp Plan update as a single effort has limited impact on immediate industrial land availability
- Positive impact could be realized by fast track review process for qualified projects



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Board Direction

Should there be any changes to
the Comprehensive Plan
schedule?