

Where: Steps of Albemarle County Bldg. (Preston and McIntire)

When: Tuesday, 3 October at 8:45 am

Press Release: Slutzky announces TDR Proposal

David Slutzky, member of the Albemarle County Board of Supervisors, will announce that he is bringing a new rural area protection proposal to the Board of Supervisors. Slutzky says that the new TDR Proposal uses market-based initiatives to preserve our rural landscape by directing development into intended areas. It is designed to address concerns of all stakeholders, across the political spectrum. This is a county wide plan to preserve the county's character and protect our quality of life.

The major components of the proposal include:

- Preserve our precious Rural Area lands by re-zoning 94% of the County in the rural areas so that no new lots can be created that are less than 50 acres;
- Creation of a market-based transferable development rights (TDR) program to allow rural area landowners the opportunity to sell their development rights for fair value if they so choose;
- Creation of a new zoning area to receive development rights from the Rural Area. This new Boundary Area will comprise one percent of the County's land, and development in this area will be by right;
- Establish a bonus density reward for the purchase of any rural area development right – a 2:1 ratio for most development rights, and a 3:1 ratio for affordable dwelling units built in the Boundary Area;
- Ask stakeholders to encourage the Virginia Legislature to amend the recently enacted TDR enabling law to so it can be put to work helping Albemarle County.
- Generate additional revenues to fund much needed infrastructure by moving rural development rights that are not currently taxed into the Boundary Area where they will be taxed;
- Gain greater efficiencies in delivering County services – by clustering development rights close to existing Growth Areas – we will reduce sprawl, putting less pressure on road system, have shorter school bus rides and faster emergency response times, resulting in reduced need to raise property taxes

Slutzky says he intends for his proposal to augment existing County Growth Management Initiatives, such as the pending Mountain Overlay District framework. Property Rights Advocates, Environmentalists and Business Leaders have all voiced support for Slutzky's proposal. Already, the Farm Bureau, Southern Environmental Law Center, the Free Enterprise Forum, the Piedmont Environmental Council and the Blue Ridge Homebuilders have expressed interest in the County exploring the proposal.

For more information, please contact David Slutzky at (434)989-5888 or dslutzky@e2inc.com