



Community Member Feedback

Phase 1 (part 1): Current Growth Management Policy & Priorities

This document is a compilation of feedback from engagement related to the current Growth Management Policy and community priorities, which is the first of three engagement opportunities for Phase 1: Planning for Growth

Through an online questionnaire, community members were asked to share their feedback and experiences related to the current Growth Management policy. Participants were asked to rate the policy in supporting goals for equity and climate action and asked what updates could help support these goals (if any).

Pop-ups and virtual events were used to share information about the project and offered an opportunity for people to share verbal feedback. Community members were also encouraged to go online to complete the questionnaire.

A summary of each method of engagement is listed below, with page numbers and a link to the associated content.

Format / Date	Total Attendance / Responses	Pages / Link
Email Correspondence & Online Comments Dates: 3/1/22 – 6/15/22	14	Pages 2-9 Email Correspondence & Online Comments
Pop-ups & Virtual Office Hours 5/1/22 – 5/14/22	116	Pages 10-11 Pop-ups & Virtual Office Hours
Working Group Meeting 1 5/17/2022	16	Pages 13-16 Meeting 1 Summary
Online Questionnaire: Current Policy & Priorities 4/29/22 – 5/22/22	139	Pages 17-86 Online Questionnaire - survey response report
Land Use Buildout Analysis – Initial Findings 5/27/22 - 5/27/22	8	Pages 87-95 Online Questionnaire - survey response report

Email Correspondence & Online Comments, dates received 3/1/22 – 6/15/22

Date	Email Text + Attachments
3/8/2022	<p>Dear Supervisors,</p> <p>In an earlier email, I invited all of you to attend a student mini-vision forum held on Zoom on the afternoon of Saturday, February 26. At the forum, seven young people from Albemarle County and Charlottesville shared their hopes and aspirations for our community twenty years hence. As planned, the Zoom recording has been posted to a new YouTube channel, "Albemarle Charlottesville Visions." Here is a link to the forum video. We invite you to have a look!</p> <p>Video link: https://youtu.be/qXv9-hLcnhQ</p>

4/17/2022	<p>Dear Staff,</p> <p>An ad hoc group of us has developed a vision statement that we are proposing for inclusion in the new Albemarle County comprehensive plan. A copy of the vision is attached to the email about the vision that we sent to the Board of Supervisors (below). We also have submitted this vision to the City Council.</p> <p>As you will see, the vision emphasizes the need to live within limits set by the planet's natural systems. We believe the disturbed times we live in require such an emphasis. We look forward to the comp plan update process and deliberations on the new plan's vision statement. (see attachment below)</p> <p>A Vision for Albemarle County and Charlottesville, Twenty Years Hence Released 04/17/2022</p> <p>Proposed by an <i>ad hoc</i> group of residents of Albemarle County and Charlottesville. Group members included Peter Gates, Tom Olivier, Annette Osso and Christine Putnam. For more information, contact Tom Olivier (cruz.olivier@gmail.com)</p> <p>Preamble:</p> <p>We envision a community that meets our social, environmental, and economic needs and offers residents a high quality of life. We recognize that the diversity of people in our community enriches our culture. We acknowledge that solving environmental crises including climate change requires immediate transformations of modern societies and progress toward ecological sustainability. Similarly, our economy must provide living wages and meaningful work without promoting ecologically unsupportable growth. Given our demanding times, our vision includes elements to contain emerging and ongoing obstacles to a promising future. Accomplishing this vision will require local government commitments and individual and community-wide efforts. However, this vision can guide governmental and individual actions as we work together.</p> <p>We envision a community that:</p> <p>On social issues:</p> <ul style="list-style-type: none"> • Remains committed to open democratic governments, including protection of voting rights. • Cherishes and respects its racial and cultural diversity. • Commits to equal justice with educational opportunities and economic opportunities for all. • Recognizes a role for government in assisting with affordable housing, public transportation, child care, and health care. <p>On the environment:</p> <ul style="list-style-type: none"> • Recognizes the limits to the demands humans can place on the Earth's natural systems. • Protects our biological and aquatic resources. • Mitigates and adapts to climate change, becoming carbon neutral and resilient. <p>On the economy:</p> <ul style="list-style-type: none"> • Supports career paths for residents of all educational levels. • Commits to pursuit of a stable sized, ecologically sustainable economy. • Strives to reduce or negate environmental harm from economic activities. • Promotes local and regional production and consumption. • Fosters sustainable agriculture and forestry. <p>For the quality of life:</p> <ul style="list-style-type: none"> • Promotes the arts. • Protects scenic resources. • Protects indigenous, historic and archeological resources. • Provides easily accessible natural areas and public spaces to all residents.
4/18/2022	<p>Please incorporate the document "A Vision for Albemarle County and Charlottesville, Twenty Years Hence" into the revision of the Comp Plan. It is well rounded.</p> <p>The only comment I could make is that the resources of the earth fundamentally undergird the necessities of life - human and other species - before there can be any considerations of a society, an economy, or quality of life. It is profoundly saddening that the climate crisis appears to be proceeding with entirely inadequate responses at every level of every government I'm aware of, including our own. I would say "profoundly frightening," but I am near the natural end of my lifespan, and won't be here when it gets a lot worse. I think the well-balanced Vision statement is too mild, in the circumstances. Yet, for the purposes of heading a new Comp Plan, it is what you need to transition public expectations.</p>

4/29/2022	<p>What land-use policy changes are being implemented to reduce traffic and encourage more effective mass transit viability and use? What changes are being made to the zoning ordinance to promote economic production versus consumption (retail)? How is more environmentally effective agricultural production being addressed through the comprehensive Plan. What local, state and or federal legislative agendas is the county pursuing to improve commercial forestry and agricultural management. Is the County promoting nutrient credits and nutrient bank work across the county? How is the County effectively working with the City of Charlottesville, UVA and surrounding counties to ignite sustainable regional economic development and wealth creation for its citizens?</p>
4/29/2022	<p>Good afternoon. There is actually too much information that requires far too much time to review. The County is using technology to overwhelm. There are too many avenues that clearly and reasonably define, compare and contrast current to future growth management strategies, implementation policies and their fiscal impacts. Overloading citizens with information does not produce quality or understanding. If one wants to know how land use, housing supply and job creation efforts are being facilitated by Albemarle County please show me the most effective and efficient ways to access that information? How is land use policy impacting land and housing costs, what is the County doing to increase supply and suppress inflationary impacts? How is the zoning ordinance changing to effectively promote small business creation? What are the fiscal impacts related to County growth projections? Thank you! I see that UVA Foundation has indefinitely deferred the approximate 1,400 residential unit rezoning? How is the comprehensive plan being used to facilitate the North Fork housing ZMA? What are the environmental, transportation, and natural resource protection (including water supply) /infrastructure cost impacted by this ZMA? What are the fiscal, land-use impacts, and precedents set by this sort of ZMA? Sometimes positioning a discussion of the Comprehensive Plan can be more effective in context. How has the DCD district negatively impacted growth in Downtown Crozet? What are the fiscal impacts to the county related to County funds allocated to infrastructure and other improvements to the J. Bruce Barnes site? What are the benefits related to the potential Wetsel property development at Warner Parkway and Rio Road? What is the County doing to improve " livability at the Greystar Rezoning of the 30 approximate acres on the west side of University Village?</p>
5/5/2022	<p>Thank you for your quick response. I care deeply about the impact of growth on the county, and also deeply about the issue of affordable housing. I would like to have responded to your survey, however the design of some of the questions would have led me to give inaccurate answers which I would not have wanted to be counted</p> <p>I am pasting a screenshot below. To answer these questions, I would either have to say each action has been successful or it has had a negative impact. I cannot just say it has not been successful. To say it has had a negative impact says that the actions should NOT be in place, which is not the same as saying it does not seem to be working at all, in any way. I think a Likert Scale "Growth management has been successful in the following areas "Strongly Agree" to "Strongly Disagree" would work much better. Then if you are interested in also examining negative impacts, ask separately. I also think a Likert Scale would work better for priorities, since there were too many options I wasn't willing to omit. If you get enough answers back, you will still get averages that will help set priorities.</p>

	<div>3. How successful is the current Growth Management Policy in each of the following areas:</div> <table><thead><tr><th></th><th>very successful</th><th>somewhat successful</th><th>neutral or no effect on this</th><th>has some negative impacts</th><th>very negatively impacts</th><th>I don't know</th></tr></thead><tbody><tr><td>Protection of agricultural and forestry resources</td><td><input type="radio"/></td><td><input type="radio"/></td><td><input type="radio"/></td><td><input type="radio"/></td><td><input type="radio"/></td><td><input type="radio"/></td></tr><tr><td>Land conservation & preservation</td><td><input type="radio"/></td><td><input type="radio"/></td><td><input type="radio"/></td><td><input type="radio"/></td><td><input type="radio"/></td><td><input type="radio"/></td></tr><tr><td>Protection of natural resources (mountains, valleys, rivers, streams, wildlife habitat, water supply)</td><td><input type="radio"/></td><td><input type="radio"/></td><td><input type="radio"/></td><td><input type="radio"/></td><td><input type="radio"/></td><td><input type="radio"/></td></tr><tr><td>Protection of historical, archaeological, scenic and cultural</td><td><input type="radio"/></td><td><input type="radio"/></td><td><input type="radio"/></td><td><input type="radio"/></td><td><input type="radio"/></td><td><input type="radio"/></td></tr></tbody></table>		very successful	somewhat successful	neutral or no effect on this	has some negative impacts	very negatively impacts	I don't know	Protection of agricultural and forestry resources	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Land conservation & preservation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Protection of natural resources (mountains, valleys, rivers, streams, wildlife habitat, water supply)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Protection of historical, archaeological, scenic and cultural	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>		
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5/10/2022	<p>Thank you for letting me know about the text revisions to one of the County's recent growth management documents. However, the revised text states that regulating in-migration or births is not a County goal and is not legally possible. I believe that, in fact, County decisions heavily influence our growth rate. Moreover, to serve the common good, the County should influence our growth rate.</p> <p>Zoning ordinances define a build-out capacity, an upper limit to the size of our population. Growth area expansions increase build-out potential and promote growth. Economic development programs that create jobs filled by in-migrants cause growth. Conversely, County easement programs reduce growth possibilities.</p> <p>So, it would be inaccurate to suggest that the County cannot or must not influence the rate of growth of our population. Why is this a big deal? As noted in a March 2, 2022, League of Women Voters statement, the Intergovernmental Panel on Climate Change has identified population and economic growth as principal drivers of greenhouse gas emissions. Therefore, if we are to move successfully to carbon neutrality, minimal growth management goals in the new comprehensive plan should include limiting growth to a level compatible with becoming carbon neutral. (There are good reasons for a more aggressive objective of reducing our population, but I will leave those for another time.)</p> <p>Thanks for your consideration. We appreciate the efforts of the AC2044 team.</p>																																					

5/17/2022	<p>Esteemed Supervisors, Councilors and Planners:</p> <p>The Piedmont Group of the Virginia Chapter of the Sierra Club heartily endorses the Community Vision Statement that has been circulated to you by other organizations that believe we should be focused on a sustainable community that is committed to equal justice.</p> <p>We hope that you will keep this vision in mind as you proceed with the Comprehensive Plans. (see attachment below)</p> <p>A Vision for Albemarle County and Charlottesville, Twenty Years Hence Released 04/17/2022</p> <p>Proposed by an <i>ad hoc</i> group of residents of Albemarle County and Charlottesville. Group members included Peter Gates, Tom Olivier, Annette Osso and Christine Putnam. For more information, contact Tom Olivier (cruz.olivier@gmail.com)</p> <p>Preamble:</p> <p>We envision a community that meets our social, environmental, and economic needs and offers residents a high quality of life. We recognize that the diversity of people in our community enriches our culture. We acknowledge that solving environmental crises including climate change requires immediate transformations of modern societies and progress toward ecological sustainability. Similarly, our economy must provide living wages and meaningful work without promoting ecologically unsupportable growth. Given our demanding times, our vision includes elements to contain emerging and ongoing obstacles to a promising future. Accomplishing this vision will require local government commitments and individual and community-wide efforts. However, this vision can guide governmental and individual actions as we work together.</p> <p>We envision a community that:</p> <p>On social issues:</p> <ul style="list-style-type: none"> • Remains committed to open democratic governments, including protection of voting rights. • Cherishes and respects its racial and cultural diversity. • Commits to equal justice with educational opportunities and economic opportunities for all. • Recognizes a role for government in assisting with affordable housing, public transportation, child care, and health care. <p>On the environment:</p> <ul style="list-style-type: none"> • Recognizes the limits to the demands humans can place on the Earth's natural systems. • Protects our biological and aquatic resources. • Mitigates and adapts to climate change, becoming carbon neutral and resilient. <p>On the economy:</p> <ul style="list-style-type: none"> • Supports career paths for residents of all educational levels. • Commits to pursuit of a stable sized, ecologically sustainable economy. • Strives to reduce or negate environmental harm from economic activities. • Promotes local and regional production and consumption. • Fosters sustainable agriculture and forestry. <p>For the quality of life:</p> <ul style="list-style-type: none"> • Promotes the arts. • Protects scenic resources. • Protects indigenous, historic and archeological resources. • Provides easily accessible natural areas and public spaces to all residents.
5/20/2022	<p>Rachel, I am curious as to why a name and email address is required to submit this survey. I spent the last 15 years of my career writing, fielding, and analyzing results of surveys and NEVER was personal identification required. In fact, we went to great lengths to reassure respondents that their anonymity was protected. That's just good survey protocol and helps to increase the response rate. If you want respondents to contact you, an OPTIONAL name/address feature can be added, but to make it required (and without the standard asterisk notation) is very off-putting.</p>
5/23/2022	<p>Rachel, I am just wondering what the process would be, if it is the right time, to submit some property for acceptance into the comp plan. I know it used to be every 5 yrs and I am not exactly sure as to when the process begins. Please forward any submittal dates or requirements.</p>

5/23/2022	<p>Dear Planning Commissioners,</p> <p>I will not be able to attend your comprehensive plan work session on Tuesday and am writing now to offer a few thoughts.</p> <p>So far in the update, planning staff have displayed little inclination to broadly integrate climate action with the plan's now-being-updated growth management chapter. If we are to become carbon neutral and otherwise succeed at climate action, we must accomplish this integration.</p> <p>At the May 18 Board of Supervisors meeting, I made several proposals for the new growth management chapter aimed at linking growth management decisions to our pursuit of carbon neutrality. I've attached a copy of my statement for your consideration. (see attachment below)</p> <p>Statement to the Albemarle County Board of Supervisors Regarding Integration of Climate Action with Growth Management in the Albemarle Comprehensive Plan by Tom Olivier (cruz.olivier@gmail.com) 5/18/2022</p> <p>Good afternoon. I'm Tom Olivier, a resident of the Samuel Miller District.</p> <p>In March, the League of Women Voters spoke to you about the growth management policy for the new comprehensive plan. The League noted that the Intergovernmental Panel on Climate Change, the IPCC, deemed population and economic growth the main drivers of GHG emissions from fossil fuel combustion. The League also noted the need to manage and limit GHG emitting activities if we are to become carbon neutral.</p> <p>Staff recently suggested that County growth management activities do not involve limiting or preventing growth. In fact, Board of Supervisor decisions often promote or constrain growth. For example, growth area expansions and programs that create jobs that must be filled by in-migrants increase growth. Easement programs, of which the County maintains two, limit population growth.</p> <p>It's time for the County to acknowledge its influence on local population growth rates and then use that influence to help move our community to carbon neutrality.</p> <p>Building on the League's position, I have several proposals for the new growth management chapter of the comprehensive plan:</p> <ul style="list-style-type: none"> • First, the new growth policy should explicitly acknowledge that population and economic growth add to our GHG emissions, often reduce open space landscape sequestration capacities, and thus move us away from carbon neutrality. • Second, the plan should call for an estimation of the impacts of land use and economic development proposals on community GHG emissions and landscape sequestration capacities. The plan should require these GHG impacts be weighed in decisions. • Third, the comprehensive plan should call for regular assessments of the overall contributions of population and economic growth to County GHG emissions. <p>These analyses will allow weighing the impacts of development proposals on climate action goals during decision-making. In addition, they will support the assessment of the degree to which growth-related decisions are impeding climate action success.</p> <p>If we are serious about climate action, we must so understand the climate consequences of these County growth-influencing decisions.</p> <p>Thanks for your consideration.</p>
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5/23/2022	<p>Good afternoon,</p> <p>I am just writing to share the comments we submitted to the Planning Commission today on the draft land use buildout analysis related to AC44's "Plan for Growth" element.</p> <p>We appreciate your consideration and all of staff's work on this Comp Plan update.</p> <p>Dear Members of the Planning Commission,</p> <p>In advance of your work session tomorrow evening, I would like to provide the following comments on behalf of the Southern Environmental Law Center on the draft land use buildout analysis.</p> <p>We are encouraged to see that the results of this analysis show significant remaining potential in our existing Development Areas to accommodate projected residential and non-residential growth over the next twenty years. Guiding new growth to these areas is essential to meeting many of the County's goals and achieving its vision of a vibrant, equitable, and resilient community.</p> <p>For example, good access to public transit and bicycle and pedestrian infrastructure is a critical component of housing affordability and expanding access to opportunity given the high costs of driving and car ownership—costs which increase for residents as development spreads over a larger area. More efficient development patterns make it more cost-effective for the County to provide—and enhance—these and other important public services.</p> <p>Focusing growth in our existing Development Areas will also be key to meeting the County's climate goals. Enabling more residents to travel by alternative modes can substantially decrease greenhouse gas emissions from transportation, the County's largest source. It can also help preserve forests, riparian buffers, and other natural areas that serve as carbon sinks and provide natural resiliency against flooding and other adverse effects of climate change.</p> <p>And of course, Albemarle's growth management policy continues to play crucial roles in protecting the quality of our drinking water and limiting air pollution, while enabling the County's rural economy to thrive.</p> <p>These are just some of the many reasons why the County has had a longstanding goal and policy to guide new development to specified Development Areas, and why the Comprehensive Plan strongly cautions against expanding those areas prematurely.</p> <p>Looking at the specific results of the analysis, it shows that there are already 14,881 residential units in the current development pipeline alone—well above even the high end of the 20-year forecast of future need (13,500 units). The results demonstrate that the Development Areas' maximum buildout potential is well above projected needs for non-residential space as well (including capacity three and five times greater than the projected high end of needs for office and industrial uses, respectively).</p> <p>While the staff report identifies some limitations on the future buildout projections and offers some strategies the County may want to consider to ensure that desired Development Area growth and density are achieved, the analysis provides ample evidence that the County's focus should remain on how best to achieve its vision for the existing growth areas rather than jeopardizing its other goals by prematurely expanding them.</p> <p>Thank you for your consideration, and we look forward to hearing the Commission's discussion and continuing to participate as this Comp Plan update process moves forward.</p>
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5/28/2022	<p>Dear Comprehensive Plan team,</p> <p>I'm sorry I missed the opportunity to complete the questionnaire, but I'm hoping I can still provide input. I have a particular question, and would like to know the best way to communicate it.</p> <p>Shopping malls on 29 North, notably Fashion Square Mall and Albemarle Square, are dying. They leave vast paved areas which are barely used, and huge empty storefronts. I am wondering what the plan is for utilizing these spaces better.</p> <p>Is there a possibility of converting spaces like these to green space? Could the asphalt be removed to make way for more human-friendly development? Parkland among the commercial development of the 29 corridor would enhance the area. Or perhaps these spaces could be used for housing development, designed to concentrate housing and emphasize natural systems around the development.</p> <p>It would be nice to see these currently wasted spaces be used creatively to reinstate natural systems in a way that would help meet the County's goals.</p> <p>Please let me know to whom, besides you, I should direct these thoughts.</p>
6/9/2022	<p>A big part of what makes Albemarle appealing is its remarkable lack of sprawl. Albemarle has been focused for several generations now on locating new development within compact and well-defined areas. This means that rural areas are protected (essential for fighting climate change, protecting air and water and scenic and recreational values, which contribute to public health). This approach also makes it easier for the County to provide access to services and be well-connected so residents enjoy a high quality of life. This balance is always under threat by those who would subdivide and sell the land for speculative purposes. But maintaining its commitment to smart growth is probably the best thing the Comp Plan can do for people who live, work and enjoy life in Albemarle County.</p>

Pop-Ups & Virtual Office Hours, 5/1/22 – 5/14/22

Date and time	Sunday, May 1, 2022, 11:00am
Location / format	FLOW Riverfest / Pop-Up
Approximate attendance	12
Feedback Themes	<ul style="list-style-type: none"> discussed the projected growth and need to accommodate new residents in land use plans Concerns with the growth rate and population increase Concern with affordable housing and landlord oversight/reputation for a nearby multifamily housing approval Does county support green infrastructure and green energy/solar? Expressed desire to ensure density in appropriate areas, keep rural areas rural Indicated desire to preserve and expand parks system and trails

Date	Thursday, May 5, 2022, 4:00pm
Location / format	Yancey Community Center / Pop-Up
Approximate attendance	10
Feedback Themes	<ul style="list-style-type: none"> Concern with rising property values causing assessments to increase, increases the overall mortgage and makes it more difficult to live and stay here; This person's family has lived in Albemarle County for five generations; They are concerned they will be priced out due to rising property/home values Balancing growth with climate action One person stated that they did not agree with the County's economic development policies, and that the County should not actively recruit businesses/development as new businesses/development contribute to greenhouse gases; if going to have development, have it in the Development Area Another person disagreed and said that the County needs economic development in order to have a strong economy and tax base Coordinate Comp Planning with town of Scottsville

Date	Tuesday, May 10, 2022, 4:00pm
Location / format	Forest Lakes Farmers Market / Pop-Up
Approximate attendance	48
Feedback Themes	<ul style="list-style-type: none"> Concern about density, form of new development happening in 29 North (RST, Brookhill); too much housing too close together, too many people, traffic, impacts on schools not planned for, loss of trees. Concern about lack of affordable housing options – some community members lived in Greene County and could not afford to live in Albemarle and were concerned that housing prices in Greene were even becoming unaffordable. Importance of providing infrastructure to support new growth.

	<ul style="list-style-type: none"> • Questions about future population growth, current capacity of Development Areas, population projections – this needs to be tracked better. • Planning for climate change is important, need to stop cutting down trees for new development; find ways to encourage developers to use vacant spaces for commercial uses instead of building new structures • One person shared they would rather see a reasonable expansion of the Development Areas instead of new housing “high rises” and multi-family that is being built.
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Date	Thursday, May 12, 2022, 12:00pm
Location / format	Zoom / Virtual Office Hours
Approximate attendance	4
Feedback Themes	<ul style="list-style-type: none"> • Q&A about Comp Plan and AC44 Process

Date	Saturday, May 14, 2022, 11:00am
Location / format	Batesville Day / Pop-Up
Approximate attendance	42
Feedback Themes	<ul style="list-style-type: none"> • VDOT improvements end up not really being improvements (e.g. adding lanes) because of induced demand; end up back where started with traffic • Several comments on how great the County’s trails are; looking forward to more trails opening • Concern with traffic in the Pantops area • Too many hotels in the Pantops area; could have more by interstates • Conservation easements are a significant tax break; meanwhile the Development Areas land is very constrained and makes housing more expensive; expansion more difficult with all of the conservation easements • Would like VDOT projects in historic districts to have to go through historic committee review • Events at wineries and breweries are not in scale with Rural Area • Concern about impacts to RA related to two specific projects in the RA near Batesville - private school and an Inn adjacent to winery • State law for wineries and breweries is much less restrictive than other agricultural uses



AC44 Working Group 1

Meeting 1 Summary

Tuesday, May 17
12:00 – 2:00pm

Advanced Materials: [Growth Management Background Report](#)

Attendees: Kenneth Wilkinson, H Rothenberg, Kathy Ralston, Stuart (Fred) Carwile, Sharon Korinek, Gwendolyn Gale Cassady, Christine Perot, Peter Thompson, Rod Walker, Rex Linville, Andrew Cueva, Olivia Branch, William Hoare, Doug Horwitz, Chet Seapy, William Brase

Introductions

What's your favorite place in the County that you'd want to post photos of?

Any winery, Ivy Creek, Keswick Horse Show – where traditions continue, Full moon and the light on front yard, Ivy Creek – park along the trails, Triple C camp, top of the climbing tower, Garth road, rolling hills, Chapel's Springs Road and Free Union Rd – dead end to see the sunrise, little waterfall at Sugar Hollow, "Red buds across the pond", I-64 Afton Mountain overlook view – "Welcome Home", Western Albemarle with Blue Ridge Mountains to the back, My home. The views of the Southwest Mountains and Blue Ridge. James River, Rivanna River. Anywhere outside. Community effort to build the trail behind Simpson Park, Northside Library – revamped an old warehouse with bright color, Trail from Crozet Park to Lickinghole Basin trail, CHO Airport. Can get there quickly and get to lots of different places quickly, Route 22 drive – old growth trees, green space, horses, wineries, still searching for my favorite place

AC44 Process & WG Role

Will BOS be the same throughout the process?

Elections happen every two years on a rolling basis so there may be some changing members.

Are we responsible to attend pop-up events?

Not an obligation, but more than welcome to attend.

Will you prepare materials for social media?

Happy to do this if it will be helpful.

Will there be intentional engagement with WG throughout the process (after Phase 1)

WG members can sign up for an email list and participate in the public process throughout

Staff will synthesize what we've heard from the public and Working Group. That will be presented to WG for feedback. We will not attribute comments to individuals, but the document will be public.

How bound is the BOS to the Comp Plan?

Comp Plan is a required document, Board is required to consider it as part of certain decisions, but it does not carry the weight of law.

The comp plan is a philosophy of who we are. It does not mandate decisions, but influences decisions.

There aren't many marginalized people in this room. There are more of those communities in the city than in the County.

Representation in this group was random, selected from the 102 applicants to the Working Group. We will look to the Working Group to help us reach other members of our community and share ideas about how to improve our engagement

Is the expectation that the Plan will not be reviewed for 20 years?

No. Plan is required to be reviewed every 5 years with updates when determined to be needed.

Will the public be allowed to attend/observe Working Group meetings? As a citizen I'm opposed to closed meetings.

The legal basis for not treating AC44 Working Group meetings as public meetings is that the Working Group is not a public body. Public bodies are legislative boards, authorities, or committees that are either elected or appointed by an elected body, which in our case is the Board of Supervisors. Public bodies are subject to the Freedom of Information Act (FOIA) which requires meetings of public bodies to be open to the public. Since the Working Group was not elected or appointed by the Board, it is not a public body and the FOIA open meeting requirements are not applicable.

We want to make sure that the environment is conducive to sharing and honesty. Not everyone is used to working in an environment that involves media. We want people to feel comfortable and feel supported to say what they think in a respectful, honest way. Trying to create a safe space for people to share opinions

These discussions will become public. There will be numerous opportunities for people to engage.

Staff will share meeting attendance and notes of the discussion, but will not assign names to discussion notes

Should those in the room assume that we will not be in future working groups?

Yes – each member will serve on one Working Group.

Can we get staff names and email addresses?

There is also a project email address that is best for any Comp Plan related questions - AC44@albemarle.org. Rachel, Tori, and Serena all have access to the email and check it regularly

Review Ground rules

- Listen with respect. Try to understand what someone is saying before rushing to judgment.
- Make comments using “I” statements.
- If someone says something that hurts or offends you, do not attack the person. Acknowledge that the comment—not the person—hurt your feelings and explain why.
- If you don’t understand something, ask a question.
- Share the talking time—provide room for others to speak. (Move up, Move back)
- Do not interrupt others while they are speaking.
- Focus on the content at hand; hold unrelated topics in the “parking lot”
- Do not critique work of past Working Groups or try to revisit topics that were previously agreed upon
- Be additive, not redundant

Additional Ground Rules from the Group

- Make sure we enunciate and speak up
- Start and end on time
- Sit at the table

How to enforce

- When asking each other questions – why, what when type questions rather than yes/no questions.
- Listen to everyone. And invite others into the conversation. Or if you know there is someone who is always the first to speak, you can ask them to pause.

Working Group asks that staff share meeting dates in advance

Will there be follow-up if you miss a meeting?

Staff will share meeting notes and able to share any thoughts on the items missed. Can also offer input ahead of time.

Will there be homework?

Materials will be shared in advance but will not be required to do research on your own.

Discussion of Growth Management

Think-pair-share: invite you think about a prompted question, reflect individually, pair off and discuss, then report out. “What has growth in the County meant to you in your life and what is important to prioritize as we look at the 20 years?”

- Group 1 - Why are we calling this a “plan for growth” not “plan for conservation”? Keep growth contained. Concern about sprawling neighborhoods, homogenization, and increased density in

Crozet. How to achieve live/work/play when they are not all in the same spot and not connected?

- Group 2 – Concerns: growth in the rural areas. Noise pollution. Light pollution. Roads and access are congested. Need to retain the character we have. Environmental quality – influx of environmental pests and tree loss due to invasives.
- Group 3 – growth has improved quality of life – job/cultural opportunities. Zoning as a priority to support needs for housing, transportation, land use and to balance pros/cons of conservation. Need to bridge the haves and have not gap (wealth gap). Racial equity lens is important, but we should also prioritize age friendly communities.
- Group 4 – As business owner, having more people in the community and diversity has benefitted business. Concern about traffic, but recognizes that growth brings more people, cars, etc. Schools is a big priority. Businesses will leave vacant buildings, but new buildings are being built rather than reusing vacant structures. Prioritize roads/infrastructure/buses. Should merge services between city/county. Requiring developers to support sustainability.
- Group 4 – having grown up here have seen a lot of change: from 1 to 4 county high schools. Large increase in traffic. All items in my mom's home come from a mom-and-pop shop vs. chain retailers for my own home. How you think about growth depends on your time of life. As a new resident I'm good with change. Finding the balance between encouraging growth and change vs. retaining what's important.
- Group 5 – As we grow, schools & affordable housing should be prioritized. We want our community to be able to support the people who provide services (schools, police, etc). Grow in a way that has a small carbon footprint. County could look at revising energy requirements for new homes. Programs to incentivize new homes to use more energy efficient appliances. Individually it's expensive, but maybe the county or state could get involved to buy in bulk. Affordable housing is the top priority. Pathway out of poverty is a legacy of homeownership. How do we prevent gentrification and allowing homeowners to stay in the community.
- Group 6 – concern with traffic on all roads. Harder to bike/walk in Albemarle County. Neighborhood model seems to have failed. Can't cross the street on 29 north. Safety is also an issue. Priorities: Housing – affordable housing and aging in place (need one level living). Other concerns: housing density, light pollution from apt. complexes, no trees. Decrease in coordination with the city. Priorities: Broadband is very important for school and working from home. Need housing & transportation options for low-income families. Human infrastructure (human services/resources) should be a part of the Comprehensive Plan.

Wrap up Next Steps:

One part of the Working Group Role is to speak and share out from your networks. Questionnaire is live on the website engage.albemarle/ac44

There will be a web portal for sharing info and exit surveys. We'll put the meeting notes online for members to review/share comments

Is there any documentation about the process for the last Comp Plan?

Did not do this process last time; we have meeting minutes

Williamsburg, Blacksburg, Roanoke as possible example Comp Plans?

Staff is not familiar with these specific plans but often look at other localities to learn best practices



ALBEMARLE
COUNTY,
VIRGINIA

Plan for Growth - Current Policy and Priorities

SURVEY RESPONSE REPORT

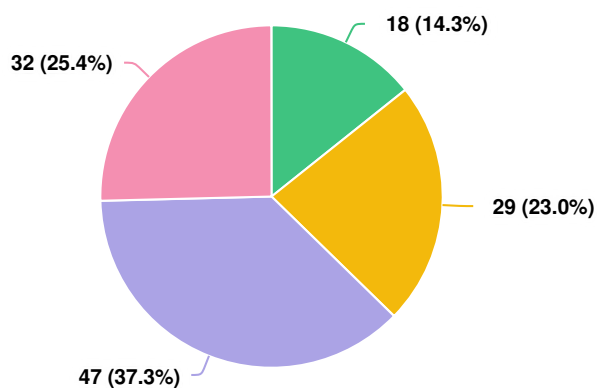
28 January 2022 - 22 May 2022

PROJECT NAME:

AC44: Plan for Growth

SURVEY QUESTIONS

Q1 How well does the current Growth Management Policy (below) capture your vision for the future growth of Albemarle County? ...



Question options

- Very accurately reflects my vision for future growth
- Accurately reflects my vision for future growth
- Somewhat reflects my vision for future growth
- Does not reflect my vision for future growth

Optional question (126 response(s), 13 skipped)

Question type: Dropdown Question

Q2 What has been your experience with Growth Management in the County? How has it impacted your life, in beneficial or challenging ways?

Screen Name Redacted

4/29/2022 11:23 AM

Way too much development, grown way too quickly, without enough infrastructure planning/action, and it is not affordable to most people. Very disheartening.

Screen Name Redacted

4/30/2022 07:55 AM

allows too much density within the growth area. More and more, results in developers pushing for higher buildings and more units - to detriment of neighborhoods and traffic. It's not the policy per se, it's the implementation

Screen Name Redacted

4/30/2022 08:49 AM

My number one concern is road infrastructure and transportation. There are far too many new and updated homes and businesses that are built without proper consideration for the road infrastructure. Traffic is a mess. The city and county need to have one comprehensive plan it is all piecemeal with disastrous results. I have lived here for 7 years and have been a visitor for 20. The road system has not substantially improved over that time and the projects that have been undertaken rarely if ever improve anything if not make them worse. Here are my major issues. 1. No more traffic circles/roundabouts. They may have their place but not on roads with speed limits over 25 mph. 2. The 29/250 intersection. Just redo it already and fix Hydraulic Road/ Stonefield intersection while you're at it. Maybe this is the City's responsibility but really.... 3. The 250/64 project. A waste of time and money. Just do a full clover leaf already. 4 Southwood Hickory St intersection and Old Lynchburg Pike South if there. Need traffic light and widen/straighten Old Lynchburg Pike south of Hickory st, oh and bury the power lines, eyeshadow already. 5. Stop talking about a new bridge over Rivanna and just do it and the proposed bike bridge proposed from State Farm to Woolen Mills, you have got to be kidding me. Who is going to use that? 6. Proffit Road. Replace the one lane bridge and straighten/widen it. Can't believe it was worthwhile to add the traffic circle but not fix the road itself. Ugh... 7. Don't do the traffic circle at JW Parkway and Rio.

Screen Name Redacted

4/30/2022 02:11 PM

There has been no infrastructure improvements such as, roads and schools. The traffic is getting exponentially worse and the schools are horribly overcrowded and underfunded. I also am mobility challenged and while I support more walking and bikability, I need to continue to access things by car.

<p>Screen Name Redacted</p> <p>5/01/2022 02:18 PM</p>	<p>negatively. The County must protect and adequately project water supply and demand. I think too many houses and apartments have been built and are being built for adequate sustainability.</p>
<p>Screen Name Redacted</p> <p>5/02/2022 08:34 AM</p>	<p>Very complicated process to get anything approved</p>
<p>Screen Name Redacted</p> <p>5/02/2022 10:30 AM</p>	<p>Growth has been way to restrictive. "affordable" housing policies are a complete farce. Only through allowing a greater supply can you improve this.</p>
<p>Screen Name Redacted</p> <p>5/02/2022 12:17 PM</p>	<p>It seems to me the location of the designated growth areas in areas without existing infrastructure is a growth avoidance strategy not a growth management strategy</p>
<p>Screen Name Redacted</p> <p>5/02/2022 03:52 PM</p>	<p>It has negatively impacted my life by driving up the cost of housing by artificially constraining housing supply in the midst of area job growth and UVA enrollment increasing. It has also negatively impacted the environment by causing suburban sprawl as families are forced to live in surrounding counties.</p>
<p>Screen Name Redacted</p> <p>5/02/2022 03:59 PM</p>	<p>The region has much more expensive housing than other comparable metros in Virginia, much of this has been driven by the county's growth management plan restricting developed land.</p>
<p>Screen Name Redacted</p> <p>5/02/2022 04:24 PM</p>	<p>Growth Management has been over regulated and cumbersome; thus negatively effecting job growth (ie business have gone to other counties) and affordable housing growth (too many proffers/too many fees making housing too pricey for average family-school teacher/fireman/policeman). Developers have to pass along costs, as the timeline to create new housing takes years. Such restrictions on growth areas has become burdensome to schools and fire/rescue resources, and roads.</p>
<p>Screen Name Redacted</p> <p>5/02/2022 08:43 PM</p>	<p>Many housing units being built near my house with very little infrastructure, no added schools, no widening of roads. Little thought about the increase in traffic. No bike routes or alternative modes of transportation being developed. Should have planned a walking bridge over route 29 to Hollymead Towne center. Very disappointed</p>
<p>Screen Name Redacted</p>	<p>When I came here for school, I fell in love with Charlottesville, I was</p>

5/03/2022 09:42 AM

from a nice residential area in Newport News, but I have never felt "home" as much as I do here. Most of my 50 years here have been in the County.

Screen Name Redacted

5/03/2022 10:00 AM

I am a strong supporter of the County's growth management policy. Conservation of natural resources, particularly in the rural area, has been essential to protect our air and water quality, and now to provide resiliency to climate change. Rural conservation has also been important to Albemarle's rural economy. Focusing new growth in the Development Areas is also critical to enable the County to efficiently provide public services, and makes more equitable--and more affordable--transportation options like enhanced public transit and bike-ped facilities a viable travel alternative. I am a strong supporter of expanding affordable housing options, and the transportation component of affordability can't be overlooked since it is such a large component of overall household expenses.

Screen Name Redacted

5/03/2022 05:56 PM

I'm part owner (nonresident, so maybe take my opinions with a grain of salt) of a family farm that is not going to be economically viable as an agricultural business in the long term. We need to find a way to turn it into something else within the next 10 or 15 years, but currently the only option that makes sense financially and is legal would be breaking it into big lots with big sprawling houses on them, and that's not great for the environment. We'd love to do something more environmentally sustainable with this property in the long run, but we're not part of a growth area and don't have the scale to be a profitable farm. The climate action plan talks about stopping "parcelization" but that seems to be where all the economic forces are pointing us.

Screen Name Redacted

5/03/2022 08:30 PM

The growth area of Crozet has been a disaster, with rapid destruction of most open space and natural areas, poor planning, poorly designed low quality design, explosion of traffic and population, giving developers free reign, the County planners ignoring citizens' input, density in the name of "affordable housing" while not offering actually affordable housing, massive increase in traffic and sound pollution, destruction of large swaths of forest (destruction of carbon sinks and endangering our streams). In this time of climate change, we should be protecting our forests and natural areas. The Vue, Pleasant Green and the hideous apartment buildings at the front of Old Trail are some prominent examples. More dense and ugly developments in the pipeline. Where will all the children go to school? Then there will all of a sudden be a school capacity crisis as if it wasn't entirely predictable. The idea of giving developers more breaks in the name of "affordable housing" would be a travesty/a huge

error. We need better planning and accountability, with citizen input meaning something. Residents put hours in to consideration if the Crozet master planning process to be completely ignored.

Screen Name Redacted

5/03/2022 09:45 PM

The availability of services in the Development Areas has mostly made my life easier and more satisfying. It has also made me aware of loop-holes in the rules of development that has caused me minor but continuing annoyance.

Screen Name Redacted

5/03/2022 10:54 PM

Growth in my area has skyrocketed far beyond what we are comfortable with. The county has allowed virtually unfettered building of townhouse and apartment complexes and the result is that thousands of people have taken over our once quiet part of the county. Crime, noise, traffic, pollution and overcrowding are now the norm in our area, and it shows no signs of stopping. In the last year alone, two massive convenience store gas stations have been built within half a mile of our house.. we already had two, one on each side of 29, but apparently the county thinks we need one on every corner. This area has turned into a mini version of northern Virginia virtually overnight. We do not want ANY MORE of this around here. STOP THIS.. Stop paving our farms and rural areas and importing masses of people who have no history in our community. Just stop.

Screen Name Redacted

5/04/2022 12:04 PM

Growth Management in the county appears to be entirely uncoordinated with the city. For this reason, county origin / county destination traffic is dumped on city streets. It is entirely indefensible. This relates, for example, to "Rio Corridor", 250 widening and lack of Eastern Connector.

Screen Name Redacted

5/04/2022 12:16 PM

The County can limit growth rates and must (if we are to deal with climate change and other ecological crises). The County should acknowledge its ability to influence growth rates negatively (via land use regulation) and positively (via economic development policies). "Planning for Growth" is an abdication of environmental responsibilities and responsibilities to future generations.

Screen Name Redacted

5/06/2022 12:41 PM

Despite planning goal above, county's rural areas are becoming broken up and suburbanized. This affects viability of farming, hunting, wildlife habitat. I hope for less development of the rural areas.

Screen Name Redacted

5/06/2022 03:31 PM

Both beneficial and negative. The concept to designate growth areas is positive, However, the speed, scale and scope of growth has been

beyond local infrastructure capacity. A good idea on steroids. (ex. Crozet - where citizen feedback has been in opposition). In contrast, the rural area regulations and restrictions are so onerous, that even housing variations or possibilities to preserve rural areas but allow for some limited in-fill or flexibility to ensure affordable housing, is not allowed. I think the Village residential designation should be expanded in areas (if citizens agree, or as an option) to allow for some more creative housing options and ensure affordable housing can continue without unregulated growth.

Screen Name Redacted

5/06/2022 03:37 PM

The county government is promoting development at the expense of environmental protections. Albemarle does not need more businesses, stores, or housing developments. North Pointe is an example of bad decision making.

Screen Name Redacted

5/07/2022 09:46 AM

Growth has been too large in our area around Crozet.. We do not have the infrastructure to support high density development.

Screen Name Redacted

5/08/2022 12:57 PM

You suck at managing growth.

Screen Name Redacted

5/10/2022 03:38 PM

The current Comprehensive Plan and Growth Management guidelines have not been followed, thereby leading to more development than infrastructure can handle. Services like schools, police, fire and public transportation have not had money appropriated to expand to accommodate the massive development that has taken place. People's voices, including CACs, have been disregarded all along the way as to how fast this growth has happened and the impact infill has had on residents of development areas. People do not want a Northern Virginia in Charlottesville/Albemarle designated development areas, but county leadership does not care. Crimes, wrecks, traffic congestion are only continuing to get worse as does our quality of life..

Screen Name Redacted

5/10/2022 03:58 PM

I reside in an area designated for growth. As the amount of land in the County designated for growth has decreased over the past 50 years, and the population has increased, the solution has been to warehouse people into large, multi-family complexes (primarily up the 29 corridor) - sometimes even permitting waivers to local ordinances (like the new RST development). The County needs to carefully examine the impact of squeezing all of this growth into such narrow sectors - both on the quality of life for the new residents of these complexes, as well as the integration of these complexes with existing neighborhoods. The County also needs to ensure issues like

school density, environmental and storm water impacts, public transportation, traffic, etc. are resolved well in advance of approving these projects.

Screen Name Redacted

5/10/2022 09:12 PM

Challenging: forcing growth into small portion of county is increasing housing, commercial and traffic congestion Beneficial: I'm glad for having some preservation of natural beauty and recreational getaways.

Screen Name Redacted

5/10/2022 11:37 PM

Route 29 is a mess.

Screen Name Redacted

5/11/2022 11:39 AM

Sprawl has led to more traffic congestion and a lack of investment in pedestrian connectivity and amenities in the core.

Screen Name Redacted

5/11/2022 05:57 PM

Albemarle County's rural areas are filled with beautiful scenic views, however, many of these areas are privately owned and only visible from the roadways. We have access to fantastic regional parks in Albemarle County, but there is a massive opportunity to improve urban services in the Development Areas. For example, I'd like to see us work towards convenient access to transit, walkable neighborhoods/commercial corridors, and public parks within walking distance to neighborhoods. MOST importantly, the current growth management strategy seems to be one policy mechanism for protecting existing wealth in the rural areas and primarily single-family neighborhoods in Albemarle County. It's increasingly difficult to afford the cost of living in the Charlottesville and Albemarle region. It's critical that we take a close look at our existing policies and programs that may play be a factor in contributing to the housing affordability crisis.

Screen Name Redacted

5/12/2022 09:44 AM

Roads into Charlottesville, other than Rt29 and I 64 are over crowded with commuter traffic because the have not ben sufficiently widened at rail and river bridges.

Screen Name Redacted

5/13/2022 10:04 AM

Growth Management started with Zoning. Zoning was a big deal when it happened. George St John was county attorney. Zoning went to court. Dr. Hurt, Caleb Stowe and Billy Perkins, an attorney with McGuire Woods and Battle, all fought zoning but they lost. The great irony to me is Albemarle had very conservative County Execs during the period of change. Carter Agnew, Bob Tucker and Tom Foley were all consistent conservative voters. Planning is where the changes became manifest. Larry Davis, County attorney, Mark Graham,

county community development, Wayne Cilimberg and his wife, Lee Catlin, Elaine Echols, and many others imprinted the county with what is called the Neighborhood Model. You can read about the Neighborhood Model in the UVA Architecture library, if so inclined. Between the Supervisors and the staff, the greatest coup to the demise of conservative values was the Comprehensive Plan and its confined Growth Area. A sharp bright line was drawn, that is with us today, carving out 5% of the land in the county as the "growth area". Those bright yellow lines basically HAVE NOT changed. There a FEWER acres in the "Growth" area today than there were when the COMP Plan created the "Growth area. 24,000 noow and 25,000 then.

Screen Name Redacted

5/13/2022 03:12 PM

Stop trying to "control" everything.

Screen Name Redacted

5/13/2022 03:26 PM

It has been challenging with the profound increase in traffic, and thus increasing commuting time. I think roads should be widened before further housing developments are allowed!

Screen Name Redacted

5/13/2022 04:05 PM

Having only 3% of the county in the growth area is ridiculous. We're jamming new developments into this small area, with no attention to the increasing traffic. The emphasis on high density is not improving anyone's life..

Screen Name Redacted

5/13/2022 05:01 PM

It has not benefited me in any way. High-density, low-income housing is a bad idea. I have seen it carried out on a federal level to the ruin of entire cities. You do not know what you're doing. You're aping an academic socialist trend. The US is not the EU.

Screen Name Redacted

5/13/2022 05:42 PM

I live in Western Albemarle. The growth here has exploded in a harmful way. Old Trail is a monstrosity. Hazy Mountain Vineyard is a crime. The BOS is ruining the quality of life for County residents.

Screen Name Redacted

5/13/2022 06:15 PM

The preservation of low density rural areas is essential to maintaining the charm and attraction of Albemarle County. The southern part of Albemarle County should continue to be protected and maintained in its rural agricultural state.

Screen Name Redacted

5/13/2022 06:36 PM

The expansion of businesses and housing along 29N particularly North of Forests Lakes is and will be a real problem. Also, the bottleneck in and around the Pantops area on Rt. 250 is and will be an issue. Granted, part of the issue and bottleneck is the city's

problem, but there needs to be a better traffic system that routes traffic between the City and the County along 250.

Screen Name Redacted

5/13/2022 08:27 PM

The lack of water utilities to rural areas has negatively impacted my circumstances and those of my neighbors with limited means. This seems like basic service for most counties including rural ones. The fact that neighbors can get electricity and broadband fiber internet (and now starlink satellite internet) but not water is surprising (some neighbors collect rainwater for various uses). I do appreciate zoning to maintain rural areas other than it means much more driving and adding to driving on narrow, busy thoroughfare highways like rt 22/231.

Screen Name Redacted

5/14/2022 02:13 PM

Build houses before roads. Traffic is heavy. I can go to Troy very easily.

Screen Name Redacted

5/14/2022 02:34 PM

I live in a rural setting and want to keep it that way. But you keep pushing development out to the rural area. You have allowed massive HUD developments on the fringes of the rural area (eg., Pantops, opposite the Martha Jefferson emergency entrance). Also, you allow UVA to spread itself out, meaning County tax revenues take a dive. UVA could take over 90 percent of the County and the remaining 10 percent would have to fund the massive bureaucracy you have erected and which imposes huge liabilities into the future for the younger generations to pay. Who exactly will be in these HUD developments? You will be drawing people away from Chicago and New York and other ganglands who will inhabit these tower blocks. You will bring crime, and this crime will filter out into the rural areas. This county needs businesses, and neither planners nor supervisors like businesses of any kinds. They will add to tax revenues. We have empty storefronts throughout the county. Why not be more business-friendly to bring up tax revenues? More business in the County would make it a more interesting, "vibrant" place.

Screen Name Redacted

5/14/2022 02:39 PM

Many of us that live in the southern rural parts of the county have little to no interest in what goes on in the north and eastern sections. Do what you want but don't tax us for it. We get virtually no services from the county.

Screen Name Redacted

5/14/2022 03:25 PM

Too much micromanagement

Screen Name Redacted

We have a huge problem when exceptions are made (& are made

5/14/2022 03:42 PM

frequently) ...such as that colossal eyesore at the junction of Polo Grounds Rd. & Rte.29...

Screen Name Redacted

5/14/2022 03:52 PM

The taxes to provide sidewalks and faster emergency services and many other services cost a great deal, but don't benefit us in the rural areas at all

Screen Name Redacted

5/14/2022 03:57 PM

Growth has been too fast and too large scale.

Screen Name Redacted

5/14/2022 04:16 PM

Growth has been too fast and too large scale.

Screen Name Redacted

5/14/2022 05:45 PM

I have been impacted negatively by new urban density on adjacent property that was built out nearly to the property line. There should be larger side yard setbacks. Although traffic has increased generally, I do not feel it is especially worse in the development areas. Now that density is increasing, it would be nice to have more mass transit options, as was originally envisioned. I am happy that the development area boundaries have been maintained.

Screen Name Redacted

5/14/2022 06:17 PM

In White Hall, too much density in CROZET...impacting traffic in terms of safety, & , overcrowding schools,

Screen Name Redacted

5/14/2022 08:03 PM

Need more details.

Screen Name Redacted

5/14/2022 08:40 PM

As a recent county citizen (Feb. 2018), I'm still learning about the county approach to conservation and involving citizen input. Often, planning can easily revolve solely based on opinions of corporations, small businesses and government institutions (schools, roads, etc.), with little input sought from citizens.

Screen Name Redacted

5/15/2022 09:29 AM

The expansion of affordable housing in the area has been very beneficial to the county's development, but not enough proactive work on roads, schools, other resources, etc. has been done to accommodate this growth. I will say that the infrastructure that we have is managed and maintained much better than counties of comparable sizes that I've seen.

Screen Name Redacted

High density growth areas not seen in the long (or even short) term

5/15/2022 03:09 PM

for needed support, such as schools. The county cannot continue to add thousands of homes in an area that already has schools that are bursting at the seams.

Screen Name Redacted

5/15/2022 04:16 PM

Because of the lack of conformity to the plan, development outstrips infrastructure to support.

Screen Name Redacted

5/15/2022 04:51 PM

I'd prefer that the county not approve such high density development. I live near Brookhill and am shocked at how densely packed the buildings are and how unattractive the development is. Developments should have more open space and things like community gardens.

Screen Name Redacted

5/15/2022 08:26 PM

Traffic flow has been totally ignored; there has been no planning that WILL WORK thought out or implemented. As an example, let me just say that thanks to the Planning Board, you have NEVER lived until you have ALMOST DIED when an 18 wheeler switches lanes as it approaches the overpass at RIO RD thinking the if the truck doesn't use one of the 2 left lanes, it will head off in the wrong direction. Don't think I'm exaggerating because I have not only seen it happen several times, but I have been the victim of a truck swirling in front of me, forcing me to slam on my brakes in order not to come up his against his rear bumper. Pay attention to what you are doing to the traffic!!!!!!!!!!!!1

Screen Name Redacted

5/16/2022 10:27 AM

There gas been too much growth throughout the county with little regard for the infrastructure to support this growth(road improvements,water and sewer) Developers should be required to pay a large share of these costs. We, in rural areas help pay for this cost while our roads suffer due to lack of maintenance and increased congestion.

Screen Name Redacted

5/16/2022 11:21 AM

The County has overlooked Pantops /Shadwell for many years. This Interstate / Interchange should have been zoned highway commercial with public water and sewer many years ago.

Screen Name Redacted

5/16/2022 11:26 AM

The growth management policy has done a poor job of protecting rural resources and this has had a negative impact on all of Albemarle County. A lack of public investment in the urban infrastructure necessary to provide a high quality of life in the urban area has also been a problem.

<p>Screen Name Redacted</p> <p>5/16/2022 02:44 PM</p>	<p>The increased traffic in the last few years in noticeable.</p>
<p>Screen Name Redacted</p> <p>5/16/2022 05:07 PM</p>	<p>More traffic, crowded schools, few parks and public facilities, litter, noise, suburban sprawl, and on and on. Few positives.</p>
<p>Screen Name Redacted</p> <p>5/16/2022 06:12 PM</p>	<p>Much higher traffic than our roads can safely handle (Polo Grounds Rd. and you are working to harm Proffit Rd. traffic even more). Besides the vehicular traffic, more wildlife in neighborhoods since you are kicking them out of habitat by over-building to get more tax dollars. Has led to more undesirable discovery and higher criminal activities in the rural areas, as you keep making allowances to change zoning.</p>
<p>Screen Name Redacted</p> <p>5/16/2022 06:41 PM</p>	<p>Polo Grounds road used to be a pleasant drive. Now ecological destruction 30 yards back from roadway just to install curbs and sewer lines for another pile on top of other people housing development. 30 yards of devastation. Tell me again how you value the environment? It could have been done in 10 yards. When is the rest of road being finished? Constant theft of tax payer money from rural areas to fund urban ring death and sidewalk heat sinks.</p>
<p>Screen Name Redacted</p> <p>5/16/2022 06:48 PM</p>	<p>There seems to be no concern on traffic on Polo Grounds. Too much emphasis on housing and not enough on growing businesses.</p>
<p>Screen Name Redacted</p> <p>5/16/2022 10:15 PM</p>	<p>Unused commercial properties sit open while new commercial development continues. Huge residential complexes are built without roads to support them. Personal property taxes continue to rise. The county, while is has much to offer, is making it more difficult to live in after 30+ years of homeownership.</p>
<p>Screen Name Redacted</p> <p>5/17/2022 03:24 AM</p>	<p>I moved to the county from out of state in 1990. We purchased a home in the northern part of the county in 1991. I have been satisfied with the commercial development along the 29N corridor, but am concerned about the capacity of schools, particularly Albemarle HS.</p>
<p>Screen Name Redacted</p> <p>5/17/2022 07:54 AM</p>	<p>My experience is that this vision is not fully carried out in a way that includes the full range of people in our community. Including those with less resources and who have had less of a voice in the county decision making is critical.</p>

Screen Name Redacted

5/18/2022 04:52 PM

No more growth. There are areas that can be repurposed and redesigned

Screen Name Redacted

5/18/2022 06:44 PM

Way too many houses in the Village of Rivanna that are overloading Rt. 250. The roadway infrastructure continues not being able to handle the continuous additions of housing, so the automatic increase in the numbers of vehicles, which stress an already overstressed roadway.

Screen Name Redacted

5/18/2022 05:27 PM

Unfortunately, we live next to the vast wasteland that will eventually be filled with many homes, businesses, etc. There has been just an almost complete clearing, regrading, destruction of the previous landscape with seemingly no thought of the razing of trees and habitat changing the landscape in a negative way forever. . The construction equipment has been running on and off for many, many years with seemingly no end-the noise level and dust and dirt kicked up each day requires that all windows and doors remain closed. There, honestly, has not been even one positive comment that I can make about Rivanna Village. I am not looking forward to the amount of traffic that will fill the roads should this project ever be finished.

Screen Name Redacted

5/19/2022 11:29 AM

Frustrated that school populations by neighborhood are so widely differentiated re: resources and diversity... would like to see each neighborhood school more balanced, requiring a mix of housing types everywhere. Personally, our property includes substantial areas that are identified as protected steep slopes. We're glad! Our neighbors are all struggling with erosion and the consequences of poor management from years of development that was not well-planned out. Would also really like to see more bike lanes, sidewalks and ability to easily move between neighborhoods not only by-car.

Screen Name Redacted

5/19/2022 02:15 PM

I find that the loss of rural areas seems to be outpacing any defined conservation efforts, and that growth of residential areas has not been accompanied by infrastructure. We should also be thinking about climate change and the impact of the loss of trees. One only needs to drive by the current development site of Rivanna Village to see the clearcutting that has been done. Although more time-consuming, planning developments with as much conversation of the current vegetation will ultimately be cost-saving as less re-planting needs to be done.

Screen Name Redacted

5/19/2022 03:16 PM

Have not seen much vision from the county at all regarding growth. Mostly we've seen more of the same, "keep things exactly as the are"

in the rural areas which serves those with large land areas (eg with larger concentrations of wealth) while severely limiting and burdening those in middle or lower income levels and with fewer resources. The county has made a habit of restricting income options for working farmers - the few of us that actually work farms here- under the auspices of rural protection. Where there is mixed use /commercial designation the county seems to use it as a dumping ground for whatever it doesn't want elsewhere, rather than bringing any vision to design, or entrepreneurial ecosystem development, or best use for county residents, businesses, and visitors. Pantops is a perfect example of this. Why is this becoming a singular place for car dealerships and storage facilities? Where in the county are there walkable areas? Where are we seeing improvements in reducing the necessity of cars? Why is it taking so long to put in further trails and bike paths along the Rivanna that connect the periphery of charlottesville into the city? Where are electric charging stations for rural residents? The bureaucracy and fees for various permitting in the county is also significantly higher and more cumbersome than other counties. As residents, we'd like to know why? What is Albemarle doing to keep (nevermind attract) business, even ag or tourism businesses ventures? Why does Albemarle have an unspoken ban on new restaurants? Why is the county anti-glamping? Explain yourselves please. Preservation of agricultural resources means empowering farmers and land stewards with MULTIPLE revenue streams, not crippling them when they try to diversify their resources to save their farms!!!! Why does Albemarle taxation office also not talk to the permitting office when it's across the street from one another?

Screen Name Redacted

5/19/2022 03:27 PM

Based on the somewhat tortured history of the Village of Rivanna Comprehensive Plan, my take-away is that the County seems to listen to the whining of land speculators and county bureaucrats a lot more than the people who actually live here.

Screen Name Redacted

5/19/2022 05:34 PM

Albemarle County has planned for significant growth along Route 250 east of Pantops without providing the infrastructure for growth. Already Route 250 cannot handle the traffic volume, and the Rivanna Village area is nowhere near completion. Knowing this, Albemarle County approved Breezy Hill development despite the rural zoning along the west side of Running Deer.

Screen Name Redacted

5/19/2022 10:10 PM

small addition to growth area needed

Screen Name Redacted

We live on the boundary of the East Side Growth Area (Glenmore)

5/20/2022 10:04 AM

and the rules keep changing for the developers to add more density at the boundaries where it meets the previous 'rural area' which we are fighting to keep some some of 'rural' nature. Also, they are trying to use our rural road for access, which destroys are lifestyle. Very 'challenging' to live next to the growth areas. They county needs to have more, smaller, growth areas.

Screen Name Redacted

5/20/2022 10:28 AM

Has made it difficult - rising costs and demands.

Screen Name Redacted

5/20/2022 10:33 AM

The restrictive nature of the current growth programs force higher prices and therefore we have less and less truly affordable housing. It also discourages competition which aids in all aspects of affordability.

Screen Name Redacted

5/20/2022 10:46 AM

It's past time to start denying rezonings in the rural area. I've been seven miles outside of Crozet for 30+ years and I literally cannot recall a landowner having a rezoning denied. The growth area should be a line in the sand, and there should not be growth outside of it. Sick and tired of seeing the never ending creep of massive development just outside of growth areas, see for example Old Dominion Village.

Screen Name Redacted

5/20/2022 10:47 AM

There is too much density being packed into the growth areas without adequate infrastructure to support it.

Screen Name Redacted

5/20/2022 10:59 AM

Implementation of the Growth Management Policy has been seriously flawed since the beginning, and it continues to be seriously flawed. It has negatively impacted my life in terms of traffic, environmental degradation, noise pollution, light pollution, etc.

Screen Name Redacted

5/20/2022 11:33 AM

By constraining growth through the establishment of designated growth areas, the County has created zones that are too dense and for which the transportation network is completely inadequate to support the volume and flow of traffic.

Screen Name Redacted

5/20/2022 12:25 PM

Growth management, or lack thereof, has definitely impacted my life. Nearly 4 decades ago, we moved from Cville far into Albemarle in order to get OUT of town and into a rural environment. In 1989, the county decided to plop a growth area immediately next to my sparsely populated neighborhood. The county neither involved us in that decision nor let us know it was happening. Of course, the first thing developers do is cut down all the trees, so the deer from that

forest began ravaging my forest. We have not had undergrowth for decades so our forest will die. More recently, the county completely ignored our master plan and rezoned a block of the growth area next to my neighborhood to a much higher density than recommended for a transition area. In addition, there is, and has been, NO improvement in the road infrastructure to accommodate ANY of the growth in the growth area. Fighting that rezoning took years and created much stress and anxiety. I can hardly wait for the increased light and air pollution. Another concern is that the rezoning will very adversely affect a Black enclave in our neighborhood. It is currently surrounded by forest, which, of course, will be the first thing to go when the building starts. I'm betting the developer was counting on those neighbors not to speak up in opposition. How does that fit into your equity policy?

Screen Name Redacted

5/20/2022 12:28 PM

The county needs more Light Industrial zoned land. Clean industry and manufacturing brings higher waged jobs with learned skills, careers and hopefully shorter commutes.

Screen Name Redacted

5/20/2022 01:56 PM

Adding more dense residential areas and businesses nearby without expanding infrastructure such as roads and schools as well as widening roads to manage increased traffic. Also need for better mass transit to decrease traffic.

Screen Name Redacted

5/20/2022 02:59 PM

I am concerned with the amount of growth in the County. I think it is good to keep it concentrated in the growth areas, but there need to be limits on overall growth. I am concerned about the increased traffic on the roads, the pressure on our water supply, and how it will tax our public infrastructures like schools and public parks. High-density housing is fine, but we need to leave room for tree cover and green spaces.

Screen Name Redacted

5/20/2022 03:09 PM

increased traffic is bad, increased housing is ugly.

Screen Name Redacted

5/20/2022 03:14 PM

my experience e is in development area. In my view growth management is uneven. facilities and services not grown with increased residential increases

Screen Name Redacted

5/20/2022 03:21 PM

development in growth area should not be expanded

<p>Screen Name Redacted</p> <p>5/20/2022 03:59 PM</p>	<p>Traffic is much worse. New residential growth has outpaced the County's ability to update infrastructure</p>
<p>Screen Name Redacted</p> <p>5/20/2022 04:18 PM</p>	<p>I worry that the current 5% development area limitation is feeding the outrageous cost of living in AC and will exacerbate the growing have/have not divide that needs to be considered equally with long term sustainability.</p>
<p>Screen Name Redacted</p> <p>5/20/2022 04:27 PM</p>	<p>The protection of land and areas has greatly increased. With natural resources etc. There are little to no services in the southern end of the county. The county got rid of. one of the most important schools in the southern end of county, which is now a community and that is great, but wiped out the educational system in Esmont</p>
<p>Screen Name Redacted</p> <p>5/20/2022 04:38 PM</p>	<p>As a new resident as of 18 months ago, my experience has been that there are limited services available....necessitating driving some distance to find...generally out of the county.</p>
<p>Screen Name Redacted</p> <p>5/20/2022 04:57 PM</p>	<p>Increasing population without adequate infrastructure and services</p>
<p>Screen Name Redacted</p> <p>5/20/2022 05:35 PM</p>	<p>Overall, I feel as though there's been too much development happening too fast. The nature and culture of our community has changed dramatically over the past 40 years.</p>
<p>Screen Name Redacted</p> <p>5/20/2022 05:46 PM</p>	<p>Protecting commercial forestry doesn't seem to be something worth pursuing. In addition, we must understand that this land is famous for being the land of visionaries, and forward-look-ing people (such as Thomas Jefferson). It seems contradictory to invest so much in conservationist initiatives that go against the County's ability to become a vanguard society of the 21st century.</p>
<p>Screen Name Redacted</p> <p>5/20/2022 07:58 PM</p>	<p>it does not seem to have been planned very well in regards to traffic. Also public transportation is lacking causing more traffic.</p>
<p>Screen Name Redacted</p> <p>5/20/2022 08:03 PM</p>	<p>It has not impacted me. However, there are seniors that are having difficulty finding affordable housing.</p>
<p>Screen Name Redacted</p> <p>5/20/2022 08:45 PM</p>	<p>Ease of finding services I need and want. HOWEVER, the growth areas are also where rural dwellers also come and major</p>

transportation routes run north and south. This adds to congestion. The rural areas should share this burden. Heavily used roadways need maintenance as well as care of the grass/weeds/trash/homeless people. Planning needs to recognize that neighborhoods need walking access to businesses (large grocery stores, etc.) "Neighborhood model" developments do not necessarily provide dry cleaning services, daycare, doctors and dentists, schools preferred by residents. This means more cars on the road. Design elements not mentioned in the vision statements listed above earlier do not include statements recognizing the value many residents living in a rural state want green trees/plants, etc. Chopping trees down to promote visibility of businesses is not desirable. We left northern VA and other urban areas to avoid that. Cannot growth areas have well designed buildings AND trees, easily accessible parks within walking distance?

Screen Name Redacted

5/21/2022 08:13 AM

While the Comprehensive Plan reads very well on paper, I see examples all over the county where growth does not reflect preservation or conservation as designated in the RURAL AREA.. I believe this is due to a lack of information in the community, not by indifference, but simply because community members are uninformed. I wonder if road and yard signage would help spread the word when something big is underfoot. The new Comprehensive Plan is a good example of a big deal being under-heard. I think more people would respond if they were aware.

Screen Name Redacted

5/21/2022 08:33 AM

One comment I have is regards traffic. The current growth management forces most traffic to use Rts 29, 250 and a few other high-volume roadways like Rio Rd. If we are going to have high density communities spread along highways and grouped in large clusters, then appropriate roads connecting them need to be built to reduce traffic on roads passing through established residential neighborhoods. Rio Rd and Georgetown Rd are two prime examples of roads that are becoming unsafe for local traffic because of the ever-increasing volume of through traffic, traffic from spread-out high-density communities forced onto a limited road network.

Screen Name Redacted

5/21/2022 11:24 AM

Keeping the rural area density low and encouraging development in the appropriate areas.

Screen Name Redacted

5/21/2022 12:01 PM

The difficulty with growth in the Development Areas is that each project is reviewed and approved in isolation, seemingly without regard to other pressures that may be potential, planned or underway. Many of the Development Areas do not have the infrastructure to support the desired density, which contributes to the

resistance expressed by current residents.

Screen Name Redacted

5/21/2022 12:43 PM

Over the past 7 years we've lived here, our primary concern has what appears to be growth at the expense of appropriate infrastructure (e.g. roads and pedestrian access). This is particularly evidenced in the Pantops area.

Screen Name Redacted

5/21/2022 01:18 PM

The development of vineyards and wineries has run amok in Albemarle. These facilities are taking over the rural area of the county and turning them into a weddings industry. This must stop even if it requires a change to commonwealth law.

Screen Name Redacted

5/21/2022 02:29 PM

not much in improvements of infrastructure or paying attention to growth area's quality of life for its citizens, plans were made but it doesn't follow them accordingly, does its own thing, we don't have input in our community, they do what they want according to who's on the board at the time..

Screen Name Redacted

5/22/2022 12:55 PM

Citizens benefit from efficient and more cost effective financial management when services such as water and sewer are concentrated in a smaller area. Protection of the watershed allows the drinking water for the urban area to be protected. We should ensure that continues. Housing increases erosion, pollution and degradation of our drinking water sources, thus the reduced density in the rural areas. Still to much rural building in my opinion.. But they are by right from decisions made in 1980.

Screen Name Redacted

5/22/2022 05:17 PM

I support directing growth into the development areas. However, the county needs to limit rezonings in areas where school overcrowding is occurring esp in the south side. Developers need to pay more to the County to offset infrastructure impacts such as school, traffic, etc.

Screen Name Redacted

5/22/2022 05:20 PM

The Albemarle County Growth Management Policy has worked reasonably well in confining the majority of growth to areas best able to accommodate it, with the exception of US 29 north of Airport Road. In the absence of collector streets parallel to US 29, large residential developments that have access only to US 29 result in excessive traffic congestion, which has a negative impact on greenhouse gas emissions.

Screen Name Redacted

The County has not done a sufficient job of allowing for multi-family

5/22/2022 05:43 PM

residential housing in the growth area/urban ring. Charlottesville is landlocked at 10 square miles, but our region will continue to grow. The urban ring should be a natural outgrowth of growth in Charlottesville. For example, Pantops should allow for greater residential density and allowing for an extension of the walk-ability that exists in nearby Belmont. Growth in the urban ring is artificially restricted and encourages the construction of expensive single family homes and urban sprawl

Screen Name Redacted

5/22/2022 06:30 PM

Why are all of the townhouses being built outside of the town? MORE DENSITY!

Screen Name Redacted

5/22/2022 09:43 PM

Agree fully with the policy to reduce sprawl and infrastructure expenses by strictly limiting the development area.

Screen Name Redacted

5/22/2022 10:10 PM

Nearly all development in the County has been planned and built in a way that requires car use for nearly all trips. There are almost no truly walkable areas: retail and commercial uses are separated from residences. Few residential areas are dense enough to support car-free or car-light lifestyles. Very little safe and convenient bicycling infrastructure exists, not is public transit practical for most people.

Optional question (116 response(s), 23 skipped)

Question type: Essay Question

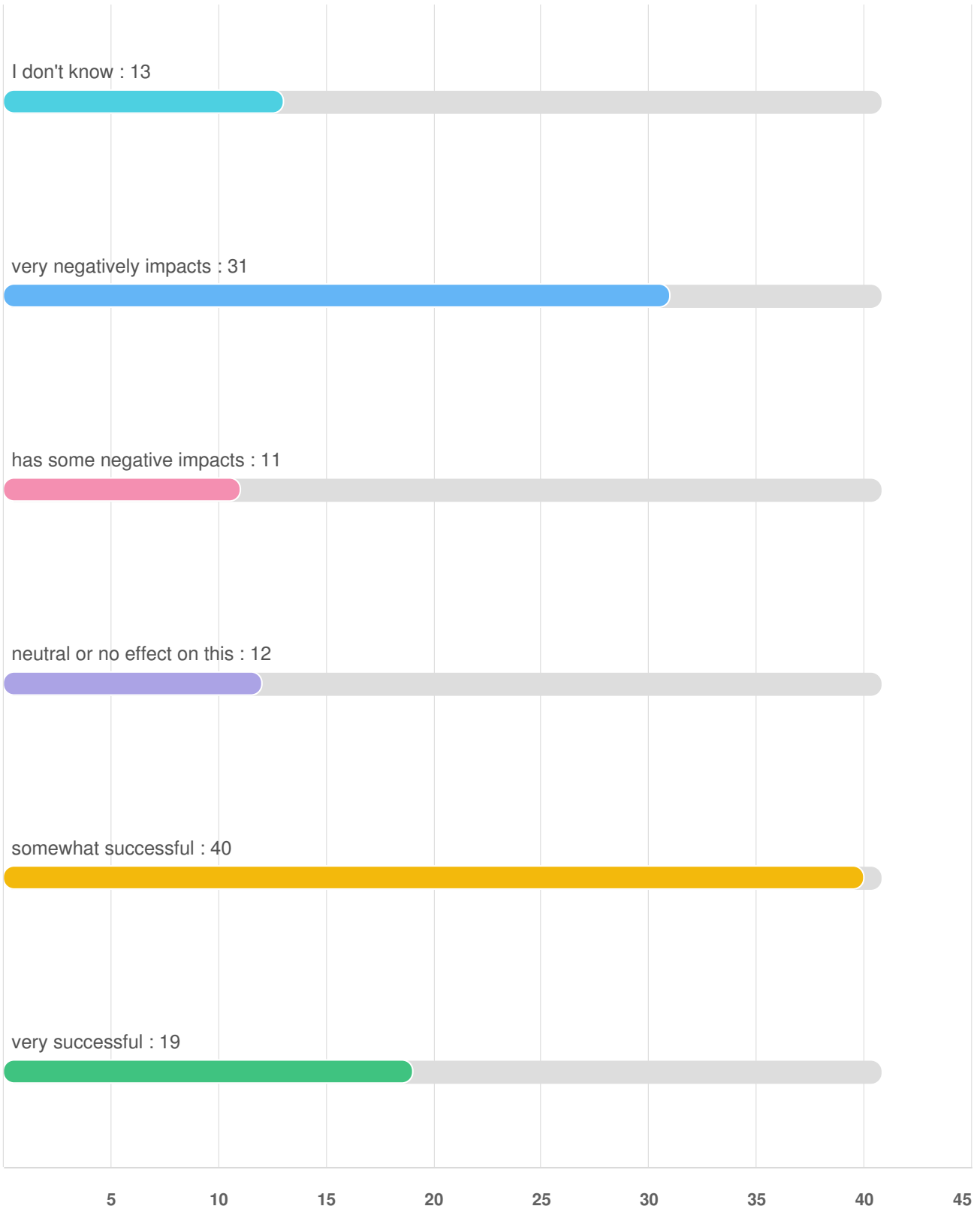
Q3 How successful is the current Growth Management Policy in each of the following areas:


Optional question (129 response(s), 10 skipped)

Question type: Likert Question

Q3 | How successful is the current Growth Management Policy in each of the following areas:

Protection of agricultural and forestry resources

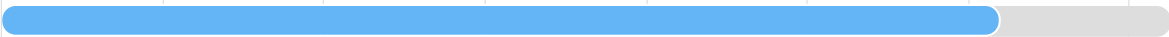


Land conservation & preservation

I don't know : 8



very negatively impacts : 31



has some negative impacts : 20



neutral or no effect on this : 8



somewhat successful : 37

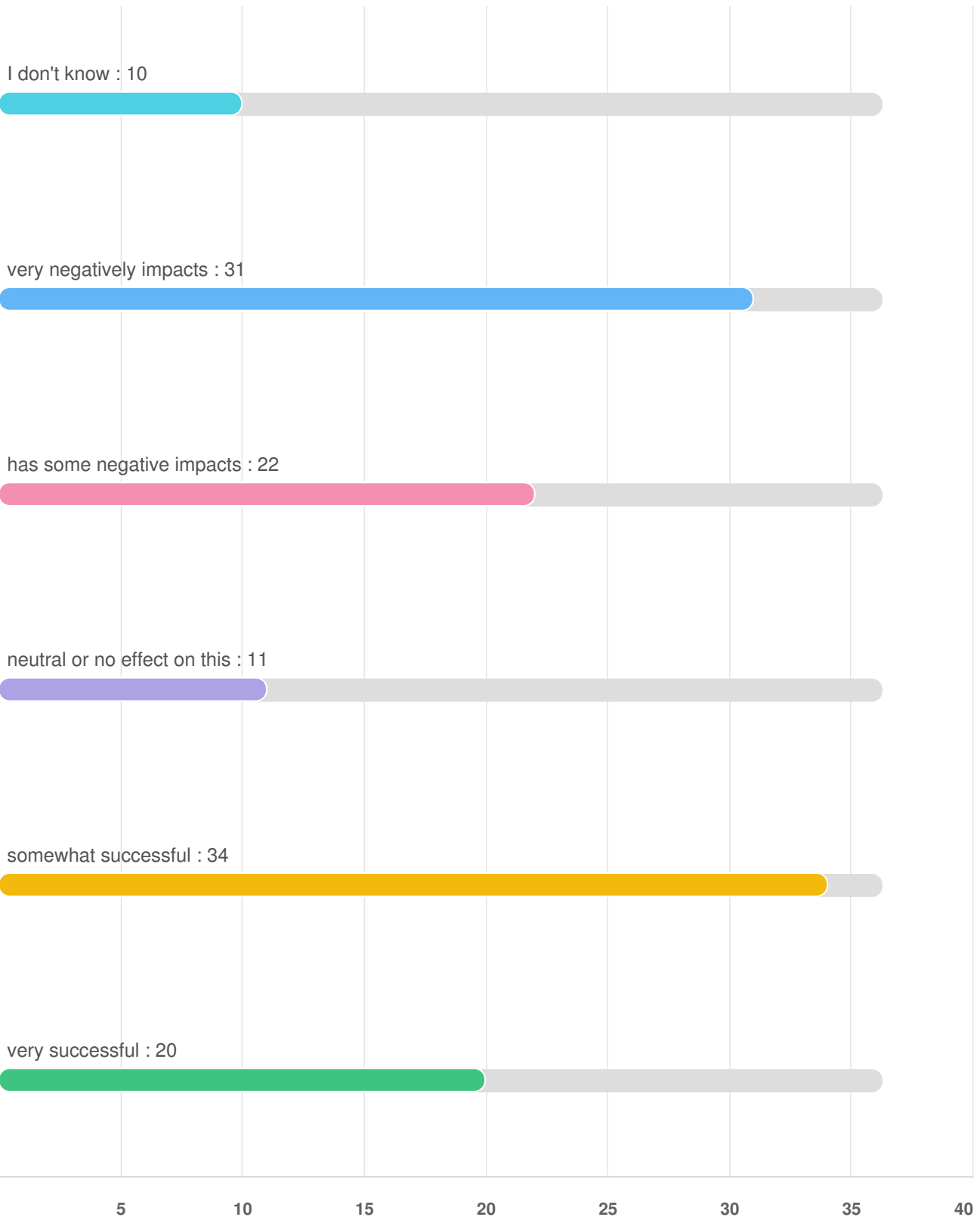


very successful : 23

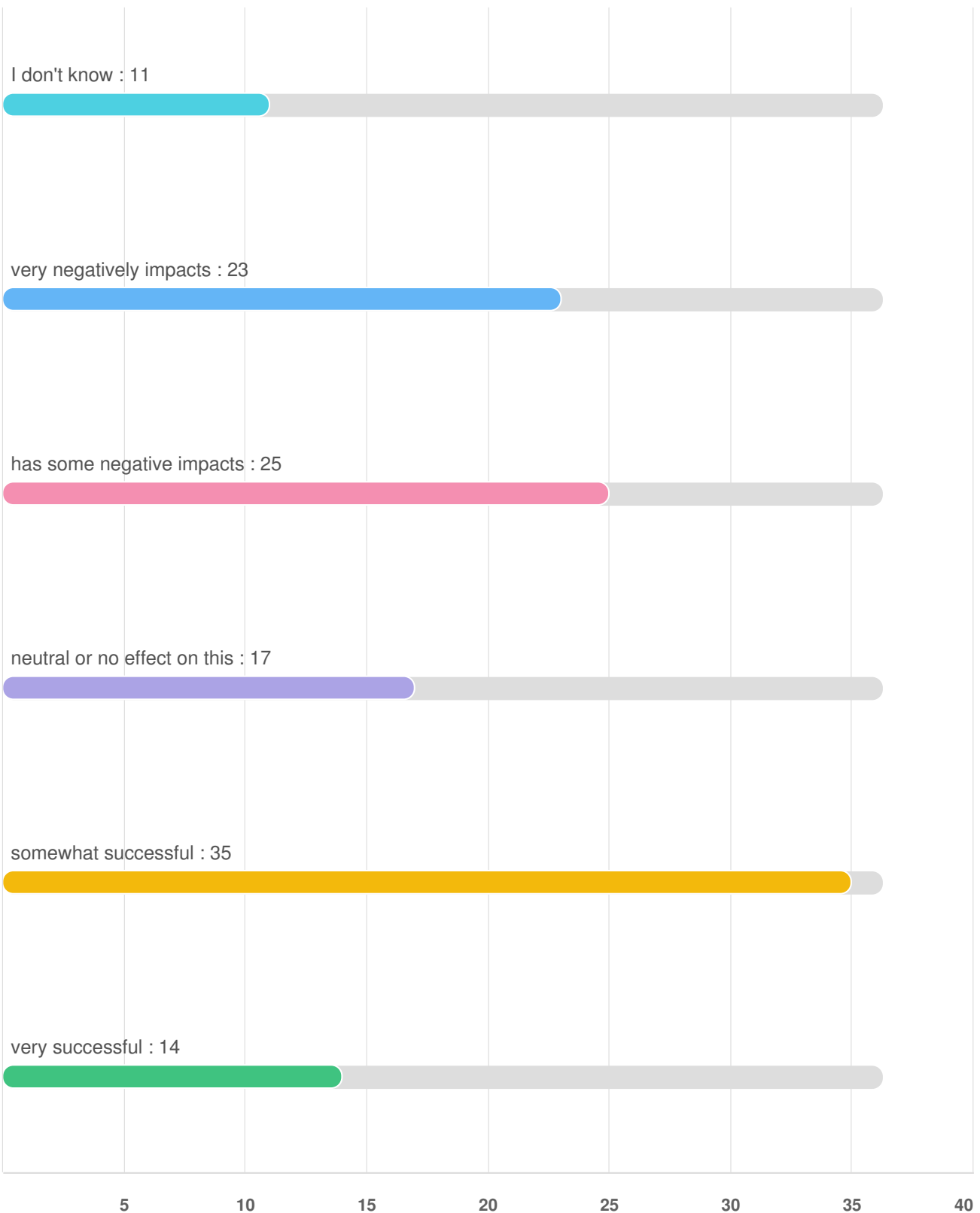


5 10 15 20 25 30 35 40

Protection of natural resources (mountains, valleys, rivers, streams, wildlife habitat, water supply)



Protection of historical, archaeological, scenic and cultural resources



Promoting a variety of land uses, facilities, and services in the Development Areas

I don't know : 7



very negatively impacts : 41



has some negative impacts : 28



neutral or no effect on this : 17



somewhat successful : 23

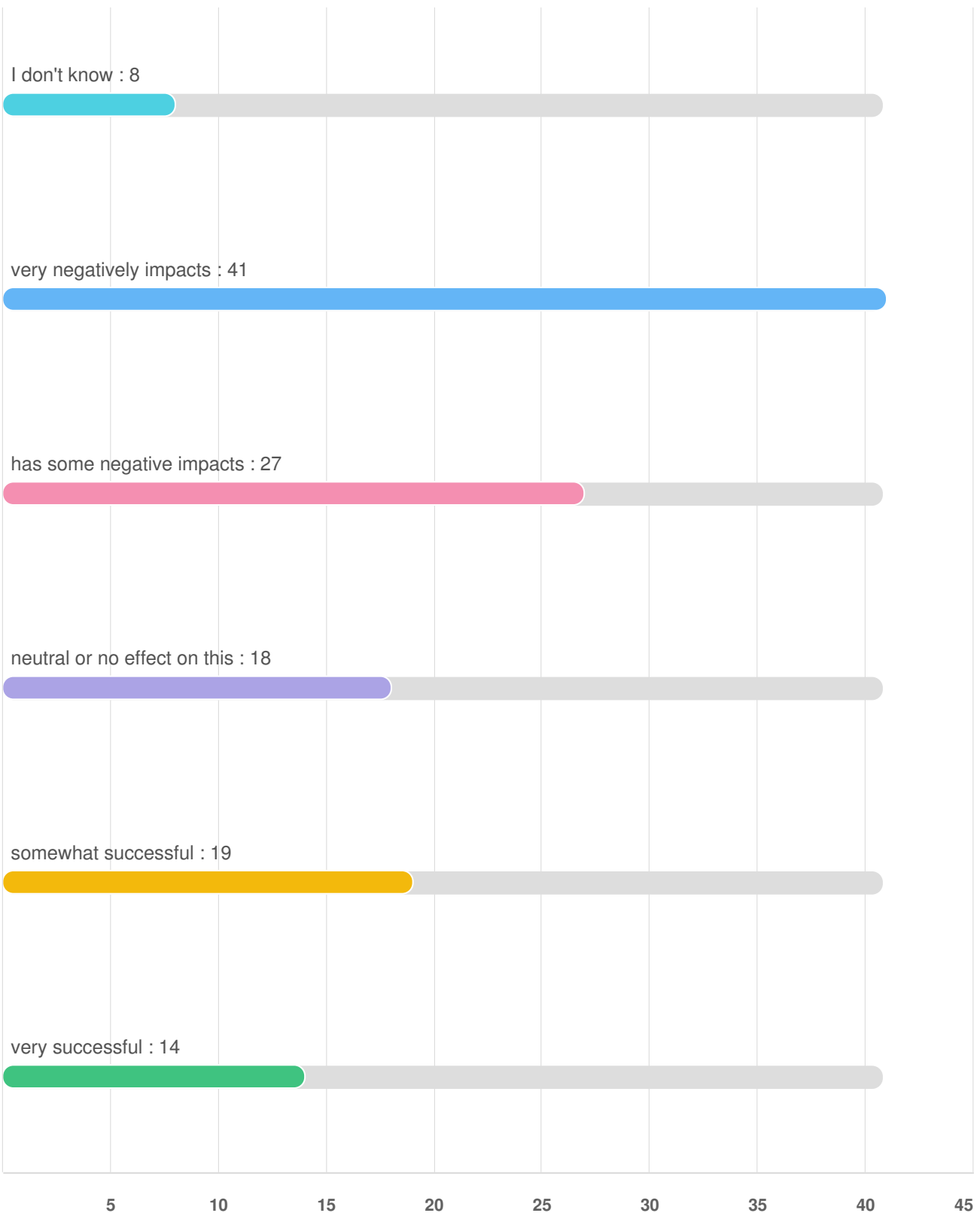


very successful : 11

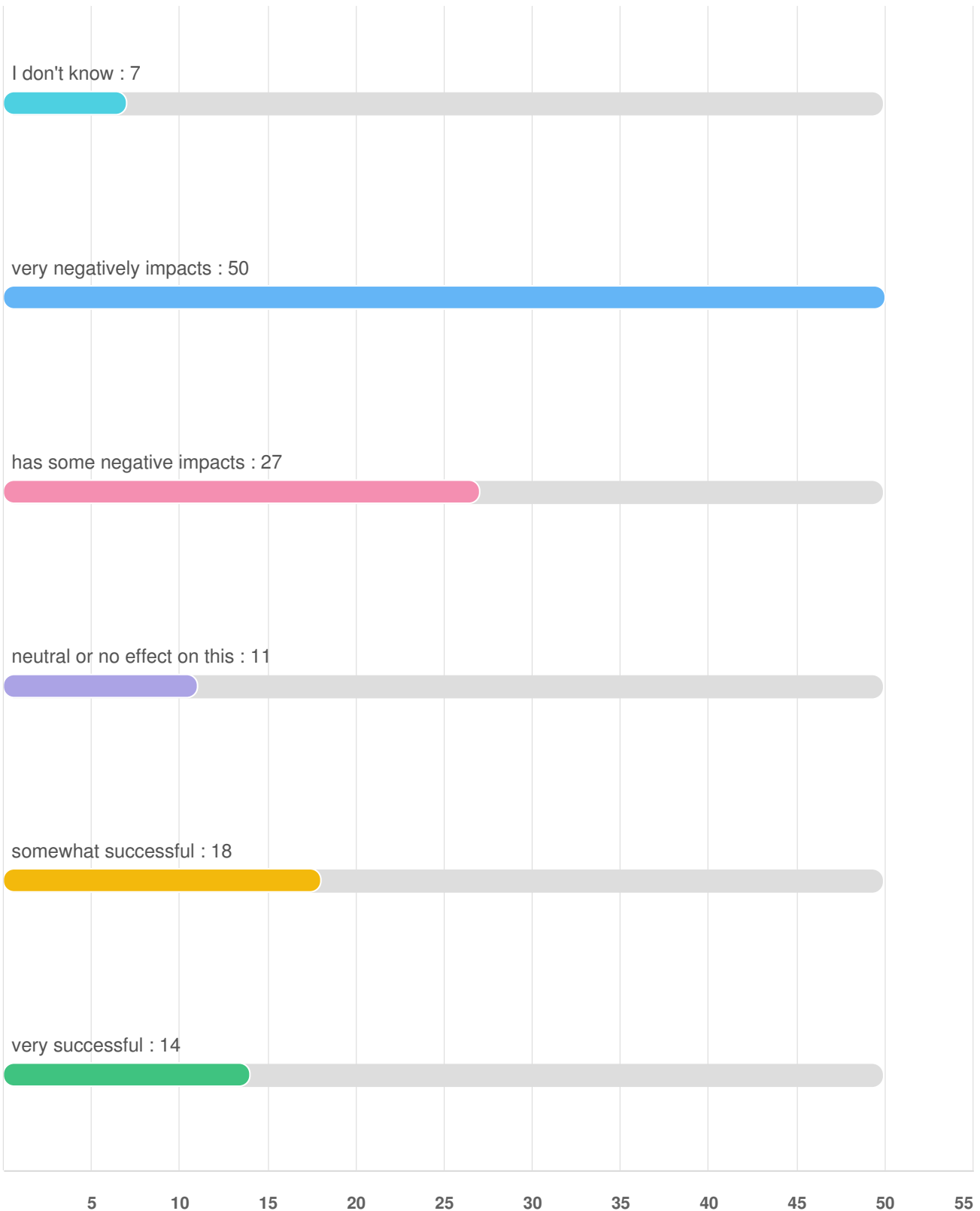


5 10 15 20 25 30 35 40 45

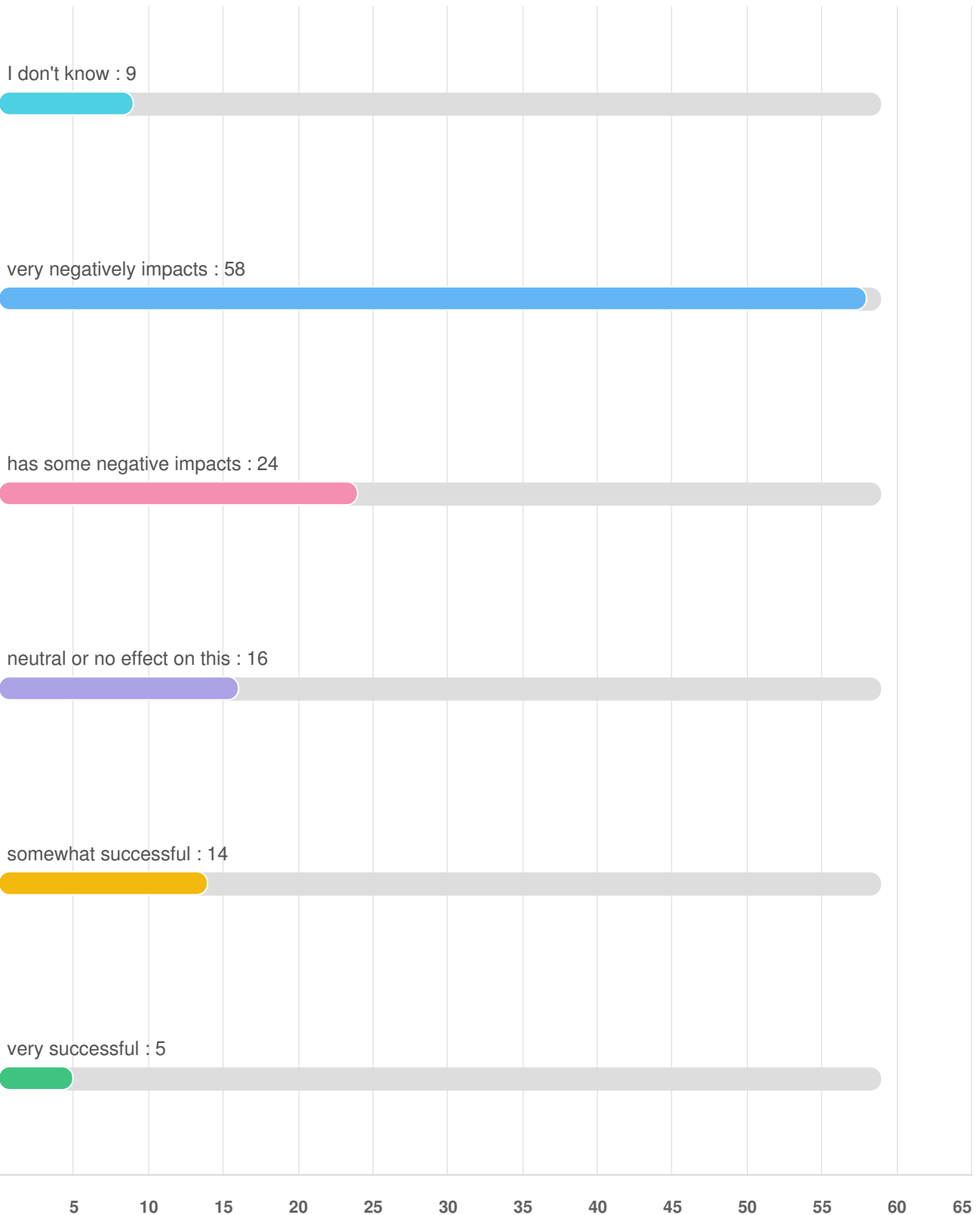
Supporting the county's growth within the Development Areas



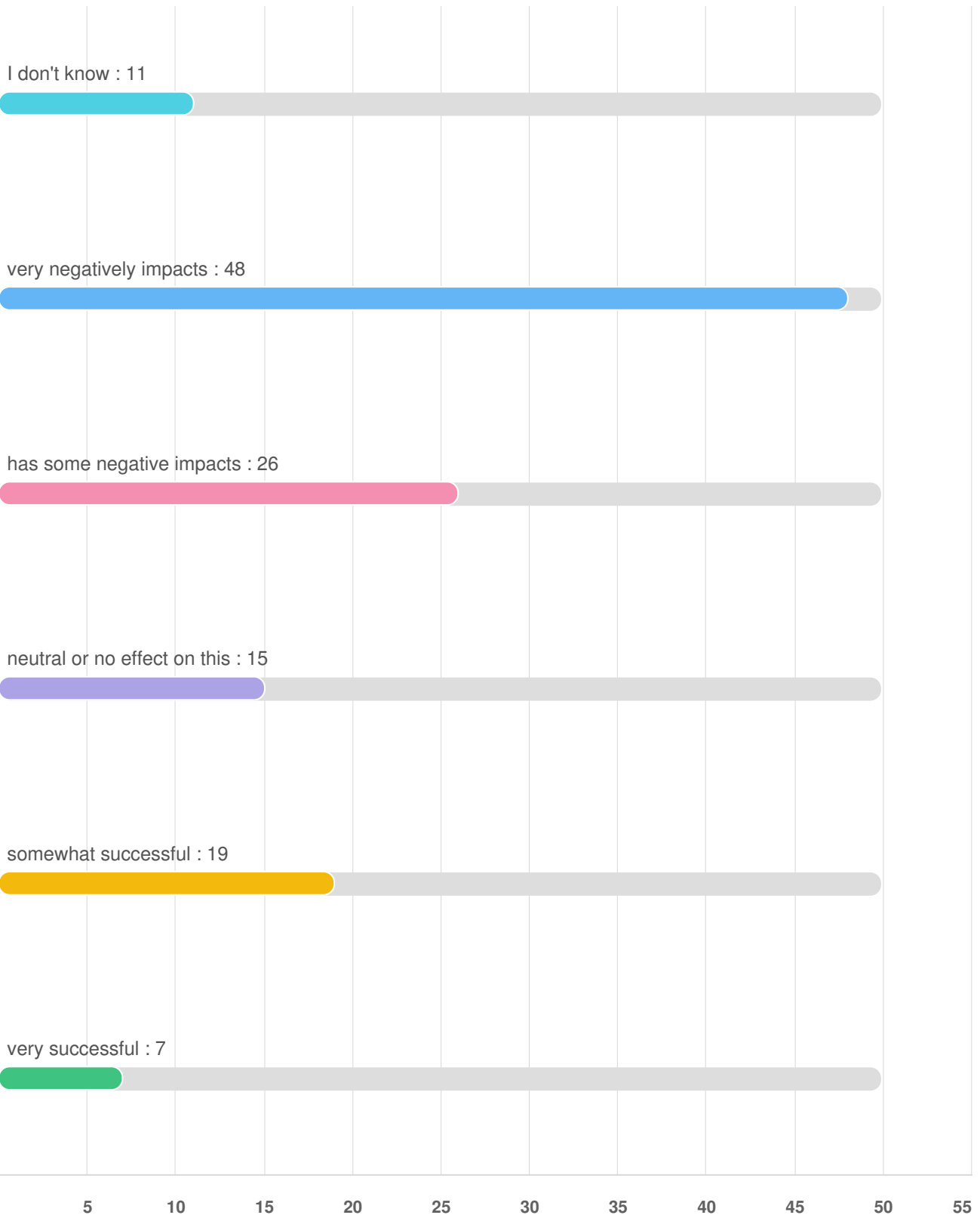
Emphasizing density and high-quality design with new development in the Development Areas



Supporting the Development Areas with ample services, infrastructure, and multimodal transportation networks



Supporting County's Mission: To enhance the well-being and quality of life for all community members through the provision of the highest level of public service consistent with the prudent use of public funds.



Supporting the County's commitment to an equitable and inclusive community

I don't know : 12



very negatively impacts : 48



has some negative impacts : 17



neutral or no effect on this : 25



somewhat successful : 23



very successful : 2



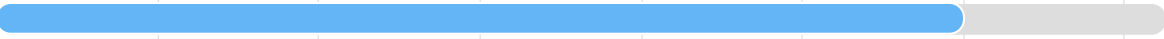
5 10 15 20 25 30 35 40 45 50 55

Supporting the County's Economic Development Strategic Plan (Project ENABLE)

I don't know : 37



very negatively impacts : 30



has some negative impacts : 19



neutral or no effect on this : 16



somewhat successful : 17

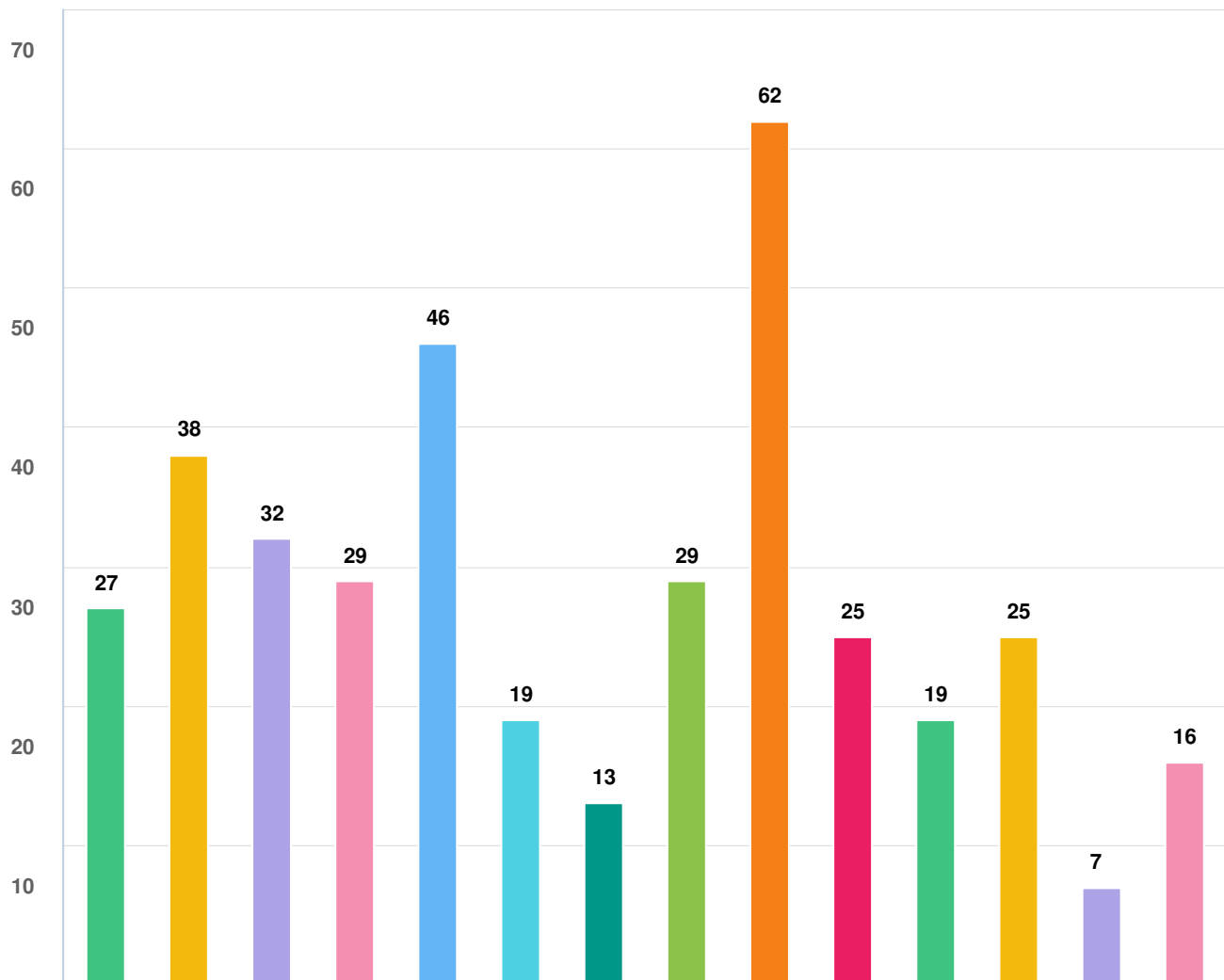


very successful : 5



5 10 15 20 25 30 35 40

Q4 What should be prioritized as we update the County's Growth Management Policy?
(Choose up to 3)



Question options

- Other (please specify)
- Regenerative land uses (such as farming techniques that have a net reduction in greenhouse gas emissions)
- Reduced greenhouse gas emissions
- Protection of historic and cultural resources
- Protection of scenic views
- Protection of natural resources (mountains, valleys, rivers, streams, wildlife habitat, forests, water supply)
- Availability of land for agricultural and forestry uses (crops, timber, livestock, etc)
- Public Parks and trails planning
- Ensuring equitable access and distribution of public services, facilities, and investment
- Infrastructure & utilities planning (public water and sewer, roads and sidewalks, broadband, etc)
- Community facilities planning (schools, libraries, government buildings)
- Economic development opportunities and access to jobs
- Housing type variety and affordability
- Building form and layout of new development in the Development Areas (such as walkability, a variety of uses in the same neighborhood, and accessible public spaces)

Optional question (134 response(s), 5 skipped)

Question type: Checkbox Question

Q5 | What changes to the Growth Management Policy, if any, should we consider to further the County's commitment to equity & inclusion? Resource: Albemarle County Equity Profile: Centering Equity in Evaluating Well-Being & Quality of Life for Albemarle County Residents

Screen Name Redacted

4/29/2022 11:08 AM

Housing costs are a serious equity problem: equity goals will fail if housing access and affordability is poor. Therefore, development area housing supply needs to be an equity issue: rapid approval processes, greater by-right density options, and expedited permitting and inspections all contribute to equitable outcomes. Also, Scottsville is making strong progress on equity work. Including Scottsville as a development area partner will achieve inclusive results.

Screen Name Redacted

4/29/2022 11:23 AM

More housing options under 1k/mo or 200k to buy

Screen Name Redacted

4/30/2022 07:55 AM

Need to be careful not to just roll over every time a developer uses the words "affordable housing" - it's not a substitute or an override for good design and appropriate density.

Screen Name Redacted

4/30/2022 02:11 PM

1. Stop approving any new development without associated road and traffic patterns and support local school growth. You have continued to approve large projects without requiring those improvements. Developers should be responsible for paying for that when the get land use approval

Screen Name Redacted

5/01/2022 02:18 PM

decrease growth. We have not enough water for the current residents.

Screen Name Redacted

5/02/2022 08:34 AM

Streamline the approval process for new development/ expansion of growth areas to help reduce development cost which in turn lower the consumers cost

Screen Name Redacted

5/02/2022 10:30 AM

None of the above have any value whatsoever

Screen Name Redacted

5/02/2022 03:52 PM

Allowing more types of housing by-right and without expensive review processes

Screen Name Redacted

Equality is vital and Albemarle county in its administration and school

5/02/2022 04:24 PM

system has done a wonderful job over the past 50 years, in providing equal opportunities for all individuals to succeed. Equality should continue. Equity Profiling is something in which Albemarle County should be involved.

Screen Name Redacted

5/02/2022 08:43 PM

When you say affordable housing, actually make it affordable. Need to consider transportation and access to resources

Screen Name Redacted

5/02/2022 08:47 PM

Correction: the county should not be involved in equity profiling

Screen Name Redacted

5/03/2022 09:42 AM

I have no suggestions here

Screen Name Redacted

5/03/2022 10:00 AM

The growth management policy should more directly and explicitly incorporate the County's goals to advance equity and expand affordable housing options to make sure it works for everyone in our community. As noted above, I also think improving access to a range of equitable and affordable transportation options should be a stronger component of the policy.

Screen Name Redacted

5/03/2022 08:30 PM

Require that proffered affordable housing actually be used for that for a long time. Ensure protection of natural areas (Green and blue spaces and trees/shade in communities of all SES

Screen Name Redacted

5/03/2022 09:45 PM

Strengthening the participation of minority and powerless people in decision making processes. Definitely collecting and analyzing data (e.g., the Equity Atlas)

Screen Name Redacted

5/03/2022 10:54 PM

Equity profile? Really? Everything woke turns to shit. Just treat people kindly and stop running everything by manufactured quotas and fear of offending people. It's not that complicated.

Screen Name Redacted

5/04/2022 12:04 PM

Coordinate with the city. Dump the "Rio Corridor". It terminates mainly into city residential streets. Build the Eastern Connector like the county promised or shut off your development. Your choice.

Screen Name Redacted

5/04/2022 12:16 PM

You need to have the new head of the County equity and inclusion program address the public more and directly explain current County staff thinking on planning issues from the point of view of equity and

inclusion. The public can offer more informed responses after learning more.

Screen Name Redacted

5/06/2022 12:41 PM

Be sure residences in growth areas are not unaffordable.

Screen Name Redacted

5/06/2022 03:31 PM

Creative ways to maintain rural nature and increase affordable housing in all areas of the county - not just concentrated growth areas. Alb. county is not affordable to those that work in the county or nearby. (Expand village residential, allow for more creative home building options, mother-in-law structures, etc, consider nuclear family living not the only model for many) Ensure health services and access is available throughout the county. Review transportation accessibility. Find ways to ask (not necc. a computer/online survey or a few limited mtgs) those most effected and at risk to be pushed out based on income. Go into the community and to churches to seek input. Be proactive and reach out to solicit input.

Screen Name Redacted

5/06/2022 03:37 PM

Stop favoring the rich developers.

Screen Name Redacted

5/07/2022 09:46 AM

Require all developers to include a much larger number of affordable homes in developments.

Screen Name Redacted

5/08/2022 12:57 PM

You haven't followed through on any promises from the last 35 years, start with those.

Screen Name Redacted

5/10/2022 03:38 PM

Is the infrastructure there to support the type of development being approved. Is transportation readily available or grocery stores within a walkable distance? Focus more support on areas such as Southwood.

Screen Name Redacted

5/10/2022 06:54 PM

Providing more and more frequent transit, which is most used by low-income people

Screen Name Redacted

5/10/2022 11:37 PM

Not the County's business.

Screen Name Redacted

5/11/2022 11:39 AM

Evaluate distribution of amenities such as parks, libraries, recreation center, etc. and the pedestrian connectivity in comparison to demographics. Evaluate heat islands within the community in

comparison to demographics and target green infrastructure enhancements.

Screen Name Redacted

5/11/2022 05:57 PM

Please consider refining the Growth Management Policy to provide more nuance than binary definitions of "Rural" or "Development". In reality, the uses amongst these two areas vary widely. Consider increasing the variety of housing types and densities permitted within the development area, and not just along Route 29/commercial corridors. Affordable housing should not be concentrated in a few select areas - revisiting the land use and zoning districts in primarily single-family neighborhoods is critical. Please consider (as I know you are doing!), how existing land use relates to historical patterns of development so that we can understand how history and racial equity, relate to the existing form of development today. We do not want to repeat harms of the past, and instead want to approach this work in a trauma-informed manner.

Screen Name Redacted

5/13/2022 10:04 AM

Expand the so called growth area. Let people believe in advancing themselves by meritorious behavior.

Screen Name Redacted

5/13/2022 03:12 PM

Stop trying to "control" everything.

Screen Name Redacted

5/13/2022 03:26 PM

Equity has nothing to do with it!!!

Screen Name Redacted

5/13/2022 03:51 PM

I am tired of hearing about equity and inclusion!!

Screen Name Redacted

5/13/2022 04:05 PM

Work to bring in more industry, reduce regulations on existing industry (event facilities, wineries, etc.

Screen Name Redacted

5/13/2022 05:01 PM

Stop forcing high-density low-income (supposedly high quality) housing on the county. Let people flow to opportunities that present themselves and use their wits and will to overcome obstacles. We do not live in an unjust society. The opportunities have been there since the 1990's and certainly the "oughts." Stop with the racial injustice hysteria. It's going to backfire on the Democrat Party very soon.

Screen Name Redacted

5/13/2022 05:42 PM

The County has no business making "equity" its goal. You can't dictate or control quality of life for residents. You need to stick to your limited magisterial duties. You preach "green energy" and

preservation, yet you allowed Hazy Mtn to destroy a whole neighborhood with traffic, deforestation, water pollution, pesticides, wildlife habitat destruction, & a huge carbon footprint (all without permits). Total hypocrisy. You've become anti-rural, anti-history, anti-working class property owner. I'm livid.

Screen Name Redacted

5/13/2022 06:15 PM

Tighten the regulations for the low density rural agricultural areas. Limit commercial development in these areas.

Screen Name Redacted

5/13/2022 06:36 PM

Equity is a communist idea. Please consider equality (equal opportunity under the law). Equity and other communist ideologies are destroying America.

Screen Name Redacted

5/13/2022 08:27 PM

Investing in adequate public water utilities and minimal road improvements (straightening or adding slightly wider roads with shoulders for safety for drivers and bikers alike) would be effective for further commitment to equity and inclusion. Land/lot values in rural areas might appreciate to be more commensurate with suburban neighborhoods with ready access to water that doesn't require filtering impurities and minerals. better access to water would also help agriculture.

Screen Name Redacted

5/14/2022 02:34 PM

Stop letting University of Virginia swallow up land to build ugly parking lots and more ugly buildings. This has a deleterious effect on County revenues. Be more business friendly -- Albemarle County is well known for making life hell for new businesses. Example: Why did two breweries have to compete to get your approval? Why did you not let them both set up here? More and more, interesting businesses are moving into adjacent counties because of Albemarle's reputation as a bad business environment. We spend more and more time in Gordonsville, which is lively and safe; and Zions Crossroads, which we hope will eventually become a new shopping hub with, for instance, a Home Depot. The actions of County planners indicate that they hate business on principle. However, businesses 1) increase revenues; and 2) make this a more interesting place to live. No one wants to invest in our area because of your endless rules and regulations and oversight, and your nonsensical ideological bent. All people, regardless of race, creed, culture, sexual preference, whatever, want the same things, and it is racist of you to assume that they do not. Make life here easy for taxpayers, and easy for shoppers and safe for everyone. Right now, it is none of these things. We pay more and more taxes each year for fewer and fewer services. I cannot think of the last time the County actually did something that benefited residents. Only people living in the University areas are contented.

You have abandoned those who live in the rural areas, even to the point of trying to remove our emergency services (Stony Point Fire Department -- you tried!) Please drop your racist language and accept that we are all universally human. But hey, I'm not holding my breath.

Screen Name Redacted

5/14/2022 02:39 PM

Stop promoting senseless bike paths as a suitable means of transportation. You should also keep bikes of rural roads such as Old Lynchburg Rd.

Screen Name Redacted

5/14/2022 02:39 PM

Stop building McMansions!

Screen Name Redacted

5/14/2022 03:25 PM

Nothing

Screen Name Redacted

5/14/2022 03:52 PM

inclusion is okay, but how about equality of opportunity and equal enforcement of the laws - not equity which only means equal outcomes, which is not possible for human beings who desire different things

Screen Name Redacted

5/14/2022 05:45 PM

Require developers to provide a % of all residential developments for on-site affordable housing without allowing a payment alternative. Eliminate the ability for developers to remove properties from the affordable housing designation after a certain amount of time has elapsed. Scale up mass transit so it is actually useful and reliable.

Screen Name Redacted

5/14/2022 06:17 PM

There are areas all over the county, but particularly in Porters, with poor broadband access. There are frequent electric outages that need to be addressed. The public schools are not places where ALL students feel accepted....definitely a preferred status for some students who identify w progressive cultural trends.

Screen Name Redacted

5/14/2022 08:03 PM

No comment.....might as well say QUOTA

Screen Name Redacted

5/15/2022 09:29 AM

As someone who attended ACPS schools for K-12 and recently graduated (2020), I believe that education policy needs to be revised to be more equitable for minority students. I took many honors and AP classes, and despite going to AHS, the most diverse high school in the county, the composition of the classes that I took did not reflect this same diversity. I feel like ACPS has been making progress in this area, but unfortunately the current culture seems to promote de facto

segregation WITHIN the schools.

Screen Name Redacted

5/15/2022 04:16 PM

The County has gone so far overboard in it's equity and inclusion agenda, that it a new category of marginalized people has emerged. Albemarle's actions while laudable are ill-balanced, ill-conceived, and now discriminate against wide swaths of citizens. The actions represent widespread policy (Board) and Executive (county staff) failures. Therefore suggest there be NO specific equity and inclusion components in favor of doing your job properly.

Screen Name Redacted

5/15/2022 04:51 PM

Why does such a rich county still have trailer parks with terrible living conditions? Can't we use County funds to provide better living conditions for the people who live there?

Screen Name Redacted

5/15/2022 06:01 PM

Stop promoting racism and segregation in the school system. Your not promoting equity and inclusion. You just promoting racism and hate towards whites and men. Your hurting minorities and women by telling them they are oppressed. Booker T. Washington did not hate white people and he was actually an ex-slave. He also once said "There is another class of coloured people who make a business of keeping the troubles, the wrongs, and the hardships of the Negro race before the public. Having learned that they are able to make a living out of their troubles, they have grown into the settled habit of advertising their wrongs — partly because they want sympathy and partly because it pays. Some of these people do not want the Negro to lose his grievances, because they do not want to lose their jobs." Are you afraid to lose your jobs? You know black people are not oppressed and yet you tell them they are.

Screen Name Redacted

5/15/2022 08:26 PM

For those of us living in the Rural areas, we see no benefits for our tax dollars; wildlife are being killed as builders are tying up lanes of traffic, forcing deer to sprint across lanes of cars. Roads are remaining the same size, classroom sizes are increasing as new building is allowed regardless of the effect on existing homeowners.

Screen Name Redacted

5/16/2022 11:21 AM

The Master Plan has been restrictive towards Pantops / Shadwell for many many years. That Interstate / Interchange should be commercial with water and sewer many years ago..

Screen Name Redacted

5/16/2022 11:26 AM

Instead of simply changing policy the county needs to change actual practices. Investment must be made in services that will increase well-being and quality of life for all - this can be focused first on low

income neighborhoods who traditionally lack these resources.

Screen Name Redacted

5/16/2022 05:07 PM

Nice words and goal. Disconnected and haphazard development do not promote this goal.

Screen Name Redacted

5/16/2022 06:41 PM

Recognize God in all you do and reject any forms of Marxism and Socialism. All County surpluses must be refunded to Albemarle County real estate paying citizens. LOCK Real Estate taxes to a fixed rate that SHALL NOT change until the property is sold. It is false, unjust, and unequitable to adjust real estate taxes each year. Eliminate Personal Property taxes.

Screen Name Redacted

5/16/2022 10:15 PM

No change

Screen Name Redacted

5/17/2022 03:24 AM

Sound fiscal policy should be the focus of County leadership and planners. Directing resources toward equity & inclusion initiatives, a seemingly broad scope in today's policy, should not be a priority consideration. Promoting a mix of employment opportunities should lead to opportunities for residents of the County.

Screen Name Redacted

5/17/2022 07:54 AM

Affordable housing for everyone with a focus on those who have limited resources

Screen Name Redacted

5/18/2022 04:52 PM

Widespread conservation

Screen Name Redacted

5/18/2022 06:44 PM

To be determined.

Screen Name Redacted

5/19/2022 11:29 AM

See comments above re: neighborhood schools & ability to travel without car.

Screen Name Redacted

5/19/2022 02:15 PM

This is incredibly important. The current policy does not seem to have had any impact in the Keswick area which is primarily white and affluent.

Screen Name Redacted

5/19/2022 03:27 PM

None.

<p>Screen Name Redacted</p> <p>5/20/2022 10:46 AM</p>	<p>Stop paying lip service to this and do something--i.e., stop paving things over. Example, the BP station ruined a historically black community (Freetown) that had been peacefully existing for 150+ years.</p>
<p>Screen Name Redacted</p> <p>5/20/2022 10:47 AM</p>	<p>I'll answer with a question. How is the County using the money from the fees it collects from developers who opt not to build affordable housing?</p>
<p>Screen Name Redacted</p> <p>5/20/2022 10:59 AM</p>	<p>Actually consider the well-being & quality of life for current residents.</p>
<p>Screen Name Redacted</p> <p>5/20/2022 11:33 AM</p>	<p>This is a false flag. The real problem for far too many is that the housing costs are very high. This is the outcome from the restrictive land use policies in the county. As with other cities like Boulder, CO, when you severely restrict the available land, you automatically get higher costs. This further exacerbates the traffic and infrastructure problems because it forces people to commute greater distances.</p>
<p>Screen Name Redacted</p> <p>5/20/2022 12:25 PM</p>	<p>The county needs to be more effective in connecting with residents, particularly those of color who may be reluctant to speak up on their own behalf. I know you are trying to improve communication with the citizens, but it does not appear to be working.</p>
<p>Screen Name Redacted</p> <p>5/20/2022 12:28 PM</p>	<p>Minor attention as this becomes a "rabbit hole" of social engineering with ambiguous costs, benefits and unintended consequences.</p>
<p>Screen Name Redacted</p> <p>5/20/2022 01:56 PM</p>	<p>More affordable housing and improved bus service.</p>
<p>Screen Name Redacted</p> <p>5/20/2022 03:14 PM</p>	<p>emphasize public transportation in areas whith low income. Focus on land use to provide afterschool recreational facilities in low income areas</p>
<p>Screen Name Redacted</p> <p>5/20/2022 04:27 PM</p>	<p>The southern end of the county</p>
<p>Screen Name Redacted</p> <p>5/20/2022 05:02 PM</p>	<p>Workingbhard</p>

Screen Name Redacted 5/20/2022 05:35 PM	Be more mindful in planning process to include equity concerns.
Screen Name Redacted 5/20/2022 05:46 PM	Excellent - Representative if needs related to Rural Residents that are marginalized .
Screen Name Redacted 5/20/2022 05:46 PM	1) Be more emphatic about having sidewalks, bike lanes, and adequate transit in Development Areas. 2) Eliminate (or strongly reduce) minimum parking requirements.
Screen Name Redacted 5/20/2022 07:58 PM	I am hopeful that we can stay committed to equity and inclusion. But I also hope that growth does not get ahead of improved infrastructure that needs to be maintained
Screen Name Redacted 5/20/2022 08:45 PM	The choices in the last 2 questions come across as one or the other: growth areas that ONLY focus on building design and density without any attention to green/rural aspects/protection of existing green features or rural areas that focus ONLY on views, environmental protection with no attention to infrastructure (roads,affic, etc.).
Screen Name Redacted 5/21/2022 08:13 AM	1. I believe that affordable housing neighborhoods should access to walkable GREEN markets. 2. I believe that affordable housing neighborhoods deserve to be educated about food and its impact on health. 3. I believe that areas that are already developed, but are failing, should be revamped to serve the underserved by replanning recreating those areas with the infrastructure that exists, verses starting over and using up more land. (Implement #1 and #2 in those areas). People should have a community that is walkable, has green-space, has park space and has accessible public transportation.
Screen Name Redacted 5/21/2022 08:33 AM	The need for better, safer and more effective transportation systems.
Screen Name Redacted 5/21/2022 11:24 AM	Maintain current policies
Screen Name Redacted 5/21/2022 12:01 PM	The Equity Profile is rich in demographic data and highlights some of the disparities across the County. I don't see any mention in the Growth Management Policy directed toward alleviating these disparities.

<p>Screen Name Redacted</p> <p>5/21/2022 12:43 PM</p>	<p>Continue to emphasize engagement by all citizens who reside here....provide a variety of channels for receiving input....and report back progress on developing plans for the future.....ensure the planning process remains flexible as priorities shift..</p>
<p>Screen Name Redacted</p> <p>5/21/2022 01:18 PM</p>	<p>Take a hard look at historic black and other equity areas to support historical projects and analysis.</p>
<p>Screen Name Redacted</p> <p>5/21/2022 02:29 PM</p>	<p>paying attention and, maybe following the planning commissions recommendation's and why , instead of not paying attention to these studies. no ne believes in this elected board of supervisors anymore lost the trust of them making good decisions.</p>
<p>Screen Name Redacted</p> <p>5/22/2022 09:43 AM</p>	<p>Government actions due not manage growth. It encourages unrestricted growth which will destroy our natural environment and increase carbon emissions.</p>
<p>Screen Name Redacted</p> <p>5/22/2022 12:55 PM</p>	<p>Improving the housing policy to actually deliver units for income qualified residents will be a big improvement. Yet these affordable units much also be built with quality of life of the residents in mind with trees, greenspaces and play places. We should NOT choose high density concrete housing- that is unfair and unjust. Continue to search for obstacles to equal access across our ordinances and processes.</p>
<p>Screen Name Redacted</p> <p>5/22/2022 05:17 PM</p>	<p>There should be measures of investment per capita across districts/areas to insure equitable investment. School, Park, and traffic/transit investment should be equitable. Similarly, affordable housing should be available in all districts/areas.</p>
<p>Screen Name Redacted</p> <p>5/22/2022 05:20 PM</p>	<p>Anything that can encourage developers to include a range of housing types and prices in each development instead of all housing within the development the same type and price will promote equity and inclusion.</p>
<p>Screen Name Redacted</p> <p>5/22/2022 05:43 PM</p>	<p>Allow more affordable multi-family, denser residential units to get built in the urban ring/growth areas Plan for more walkability in areas that are in the urban ring such as Pantops Consider allowing more multi-family residential construction along with a form based code to have some control over the scale/aesthetics of new construction Closer partnerships between the City and County on how to develop areas</p>

in the urban ring that connect to shared infrastructure etc

Screen Name Redacted

5/22/2022 06:30 PM

Density. Housing. Community.

Screen Name Redacted

5/22/2022 07:28 PM

Increase size of growth area by 2-3 times to make housing opportunities to all

Screen Name Redacted

5/22/2022 09:43 PM

Investment in multi-modal transportation options. Better protection of water resources.

Optional question (93 response(s), 46 skipped)

Question type: Essay Question

Q6 What changes to the Growth Management Policy, if any, should we consider to further the County's commitment to climate action—both greenhouse gas emissions reduction and preparing for increasingly severe weather brought by climate change? Resource: Albemarle County's Phase 1 Climate Action Plan

Screen Name Redacted

4/29/2022 11:08 AM

Infill development and walkability are some of the most impactful climate actions. Share walls, drive less. Sprawling development is a climate policy failure. Development area policy must promote and incentivize walkable mixed-use, increased density, and improved public transit. Likewise, Scottsville is a node of historic density where walkable car-free lifestyles are possible. The town should be included as a development area partner, and similar investments in urban infrastructure and services supported there.

Screen Name Redacted

4/30/2022 08:49 AM

Any new development needs to reconsider the drainage and landscape, e.g. trees. There is not near enough consideration for the problems created by allowing poor drainage with increased run off. What ever planning guides have been used or are being used now they are out of date. The weather and rain fall is far more damaging then when those guidelines were developed. Stop allowing these huge retaining walls and inadequate storm run off ponds. Require developers to use storm drains, curbs and gutters not drainage ditches like we're used in Fontana and Whittington. Ugh...

Screen Name Redacted

4/30/2022 02:11 PM

Improve public transportation in and around Crozet. Roads need to be suitable for major evacuations. In that area, better tree management near any significant road. Support solar and wind farms.

Greenwood can't avoid everything. Everyone outside the development areas can't remain exactly the same when massive needs are being created that need support.

Screen Name Redacted

5/01/2022 02:18 PM

Keep more rural and timber land. Provide better access to electric charging stations

Screen Name Redacted

5/02/2022 08:34 AM

I am good with what they are currently

Screen Name Redacted

5/02/2022 10:30 AM

ridiculous question to have

Screen Name Redacted

5/02/2022 03:52 PM

Allow people to live close to the city and UVA

Screen Name Redacted

5/02/2022 03:59 PM

Minimize paved surfaces, focus more on streamside buffers and wetlands to prevent flooding pollution

Screen Name Redacted

5/02/2022 04:24 PM

Sufficiently covered in current plans.

Screen Name Redacted

5/02/2022 08:43 PM

Ask builders to actually attend to climate action, when building new housing and new schools, roads

Screen Name Redacted

5/03/2022 09:42 AM

I am certainly no expert, but what I read appears thoughtful and well planned.

Screen Name Redacted

5/03/2022 10:00 AM

The policy should include clear language about the County's GHG reduction goals and vision, and explain how the growth management policy contributes to that (by reducing driving through compact development and multimodal transportation options, encouraging more energy-efficient construction, protecting carbon sinks, etc.). The policy should also explain how protection of forests, floodplains, riparian areas, and other natural resources provides natural resiliency for our community against the impacts of climate change; I think a lot of people still are not very aware of this aspect.

Screen Name Redacted

5/03/2022 05:56 PM

The Climate Action plan has a number of "immediately actionable" items -- is there a person at the county who's responsible for

implementing those? They sound like great ideas!

Screen Name Redacted

5/03/2022 08:30 PM

Protect our forests! Minimize tree destruction. Minimize paving.. don't allow developers to raze large swaths of forest.

Screen Name Redacted

5/03/2022 09:45 PM

1) Increase the levels of GHG emissions reductions and resilience structures created that government facilities must meet. Really lead by example. 2) Incentivize ways that private individuals, organizations, and business can cut back on their production of GHG gases. 3) Make awareness of energy use reduction a part of everyday life in Albemarle.

Screen Name Redacted

5/03/2022 10:54 PM

Plant more trees and stop destroying our green spaces with unnecessary building. That's it.. Is it not obvious that you increase pollution when you pave over the green spaces, chop down trees, and build thousands of ticky tacky houses and stores inhabited by thousands of people? Duh. We don't need more shopping centers, convenience stores or cookie cutter developments.

Screen Name Redacted

5/04/2022 12:16 PM

The new comp plan needs to acknowledge that modern human societies are unsustainable and that we must transform societies soon to avert worst consequences of climate change. (See, for example, the 2018 IPCC 1.5-degree report.) The growth policy should note that population growth drives greenhouse gas emission increases and destruction of sequestration capacities of our open spaces (and economic development can promote population growth). After that, it should require analyses of climate change impacts of all major decisions affecting County population growth, economic development and land use change and require the results of analyses be weighed in County decision making. I don't think the County wants to include any of this, but without including these things in the new plan, the new plan will fail future generations.

Screen Name Redacted

5/06/2022 12:41 PM

Require or encourage solar on all commercial buildings, esp flat roofs. Solar on new residential construction whenever possible. Reduce the spread of pavement and building in rural areas. More conservation easements to protect open space.

Screen Name Redacted

5/06/2022 03:31 PM

Emergency action kits and education for households. (free, esp. if lower income),incentivize eco-friendly construction, funds to repair substandard homes that may be damaged in severe weather, more extensive advance preparation, utility lines/tree trim-more preparation.

Screen Name Redacted

5/06/2022 03:37 PM

Discourage the clearing of land for new developments. Why are they building new stores when we have so many vacant retail buildings?

Screen Name Redacted

5/10/2022 03:38 PM

More people bring more cars and greenhouse gas emissions. Light pollution and less trees from more development is going to contribute to climate change. Having better public transportation is one way to help cut back on gas emissions. Also less development would help with run off brought on by asphalt parking lots which empty into streams, lakes and reservoirs. Increase the amount of trees needed within a development.

Screen Name Redacted

5/10/2022 06:54 PM

Increasing density in mixed-use areas and eliminating single-family zoning so that people don't have to travel as far to reach retail and services.

Screen Name Redacted

5/10/2022 11:37 PM

Again, should not be driving County policy.. If you must,let's find a sight for a new generation nuclear plant.

Screen Name Redacted

5/11/2022 11:39 AM

Evaluate heat islands within the community and target green infrastructure enhancements. Enhance pedestrian connectivity and transit options. Incentivize rooftop solar and invest in rooftop solar on public buildings. Evaluate energy efficiency of public facilities and invest in electric vehicle fleets. Provide support for lower income residents to integrate cooling systems into their homes or access to public facilities with cooling systems to prevent heat related deaths associated with increases in extreme weather. Preserve natural and agricultural resources for regional and long term sustainability and food security. Protect drinking water supply and ensure drought reserve. Coordinate efforts with Charlottesville.

Screen Name Redacted

5/11/2022 05:57 PM

Rather than applying a uniform policy across all of the Rural Areas, please consider using existing plans and data about valuable natural resources that warrant preservation to support reduction of greenhouse gas emissions and improvement of stream health. Please consider allowing solar and wind by-right (I know this is zoning and later down the road, but still something to keep in mind!) to prevent NIMBY pushback during the development review process. Finally, however you all might consider transportation planning alongside growth management - public transit, bike-ability and walkability are connected to the climate action aspect to this work! I'm not quite sure how this fits in to the Growth Management Policy itself, but I trust you all to do the work!

Screen Name Redacted

5/12/2022 09:44 AM

Add charging points for electric vehicles, offer grants for installing solar roofs, all new school buses to be electric powered., maximize solar cell installation at schools. encourage gardeners to plant veggies, make more composted waste conveniently available, reduce traffic congestion, plant more trees, fertilize existing trees and prune effectively.

Screen Name Redacted

5/12/2022 04:59 PM

abandon

Screen Name Redacted

5/13/2022 10:04 AM

My comment here is about Water. Albemarle Couty has focused on water quality. It is a solution looking for a problem. What drives water quality as an issue in Albemarle goes back a generation now to the "Save the Bay" movement. I own property near the mouth of the Potomac, too, so I can report the Bay is better than it was. The better quality is far from over with much attention needed in tributaries to the far north of the Bay itself. Water quality in Albemarle's streams and rivers is also a continuing concern. The use of the lead statistic of 56% would make Madison Avenue advertisers proud. Albemarle County, with 477,000 acres and an abundance of miles of rivers and streams, has a lot of watershed to study. Staff's own study in 2017 admitted since 95% of the county is Rural Area; it is a mountain they didn't want to climb. So, what we are really focusing on is the Rivanna watershed and, even more specifically, it is the City portion of the Rivanna that needs attention. True, in the 5% of the County where development is focused, the Rivanna is particularly vulnerable but beyond that Landowners should carry the banner of clean water. Not government.

Screen Name Redacted

5/13/2022 03:12 PM

Stop trying to "control" everything.

Screen Name Redacted

5/13/2022 03:51 PM

I do NOT believe in climate change. It is cyclical.

Screen Name Redacted

5/13/2022 04:05 PM

None. There is nothing the Country can do to affect climate. Trying to only wastes time effort and taxpayer dollars.

Screen Name Redacted

5/13/2022 05:01 PM

Climate Change is a false crisis. Climate models are not only just "models," but they are ALL biases toward extreme outcome prediction. This can be fully demonstrated but Democrat-controlled communications channels around this issue--legacy media and

federal-funding-addicted universities--will not let this come out. It will eventually because everyone is starting to see through it.

Screen Name Redacted

5/13/2022 05:42 PM

You have no business making climate change a priority. Schools should be a priority. Preserving rural lands and scenic view sheds should be a priority. Making the county small-business friendly should be a priority. Retaining police officers should be a priority.

Screen Name Redacted

5/13/2022 06:15 PM

Preserve the agricultural and forested areas. Don't allow climate change alarmists to dictate irrational and unreasonable regulations.

Screen Name Redacted

5/13/2022 06:36 PM

Plan all aspects of growth on how it will affect its citizens. For instance, plan how the traffic will change and what road improvements are required before building and growth is considered in an area.

Screen Name Redacted

5/13/2022 08:27 PM

private landowners should bear responsibility for soil improvements and planting trees.

Screen Name Redacted

5/14/2022 02:34 PM

We have already had solar panels installed and I thank all taxpayers less fortunate than myself for helping us pay for it. That's what working people are for, is it not? Perhaps you could pay the full amount if we choose to purchase more. And please pay for my rain barrels, and for excellent compost to be delivered to my home. I have a longer list of course, which would benefit myself at the expense of others, but I will stop there. Now on a serious note: Please forbid electric cars since they are highly dangerous and will produce a mountain of dead batteries with dangerous substances that future generations will have to deal with. and I resent the fact that County taxpayers are footing the bill for the electricity to fuel the EVs of County bureaucrats. There should be meters on those chargers and those who use them should pay for them. People who are well informed know that you cannot require our power suppliers to utilize wind and solar (which have caused rolling blackouts in California, among other places) and, at the same time, be required to supply additional power for EV chargers. This is a very simple equation. We are headed for blackouts if your "climate action" policies remain intact. I do have to challenge your central premise, however, about the "increasingly severe weather brought by climate change." The facts do not support this. Do you know anything about the Little Optimum in the Middle Ages? (See Tuchman's "The Distant Mirror" -- not to burden you with history...The climate changed so "severely" that the population of Europe was decimated by famine, then by

plague. Climate has been changing since the beginning of time. We have nothing to do with it. The fear we should have is that the world gets colder -- not warmer. Again, I waste my time.

Screen Name Redacted

5/14/2022 02:39 PM

Please spend more effort on useful projects such as luring better shopping opportunities. We often travel to Short Pump or Waynesboro to satisfy our needs.

Screen Name Redacted

5/14/2022 03:25 PM

Nothing

Screen Name Redacted

5/14/2022 03:42 PM

Stop cutting down forests, such as is being done in the Brookhill Development at the junction of Polo Grounds Rd. & Rte.29/ This property should have been added to the rural zone which borders it.

Screen Name Redacted

5/14/2022 03:52 PM

We should not try to "manage" climate change when there are so many variables affecting climate and we don't understand it well enough to add so many extra costs that harm the poorest among us the most

Screen Name Redacted

5/14/2022 05:45 PM

Address the potential for future drought and resulting wildfires through policies and disaster readiness planning.

Screen Name Redacted

5/14/2022 06:17 PM

Protect from electric outage

Screen Name Redacted

5/14/2022 08:03 PM

Don't know what is in the Growth Management Policy

Screen Name Redacted

5/15/2022 09:29 AM

Tax credits for using sustainable energy sources and low emission vehicles/appliances/etc. similar to the city of Charlottesville.

Screen Name Redacted

5/15/2022 04:16 PM

Place a five year moritorium on ANY new development in the County that is not in the pipeline as of Jan 1, 2022.

Screen Name Redacted

5/15/2022 04:51 PM

Don't allow any more hookups to natural gas or propane Require new residential and industrial buildings to have solar panels Require developers to keep as many mature trees as possible Require developers to plant only species native to the Piedmont Require more green space Don't build housing so close to 29 where residents are

exposed to exhaust from vehicle traffic. Require a larger setback away from the road.

Screen Name Redacted

5/15/2022 06:01 PM

Climate change is natural. A scientist once said this ""Respecting the second issue, carbon dioxide emissions and climate change generally, it must be first unequivocally stated that carbon dioxide is not, never has been, and never can be a pollutant. Moreover, during the last half century, "scientists" and "experts" have asserted with certainty that the earth was facing a cooling period, then a warming period, and now simply and more broadly put, climate change, thereby covering all possibilities with no future need for clarification or correction. The main culprit, we are told, is carbon dioxide resulting primarily from the use of fossil fuels. Of course, as any elementary school science teacher explains to her students, carbon dioxide is oxygen to plants, and in turn plants generate oxygen for the rest of us."

Screen Name Redacted

5/15/2022 08:26 PM

If you wouldn't allow for the enormous highrise development places which cram individuals on top of each other (where, by the way, are these people going to find work?), we wouldn't have to worry so much about greenhouse gas emissions.

Screen Name Redacted

5/16/2022 10:27 AM

Scrap the plan, save money.

Screen Name Redacted

5/16/2022 11:21 AM

The Master Plan has been restrictive towards Pantops / Shadwell for many many years. That Interstate / Interchange should be commercial with water and sewer many years ago..

Screen Name Redacted

5/16/2022 11:26 AM

Land use and sprawl has one of the greatest impacts on our GHG emissions. As such, rural sprawl should be stopped and dense compact urban development should be emphasized. If anything, down zone the rural areas, shrink the growth area, and increase growth area density. Invest in safe alternative transportation corridors for bicycle and pedestrians in order to reduce reliance on automobiles.

Screen Name Redacted

5/16/2022 05:07 PM

Less car traffic and dependence on the car. Quit talking, start doing. Sidewalks, bike lanes, interconnectivity, bike and pedestrian crossing of major arterials, park and ride, public transit, and more. Most new development is totally car dependent.

Screen Name Redacted 5/16/2022 06:12 PM	Our neighborhood had an F-I tornado micro-burst the year you let Brookhill shave that hill for your high-density housing.
Screen Name Redacted 5/16/2022 06:41 PM	This is Horseshit. My garden and plants prefer carbon dioxide, but it never rises more than 4 percent of available gas. Climate action is horseshit, do you really think you can control the weather? Climate changes all the time and it is alarmists like you and this question that look a selective data to scare the public.
Screen Name Redacted 5/16/2022 10:15 PM	None
Screen Name Redacted 5/17/2022 03:24 AM	Climate change should not be a factor in County policy.
Screen Name Redacted 5/17/2022 07:54 AM	Reduce taking down trees and plant more trees
Screen Name Redacted 5/18/2022 04:52 PM	Nuclear is the only real answer
Screen Name Redacted 5/18/2022 06:44 PM	Less and less reliability on fossil fuels by increasing public transportation farther out.
Screen Name Redacted 5/19/2022 11:29 AM	More resources for home-owners re: planning for better stormwater management.
Screen Name Redacted 5/19/2022 02:15 PM	Please see above about a more defined plan to conserve trees and vegetation.
Screen Name Redacted 5/19/2022 03:27 PM	None.
Screen Name Redacted 5/20/2022 10:04 AM	Density affects the amount of greenhouse gasses considerably, so the density in these areas needs to be reduced.
Screen Name Redacted 5/20/2022 10:46 AM	Stop approving growth. We'll be running out of water in no time.

Screen Name Redacted 5/20/2022 10:47 AM	Stop the bulldozing, clear cutting, and brush burning on land in the development areas!
Screen Name Redacted 5/20/2022 11:33 AM	You make only miniscule progress with climate change when people have to commute greater distances due to unaffordable housing.
Screen Name Redacted 5/20/2022 12:25 PM	Require that developers NOT cut down entire forests in order to (over)build. Trees are essential to controlling greenhouse gases!!
Screen Name Redacted 5/20/2022 12:28 PM	Given that the impact of global development of populous countries like India, Bangladesh, Nigeria and Indonesia on greenhouse gases, I suggest the County's climate plans have true direct economic return. Think recycle aluminum but not paper.
Screen Name Redacted 5/20/2022 01:56 PM	Decrease emissions by improving ability to bike or walk safely to places of employment, stores and restaurants. More bike/ped trails and green spaces. Maintain critical slopes to decrease run off and erosion in creeks, streams and river.
Screen Name Redacted 5/20/2022 02:59 PM	Need more tree canopy, less development along streams, more stream protection with larger stream buffers, and more greenways. New houses/apartments should be oriented for passive and photovoltaic. We should prioritize solar installations over parking lots and residential and commercial buildings rather than building them on agricultural or forest land.
Screen Name Redacted 5/20/2022 03:09 PM	Don't add any new growth areas
Screen Name Redacted 5/20/2022 03:14 PM	Since about 50% of greenhouse emissions are related to transportation, it is unlikely that any growth management policy is going to do more than what is currently being done. The County is large and unless companies are restricted to industrial parks thus allowing better use for public transportation, there is little in growth management that appears to have large leverage
Screen Name Redacted 5/20/2022 03:21 PM	limit size of houses to 2000 sq ft.
Screen Name Redacted	the southern end of the county

5/20/2022 04:27 PM

Screen Name Redacted

5/20/2022 04:38 PM

Improve communication with affected residents when proposing projects like the Secretary Rd solar project. Those residents should not first learn of the planning via the newspaper!

Screen Name Redacted

5/20/2022 05:02 PM

I think the present growth management plan should be changed to recognize the climate damage that all this dense and crowded residential developments causes, and stop thinking that everyone who wants to live in Albemarle County must be able to. We are developing the County into a joke - build o.n every square inch of grass.

Screen Name Redacted

5/20/2022 05:35 PM

Increased education about what to do in case of extreme weather conditions. How can citizenry prepare for such events. And, intensify efforts to reduce gas emissions through the use of better mass transit alternatives and incentivize use of alternative energy sources (solar/wind/geothermal).

Screen Name Redacted

5/20/2022 05:46 PM

1) Update outdated zoning and Entrance Corridors policies that prevent the installation of decentralized renewable energy systems. 2) Establish more restrictive maximum parking requirements and only allow extra parking in places where parking is coupled with solar energy, EV charging stations, and trees.

Screen Name Redacted

5/20/2022 07:58 PM

I am committed to climate action and I am glad to see that Albemarle County has a plan

Screen Name Redacted

5/20/2022 08:45 PM

Require recycling for all businesses.

Screen Name Redacted

5/21/2022 08:13 AM

I believe that Albemarle County should stop expanding and should refocus on revamping where infrastructure exists. My answer to #5 applies to this question: revamping existing neighborhoods or failing areas (like strip malls or big malls) into walkable neighborhoods with green markets, parks and public transportation. By creating walkable, treed neighborhoods with meaningful local markets, etc, access to public transportation and creating parks, both human moral and the climate are lifted.

Screen Name Redacted

5/21/2022 08:33 AM

Reduction of driving times/traffic loads caused by ever increasing traffic volumes on existing roads.

Screen Name Redacted 5/21/2022 11:24 AM	Increase environmental standards
Screen Name Redacted 5/21/2022 12:01 PM	I think emphasis on energy conservation, renewable energy generation, and sustainable transportation alternatives needs to be a prominent part of the policy statement for both the rural and development areas.
Screen Name Redacted 5/21/2022 01:18 PM	Give tax credits or other incentives to residential solar and wind.
Screen Name Redacted 5/21/2022 02:29 PM	all these housing developments in the county in rural areas, ??cutting down 100 year old trees, packing people in rural areas instead of all these empty shopping centers closer to town's borders where they have public transportation and stores that could be used
Screen Name Redacted 5/22/2022 09:43 AM	Stop promoting growth. Completely drop the proposal to install artificial turf athletic fields.
Screen Name Redacted 5/22/2022 12:55 PM	Recognize that more people results in more GHG emissions-period. Also recognize that tearing down more forest to build more concrete increases GHG emissions and removes progress made with EVs, weatherization. Improving transit by prioritizing County focused services to reduce more widespread auto use would slow the increase somewhat but will not get us to our targets in 2030.
Screen Name Redacted 5/22/2022 05:17 PM	Transit, pedestrian and biking infrastructure should be prioritized to help reduce emissions. Do regular evaluation of climate Action Plan and make adjustments as needed.
Screen Name Redacted 5/22/2022 05:20 PM	The number one goal of the Growth Management Policy relative to climate action should be to reduce traffic congestion through better road designs and parallel collector streets, and traffic reduction by improving walkability..
Screen Name Redacted 5/22/2022 05:43 PM	The greatest impact local governments can make in reducing carbon emissions is allowing for greater density so people can live closer to work and don't have to drive as much. Allowing for greater multi-family residential is critical

Screen Name Redacted

5/22/2022 06:30 PM

Density. Housing. Community.

Screen Name Redacted

5/22/2022 07:28 PM

Increase size of growth area by 2-3 times to reduce regional commute times

Screen Name Redacted

5/22/2022 09:43 PM

Ensure significant riparian buffers throughout the county, which can reduce the impact of flooding. Require sufficient space for street trees and additional tree cover to cool urban areas and absorb ghgs. Preserve natural areas and concentrate development areas for greater efficiency.

Screen Name Redacted

5/22/2022 10:10 PM

1. Get people out of their cars - prioritize walking, biking, and taking public transit. 2. Encourage denser housing, and more multi-family houses, apartment buildings, and rowhouses - all of which are more energy efficient than single-family detached houses.

Optional question (96 response(s), 43 skipped)

Question type: Essay Question

Q7 Please share any additional thoughts you have about the Growth Management Policy here:

Screen Name Redacted

4/29/2022 11:08 AM

Explicitly include the Town of Scottsville as a development area partner. While the Town retains its own land use powers, the County should recognize it as a node of walkable mixed use with attractive aesthetics and high levels of services, and expand its partnerships around sidewalks, public transit, and other urban/development area assets.

Screen Name Redacted

4/30/2022 08:49 AM

This is a beautiful area. Stop allowing the clear cutting and regrading of significant areas. There are a lot of abandon/ unused properties that can be re purposed rather than completely new. And stop paying for useless expensive studies. No body knows better what we need then us. Thank you for letting me comment.

Screen Name Redacted

5/01/2022 02:18 PM

I have lived in this county for 28 years and have been dismayed by the lack of planning to keep the rural areas rural, and to protect the water supplies. Buildings and asphalt decrease the amount of water

needed to sustain the community, pollute water ways, and increase heat. What was a small beautiful community is now a sprawling mess. People have taken on development as if we need to continue building to be happy; forgetting that many of us who have paid taxes for years really think we were a better place to live before so many developments were built.

Screen Name Redacted

5/02/2022 10:30 AM

Way to restrictive

Screen Name Redacted

5/02/2022 03:59 PM

The growth management policy has been successful in preventing development in much of the county but the benefits to the public aren't clear cut. There is little public access via bike/pedestrian friendly roads or trails to enjoy the preserved land. At the same time limiting developable land has led to a few developers providing much of the regions' housing, driving up costs.

Screen Name Redacted

5/03/2022 09:42 AM

NA

Screen Name Redacted

5/03/2022 10:00 AM

Overall, I hope the County keeps its strong growth management policy and existing Development Area boundaries to continue to advance many of the good policies we've had in place for decades but that necessarily take time to come to fruition. But I do think the current policy can be augmented to better promote equity and the County's climate mitigation and resiliency goals within the existing general policy framework.

Screen Name Redacted

5/03/2022 05:56 PM

Personally I would like to see the area between Crozet and Neighborhood 6 be selected for development and growth.

Screen Name Redacted

5/03/2022 08:30 PM

Slow down the rate of development in the development areas to absorb what is already in the pipeline and evaluate infrastructure needs and natural spaces before proceeding to "upzone" for further developments. End "middle density" designation.

Screen Name Redacted

5/03/2022 09:45 PM

The growth that has to be managed must be expanded to include economic growth. The economy is not a living entity; it does not have to grow. We should examine whether the reason we want it to grow is so that we can support the infrastructure that had to be built to support previous economic growth. What is the purpose of our economy? It should be to support all the people and the community. The economy

may need to change to do that but it does not necessarily need to grow. It must be healthy and stable.

Screen Name Redacted

5/03/2022 10:54 PM

If recent developments are any indication of what the county will look like in the next 5-20 years, I don't have high hopes for the long term preservation of Albemarle County.

Screen Name Redacted

5/04/2022 12:04 PM

As before - entirely uncoordinated with the city. In addition to the Rio matter, what is up with widening 250 up to Free Bridge as if that solves the very obvious problem on the city side? - as evident every single working day afternoon 3-5 pm east bound 250. Build your own roads as you promised - or quit building residential development.

Screen Name Redacted

5/04/2022 12:16 PM

The existing policy was a step in the right direction forty or fifty years ago (when climate change was little more than an abstract possibility). The current growth policy is not up to the current moment, and the County needs to recognize this if it is serious about planning for the next twenty years.

Screen Name Redacted

5/06/2022 12:41 PM

Need active programs to create and monitor conservation easements. Restore ACE and fund adequately. Tighten rural subdivision ordinances to effect policy better.

Screen Name Redacted

5/06/2022 03:31 PM

Overall intention of the growth management policy is excellent. It's the implementation -in both rigidity (when not logical and antithetical to the intent of the policy -no room for exceptions or allowances to support more affordable housing in creative ways) and extreme in implementation -speed and excess of growth area construction and infrastructure/school capacities - that are not sustainable.

Screen Name Redacted

5/06/2022 03:37 PM

The Albemarle County government is pro-business instead of pro-people.

Screen Name Redacted

5/07/2022 09:46 AM

Too much power is allowed developers.

Screen Name Redacted

5/08/2022 12:57 PM

You suck.

Screen Name Redacted

It would be really nice if residents could be updated on how many

5/10/2022 03:38 PM

dwelling units have been approved/in the pipeline in Albemarle since the last Growth Management report of 2019. Being able to see how close the number of approved/in the pipeline dwelling units come to the projections needed by 2040, given in the 2019 report, would be enlightening to emphasize how explosive growth has been.. The projections could be updated based on updated population projections provided by the Weldon Cooper Center.. New population projections will be available in July 2022. I previously asked for this information and was told it was not available. How can decisions be made if this data does not exist? This is an example of how the Comprehensive Plan and Growth Management are not considered when making decisions regarding development. Also, to supplement this data would be a nice summary of where all the new residents will be working.

Screen Name Redacted

5/10/2022 03:58 PM

As I note above, as the amount of land in the County designated for growth has decreased over the past 50 years, and the population has increased, the solution now seems to be to warehouse people into large, multi-family complexes (primarily up the 29 corridor) - sometimes even permitting waivers and exemptions to local ordinances for construction to fit in the structures (RST Development). Some of these new developments also offer minimal amenities for residents due to the high density. Because the County has excluded so much of the County land from growth, some of these new developments are being approved at very high density levels. The County needs to revisit the Places 29 plan levels of 6-34 units per acre and modify it significantly downward. The new development is often too large and grossly out of scale with the surrounding communities - which is a factor that must be considered in planning development. Moreover, this density will exacerbate current challenges regarding school density, traffic and the lack of public transportation, and environmental impacts. Since the population is likely to continue to increase, along with the need for housing, it seems (unfortunately, but necessarily) there is a need to re-examine and most likely expand the areas designated for growth in the County - rather than trying to concentrate it all in very narrow and high-density bands.

Screen Name Redacted

5/11/2022 11:39 AM

Albemarle has done a great job managing growth but they could do more to enhance equity and sustainability of how growth within those areas occurs. Expanding boundaries will make it harder to achieve those goals though because the market will drive development to greenfields instead of encouraging reinvestment and well planned redevelopment that would benefit existing communities.

Screen Name Redacted
5/11/2022 05:57 PM

I don't have any further thoughts about the Growth Management policy, but I'd like to offer a couple words of encouragement - ya'll are doing a great job, this is challenging work - but its important, thank you for doing what you do!

Screen Name Redacted
5/12/2022 09:44 AM

,

Screen Name Redacted
5/13/2022 03:12 PM

Stop trying to "control" everything.

Screen Name Redacted
5/13/2022 03:51 PM

Fix our roads first; they are in terrible shape. Drive on Barracks Rd. to Georgetown as an example.

Screen Name Redacted
5/13/2022 05:01 PM

If you want to control greenhouse gas emissions, lobby China and India--the two greatest greenhouse gas--and every other kind of toxin--polluters in the world.

Screen Name Redacted
5/13/2022 06:15 PM

North Albemarle County , the 29 corridor, is overdeveloped. Don't allow this dense commercial development to encroach to the south.

Screen Name Redacted
5/13/2022 06:36 PM

I would like to learn more about the policy and what are the key factors and functions in the decision making process.

Screen Name Redacted
5/13/2022 08:27 PM

Thoughtful growth management has really helped Albemarle maintain much natural and rural beauty and rural activities (equestrian activities, farm tours, vineyards, compelling sites for Historic Garden week) so that it is a regional and national destination. Moreover Virginia and Albemarle specifically benefit from historical tourism (middle school classes from all over the country organize trips to Virginia as an educational destination; colonial history and neighboring counties with Civil War battlefields) and tourism related to the wedding industry. We should continue to be stewards of this heritage for our own growth but also our touring guests. Thanks for the opportunity to engage!

Screen Name Redacted
5/14/2022 02:34 PM

I am most concerned about 1) forest fire; and 2) the water tables; and 3) the hostility of your planners to both rural residents, and to businesses. If only there could be a redrawing of jurisdictional lines, where Charlottesville and the metropolitan areas would be under a governing body; and the areas of the county outside that would either

join adjacent counties, or join together to form a rural network. You cannot serve both the metropolitan residents and the rural residents equally. You talk about "inclusion" -- we in the rural areas are definitely not included. We do not share the good graces of our supervisors and planners that the metropolitan residents do. As I said, those in the University communities are probably very satisfied; and those in gated communities are probably pretty satisfied as well, being both safe, and exclusionary. The County is governed by visionaries, who prize the ideas in their heads more than they do the actual well being of the residents they are supposed to serve. You are creating a mound of hurt for future generations of people who choose to live here. The taxes will be unaffordable except for the very rich; and your growth principle to stuff as many human beings into as small a space as possible will breed crime and violence. Your policies will produce a class of very wealthy residents and very deprived residents. Just how "inclusive" is that?

Screen Name Redacted

5/14/2022 02:39 PM

A bit off topic, but in light your draconian, illogical and wok stance on concealed carry, I and many of my friends and neighbors no longer visit any county parks or venues and make every effort to avoid county run functions.

Screen Name Redacted

5/14/2022 03:25 PM

We need less micromanagement

Screen Name Redacted

5/14/2022 03:42 PM

None of this planning is worth a toot if exceptions are allowed each time a developer asks for one.

Screen Name Redacted

5/14/2022 05:45 PM

Please resist pressure to expand the development boundary.

Screen Name Redacted

5/14/2022 08:03 PM

Do nothing that will increase taxes.

Screen Name Redacted

5/14/2022 08:40 PM

One of the prime attractions for m, to the county and the area around Charlottesville is the incredibly abundant tree coverage. In the past two to three years, I have been greatly dismayed by the wholesale tree removal and land alteration in pursuit of new building for multiple-use commercial buildings and apartments. I'm specifically referring to the corner of Old Lynchburg Road and the highway, and the corner of Cottage Green Road, as well as the clearcutting at Highway 29, across from Lowe's, where Allen and Allen formerly was located. I strongly urge the county zoning committee to limit wholesale tree removal. It is especially ironic when trees are

replanted around new buildings. There ARE ways to build around trees and preserve shade and original land cover.

Screen Name Redacted

5/15/2022 04:16 PM

Augusta County took a long range view of growth in the 1980's and the result is impressive. Political leaders need to look beyond their party and the next election and do the right thing!

Screen Name Redacted

5/15/2022 04:51 PM

Albemarle is becoming like Fairfax and Loudoun. It's scary to think how many dwelling units have already been approved. The traffic is getting worse every day. Schools are overcrowded. Please don't ruin Albemarle County.

Screen Name Redacted

5/15/2022 06:01 PM

The county is doing a horrible job. You're promoting racism, hate, and division in this county. You're spreading false lies about climate change. You're taxing too much and doing so many bad other things to destroy this county. It needs to stop now.

Screen Name Redacted

5/15/2022 08:26 PM

Pay attention to what you are doing to the roads we are all using to traverse from the north of town to Charlottesville or to the Pantops area. You are creating slowed traffic in the mornings, afternoon and evenings. The only time there's not big problems is during the lunch hours; other times, the traffic reminds everyone of N'ern VA to the south.

Screen Name Redacted

5/16/2022 11:21 AM

The Master Plan has been restrictive towards Pantops / Shadwell for many many years. That Interstate / Interchange should be commercial with water and sewer many years ago..

Screen Name Redacted

5/16/2022 05:07 PM

Generally a failure. Good intentions but minimal success. Less emphasis on economic development it is already here. Learn to say no and/or request more from new development projects.

Screen Name Redacted

5/16/2022 06:12 PM

I don't think much of it. Keep cramming in high-density housing and then see some move out to other counties as our neighborhoods deteriorate with crime you invite by discovery, and our roads too dangerous to drive, yet increased taxes. Sorry, I don't have much nice to reflect on your "progress". 29 to the airport used to be way out in the country and now it's a noisy racecar track many nights and nothing stops it. Consider noise ordinances, speeding and enforcing. Am sure the high-density housing people will appreciate some peace and quiet also, as well as those who purchased here back when it

used to be peace and quiet and keep paying your increased taxes so you can move in more traffic and high-density housing to our roads while destroying the rural views. Seems the taxes should lower with more payers per square mile instead of rising. Will you increase police patrols when you increase the high-density? Have a solution for all the extra bear, deer and coyotes you keep moving to our yards when you add yet another development?

Screen Name Redacted

5/16/2022 06:48 PM

We really need to make walkable communities. Look at places like Northern VA and places in Maryland where they build apartments or condos and have businesses such as grocery stores, etc underneath. We seem to have an emphasis on putting as much housing as we can get. Our roads cannot handle this traffic. Housing is not affordable. My 25 year old son cannot live on his own in the county and he makes an above average salary. It's not affordable to live here for most of us.

Screen Name Redacted

5/17/2022 07:54 AM

Please gather input from those who have very few resources. You must hear their voices to meet the needs of everyone.

Screen Name Redacted

5/18/2022 06:44 PM

More treeline buffering is needed. The Rivanna Village is grossly lacking in this area.

Screen Name Redacted

5/19/2022 11:29 AM

Thank you!

Screen Name Redacted

5/19/2022 02:15 PM

Would be happiest with zero growth, however, given that is not realistic, more commitment to protecting the natural resources of Albemarle County would be appreciated.

Screen Name Redacted

5/19/2022 03:27 PM

The recent de facto disbanding of our local Community Advisory Committee leaves me deeply distrustful of the County board and staff.

Screen Name Redacted

5/19/2022 05:34 PM

Every time it designates a growth/development area, Albemarle County should ensure that the roads can scale to support an increase in population. The county did *not* do that with Route 250 east of Pantops. Since part of Route 250 is protected by a conservation easement, this area will *always* be a choke point for traffic. Why didn't the county's urban planners plan for this???

Screen Name Redacted
5/20/2022 10:04 AM

Input from groups concerned for their wellbeing, such as groups advocating for the stability of previous rural areas around the growth areas, needs to be addressed and listened to. Roads in previous rural areas should not be accessed by the developments.

Screen Name Redacted
5/20/2022 10:33 AM

I think we over manage. Things were pretty good before we had all these policies in place. Get rid of some of the rules and regs. The policy has become to politicized.

Screen Name Redacted
5/20/2022 10:46 AM

STOP APPROVING GROWTH

Screen Name Redacted
5/20/2022 10:47 AM

More is NOT better in the growth areas. Packing dense housing into small spaces does not make "attractive livable" communities. Bulldozing and flattening the land, clear cutting the woods, and burning brush on site create the environmental catastrophes the County says it wants to avoid. And when necessary infrastructure is not supplied to serve the overgrowth, traffic congestion and more pollution result. Growth Management Policy should prioritize keeping Albemarle County a healthy and attractive place to live. Density in the growth areas needs to be reduced and developers should be required to respect the terrain of the land.

Screen Name Redacted
5/20/2022 10:59 AM

This survey has flaws too. eg. It says "All fields marked with an asterisk (*) are required." No fields are marked with asterisks. However, it won't accept a submission without the email and name fields below.

Screen Name Redacted
5/20/2022 11:33 AM

All this chatter about equity, inclusion, climate change, etc. amounts to intellectual pabulum given the highly restrictive nature of the land use policies.

Screen Name Redacted
5/20/2022 12:25 PM

Cannot answer #3 as the responses are not relevant to the statements. County must preserve the ruralness of areas immediately surrounding the growth areas. We are in a rural area for a reason. We do not need tightly packed housing right next to us. We do not need shopping and jobs out here. Those are readily available 9 miles away. Transportation infrastructure should be upgraded to accommodate the traffic issues we ALREADY HAVE.

Screen Name Redacted
5/20/2022 12:28 PM

Covered above. More Light Industrial zones, minimize equity driven policies and maximize climate ideas that show economic returns.

Screen Name Redacted

5/20/2022 01:56 PM

Plant more trees to decrease CO2.

Screen Name Redacted

5/20/2022 02:59 PM

We need to recognize that there need to be limits on growth if we want to preserve the beauty of our natural landscapes. More growth means more traffic, more impervious surfaces, more lights (less dark sky), and more noise. But growth seems inevitable, so the County should take stronger steps to reduce impervious surfaces, and light pollution, create more greenways and redevelop vacant shopping centers with high-density housing. rather than destroying forest land.

Screen Name Redacted

5/20/2022 03:09 PM

Plant trees wherever possible to make up for forests lost to new construction.

Screen Name Redacted

5/20/2022 03:21 PM

limit special use applications to equitable housing only

Screen Name Redacted

5/20/2022 05:02 PM

Slow everything down so that we can take careful steps to get our County's growth under control.

Screen Name Redacted

5/20/2022 05:46 PM

Please disregard requests to "control the County's population" as a way to help the County achieve its carbon neutrality goal. A few reasons: #1 More people living in the County would imply more economic activity and more scale, both of which are good for most climate solutions. #2 Having fewer people "might help" the County achieve its 45% GHG emissions reduction goal "more easily" (for instance, if each household continues to have the same average carbon footprint in the future and the population decreases by 45%... then the County's 2030 climate goal would be met even with every remaining household being as climate-unfriendly as in the baseline year). However, that logic is irrelevant to the carbon-neutrality goal! Even if the population decreases 10x or increases 10x, carbon neutrality will require every household to reduce its net carbon footprint by 100%.

Screen Name Redacted

5/20/2022 07:58 PM

I hope the growth will be limited based on resources and infrastructure

Screen Name Redacted

5/21/2022 08:13 AM

Albemarle County is a unique, beautiful, historical and charming community with a small town feel. I think it would be tragic to loose

what makes us unique by becoming a sprawling suburb. Within our developed areas there are opportunities to revamp and improve without grabbing more land to do so. Underserved, failing areas should be redeveloped in ways that serve the communities with opportunities to learn about nutrition and by binding those communities together with walkable local grocers and other meaningful business opportunities, community gardens and parks. Our rural areas should be maintained not only for beauty, but for sustaining the community that is what historically IS Albemarle County- what has put Albemarle County on the map. Support for regenerative farming is an excellent way to bolster Albemarle's farming economy and attract young farmers as well as the attention from the nation for doing things the right way. Conservation and land stewardship is something that should continue to be encouraged without pressures from developers who increasingly threaten to alter what makes Albemarle County unique.

Screen Name Redacted

5/21/2022 11:24 AM

Do not expand growth area boundaries. Do not develop I 64 interchanges anymore.

Screen Name Redacted

5/21/2022 12:01 PM

The policy, as stated, seems to favor keeping the vast majority of the County rural while jamming the growing population into ever tightening residential/commercial tracts. Care needs to be taken to manage the future of the Development Areas such that they remain a desirable place to live - and not let the majority of County land remain untouched.

Screen Name Redacted

5/21/2022 12:43 PM

None at this time...unfortunately I'm out of town with limited access to online resources. Happy you to provide additional input at a later time

Screen Name Redacted

5/21/2022 01:18 PM

It's all about the wineries/breweries/cideries/distilleries turning Albemarle into a development area wherever you go. This must stop.

Screen Name Redacted

5/21/2022 02:29 PM

Is there one????

Screen Name Redacted

5/22/2022 09:43 AM

We need leaders (staff and elected officials) who want to protect the beauty and health of our community. Right now they mostly seem to be pro-growth and pro-business.

Screen Name Redacted

5/22/2022 12:55 PM

The 95-5 split of land for rural area and growth area was based on protection of water and air, as well as scenery and rural industry . In

the rural area residents provide their own services with the exception of emergency and schools. They pay it forward with their own water and sewer, which when they fail, have no backup but their own resources. We should avoid stirring division between the rural and urban areas. Each needs the other. We should look forward, and try to avoid the errors in our past history.

Screen Name Redacted

5/22/2022 05:20 PM

For the US 29 north corridor study I recommended improving Dickerson Road all the way to Frays Mill Road, including a shared use path, to create an alternative traffic path and to encourage bicycling from some of the northern parts of Albemarle County. VDOT did not incorporate my recommendation in their corridor plan, but the idea could be promoted in the Growth Management Policy.

Screen Name Redacted

5/22/2022 05:43 PM

Greater connection between the City and County on land use/long range planning etc. in the urban ring would likely help both localities achieve more affordable, livable, human scale development and manage regional growth much better

Screen Name Redacted

5/22/2022 06:10 PM

I really don't have the time or knowledge to parse all this, but I do care deeply about how we grow in the future. I am a county resident, and I believe we need more, denser housing in the urban ring around Charlottesville. This will help with regional housing costs, reduce vehicle miles traveled (and greenhouse gas emissions), and preserve green space in rural areas.

Screen Name Redacted

5/22/2022 06:30 PM

Density. Housing. Community.

Screen Name Redacted

5/22/2022 07:28 PM

Increase allowable density and support multi unit in support of more affordable housing and to reduce GHG emissions

Screen Name Redacted

5/22/2022 09:43 PM

We aren't doing a good job of protecting water resources. That needs to change as soon as possible. Requiring buffers protects waterways from pollution, protects the Bay, helps protect people from the effects of unprecedented rainfall and flooding. We need to do everything that we can to reduce emissions and to mitigate climate change--continue and build on the efforts to preserve agricultural lands, forests and open space. We need to keep green fields green and continue to encourage re-development of areas already serviced by water/sewer and other public services.

Optional question (79 response(s), 60 skipped)

Question type: Essay Question

Survey Responses

28 January 2022 - 05 July 2022

Land Use Buildout Analysis - Initial Findings

Engage Albemarle

Project: AC44: Plan for Growth



VISITORS					
32					
CONTRIBUTORS			RESPONSES		
8			8		
2	0	6	2	0	6
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: Anonymous

Responded At: May 27, 2022 19:14:08 pm

Last Seen: May 27, 2022 19:14:08 pm

Q1. What are your thoughts about the study's findings?

I think it doesn't do enough to consider the redevelopment potential of under developed areas, like Albemarle Square and Fashion Square Mall. There are considerable opportunities for mixed use growth that will never happen if we make the decision to expand the growth area. A growth area expansion would result in the same kind of wasteful single family housing and excessively large unused parking lots that we already have in excess.



Respondent No: 2

Login: Anonymous

Responded At: Jun 15, 2022 12:44:55 pm

Last Seen: Jun 15, 2022 12:44:55 pm

Q1. What are your thoughts about the study's findings?

Hello! After growing up in the sprawling suburbia of southeast Michigan, I moved to Charlottesville and have resided in Charlottesville for the past 9 years. I feel strongly that Albemarle and Charlottesville should work to prevent "sprawl", which is expensive to maintain and inefficient over the long term. Developing rural areas would be a mistake, creating more car-dependent suburbia and making our area less walkable and less sustainable. We should follow the guidance provided by Strong Towns and develop our already urban areas to become more desirable mixed-use space that is accessible on foot, by bike, and by public transit. Please do not transform our lovely Albemarle countryside into ugly and monotonous dystopia of big box stores that are a drain on the local economy!



Respondent No: 3

Login: Anonymous

Responded At: Jun 15, 2022 13:14:05 pm

Last Seen: Jun 15, 2022 13:14:05 pm

Q1. What are your thoughts about the study's findings?

Please limit development to the areas currently designated as "growth" areas in Albemarle County. Extending the "growth" areas to include additional space is going to be more costly for the county as well as detrimental to those currently living here.



Respondent No: 4

Login: Anonymous

Responded At: Jun 15, 2022 13:21:06 pm

Last Seen: Jun 15, 2022 13:21:06 pm

Q1. What are your thoughts about the study's findings?

I believe the county's existing Development Areas are sufficient for our needs; there is a lot of land in these existing areas that could be better used, but only if developers are forced, and incentivized, to be creative. Opening up more of the Rural Areas to development, and the suburban sprawl that would inevitably follow, would result in inefficient land use, as well as significant harm to the rural character and environmental resources of the county. If we continue to chip away at the Rural Areas over time, we will soon have nothing left beyond strip malls, chain restaurants, and bloated housing developments, and the increased car traffic and noise pollution that will bring. Having moved here years ago from the DC area, I am all too familiar with how sprawl can take a once beautiful area and make it virtually unlivable. Please do what you can to make this county a place where people (and wildlife), continue to want to live.



Respondent No: 5

Login: Registered

Responded At: Jun 15, 2022 15:14:07 pm

Last Seen: Jun 30, 2022 12:16:27 pm

Q1. What are your thoughts about the study's findings?

I am greatly concerned that everyone is focused on managing and containing the growth by looking at housing, roads, etc. So far I am not seeing any discussion of what is needed to preserve the character and ecological integrity of the 95% of the county that is outside the development areas. There is no way we can ignore the threats to our forests and other natural areas for the next 20 years and expect to still have a beautiful county with abundant wildlife. There needs to be explicit consideration and new programs developed to ensure that our natural areas are not degraded by air pollution, water pollution, noise pollution, invasive insects, invasive plants, and even light pollution. When and where will we be addressing these topics?????



Respondent No: 6

Login: Anonymous

Responded At: Jun 18, 2022 13:40:59 pm

Last Seen: Jun 18, 2022 13:40:59 pm

Q1. What are your thoughts about the study's findings?

If sites are not building out to maximum potential in developable areas, then two things should happen: (1) the county should increase the minimum number of units to build in similar sites, and (2) enact zoning overlays that apply to sites with "complex" conditions to allow developers to increase density beyond maximums so that high-cost sites are rewarded with more revenue streams.



Respondent No: 7

Login: Registered

Responded At: Jun 21, 2022 22:26:31 pm

Last Seen: Jun 21, 2022 00:32:56 am

Q1. What are your thoughts about the study's findings?

It took some time to review this document/presentation, but I think it was well done. I was impressed by the thoroughness and consideration that was given to the growth and development of the community. My main concern, and it was addressed in this presentation, was water use. I understand the population is growing, however, we need to be conservative with development in this area because we only have one main river to supply the area. I need to learn more about the treatment of waste water. I don't know enough yet. Having only one river and trying to support 185,000 people might be a problem. The new infestation of mosquitos in the area is a problem too, but was not addressed. Other factors of disease and infestation was not addressed either. Fires and weather disasters where not discussed either, but might not be the intent of this plan right now. That being said, this initial plan looks well thought out. I was very pleased with it.



Respondent No: 8

Login: Anonymous

Responded At: Jun 27, 2022 08:55:20 am

Last Seen: Jun 27, 2022 08:55:20 am

Q1. What are your thoughts about the study's findings?

Does not appear to account for significant cultural shift in where people work since COVID. Seems there is opportunity to decrease commercial building.
