

CHARLOTTESVILLE TOMORROW



2007 County Voter Guide

Albemarle County Board of Supervisors Elections

Rivanna District



Ken Boyd
(R)—Incumbent



Marcia Joseph
(D)—Challenger

Scottsville District



Lindsay Dorrier
(D)—Incumbent



Denny King
(I)—Challenger



Kevin Fletcher
(I)—Challenger

White Hall District



David Wyant
(R)—Incumbent



Ann Mallek
(D)—Challenger

VOTE on Tuesday, November 6th

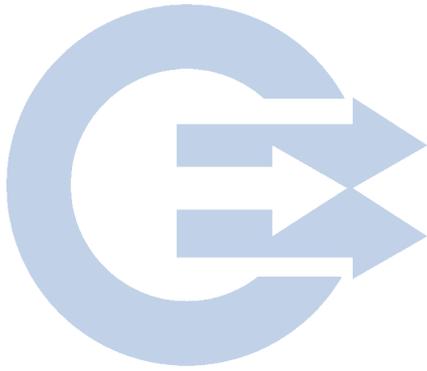
Charlottesville Tomorrow's 2007 County Voter Guide is intended to help residents make an informed vote on issues related to growth and development in Charlottesville-Albemarle. Our website includes audio, video, and written transcripts of every candidate forum and our interview with each candidate. The interviews were used in the compilation of this voter guide and each candidate was given an opportunity to review his or her verbatim responses before publishing.

Charlottesville Tomorrow does not endorse candidates or make contributions to political campaigns at any level.

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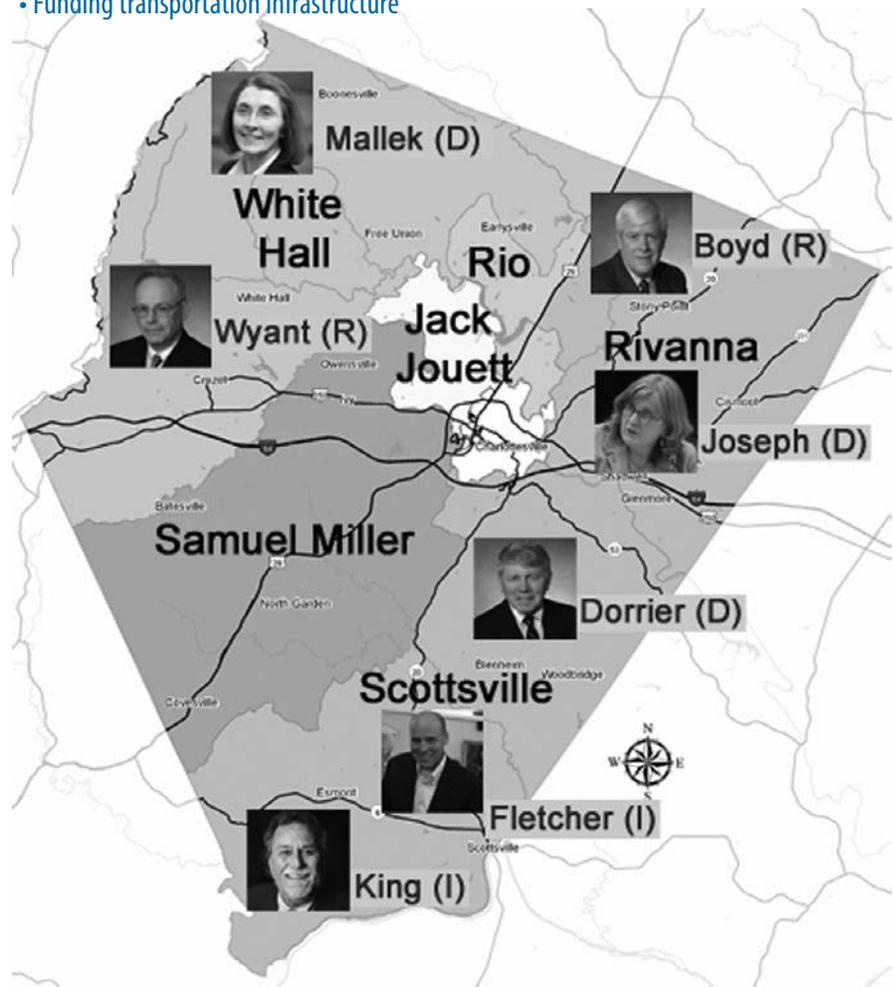
Charlottesville Tomorrow is a non-partisan 501(c)(3) organization dedicated to informing public opinion and policy on land use, transportation, and community design issues to ensure sensible growth and to realize the best possible future for the Charlottesville-Albemarle area.





In some cases, the candidates' responses have been abbreviated in this voter guide. Their complete responses, as well as answers to additional questions, can be found on the Charlottesville Tomorrow website (www.cvilletomorrow.org). Additional topics in our interviews included

- The community water supply
- Funding water and sewer infrastructure
- Growth-area expansion proposals
- Cooperation with the City of Charlottesville and UVA
- The County budget
- Funding transportation infrastructure



Charlottesville Tomorrow's website (www.cvilletomorrow.org) features comprehensive coverage of the local elections including news, candidate forum transcripts, audio and video recordings of the candidate forums, and downloadable copies of this voter guide. Visit our website for an easy way to identify and contact your current elected officials at the local, state, and federal levels.



2007 County Candidate Profiles: Rivanna District



Ken Boyd
(R)—Incumbent

Ken Boyd is chairman of the Albemarle County Board of Supervisors. He is a small-business owner who started his financial planning business in 1991 after a twenty-three-year banking career. He moved to Albemarle County in 1981. Elected to the board in 2003, he has chaired the Audit Committee and been a member of the Fiscal Impact Advisory Committee, the Development Review Process Task Force, and the Eastern Connector Alignment Study Committee. While a member of the School Board, he served for two years on the CATEC board. Mr. Boyd is currently on the board of Computers4Kids.

Education: BBA and MBA, Averett University; ChFC and CLU, The American College

Occupation: Owner, Boyd Financial Services

Age on Election Day: 60

Family: Married: Brenda Boyd. Children: Casey, Patrick, Kelley, and Cory.

Favorite Volunteer Activity: Working with kids

Ken Boyd's website and contact info:

www.KenBoyd.net

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Phone: (434) 977-9981



Marcia Joseph
(D)—Challenger

Marcia Joseph has been a resident of Albemarle County since 1984. She has worked in the public and the private sector. For the past ten years, Marcia has been a small-business owner with a focus on landscape architecture and planning. For the past twelve years, because she is concerned about the urban and the rural areas in Albemarle County, her service to the county has included appointed membership on the Albemarle County Agricultural/Forestral District, the Albemarle County Acquisition of Conservation Easements Committee, and as chair of the Albemarle County Architectural Review Board and current chair of the Albemarle County Planning Commission.

Education: Bachelor of Landscape Architecture, State University of New York, College of Environmental Science and Forestry, and several graduate-level courses at UVa

Occupation: Landscape architect/planner

Age on Election Day: 56

Family: Two grown sons, both scientists who attended and graduated from the Albemarle County public school system.

Favorite Volunteer Activity: Organizing a 60-participant Thanksgiving-week trip to New Orleans in 2006 to help Habitat for Humanity build houses

Marcia Joseph's website and contact info:

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Phone: (434) 984-4199

2007 County Candidate Profiles: Scottsville District



Lindsay Dorrier
(D)—Incumbent

Lindsay Dorrier was born on August 27, 1943, in Scottsville, Virginia. His mother was a teacher at Belfield School and his father ran the local Ford dealership, Bruce-Dorrier Motor Company. Lindsay was raised in Scottsville, attended public schools, graduated from St. Christopher's School and Trinity College. He enlisted in the U.S. Army, graduated from Infantry Officer Candidate School, and served in Japan in military intelligence. Lindsay returned home to attend the University of Virginia Law School and pursued his career as a lawyer and elected official. He has been a U.S. Army Reserve JAG officer for fifteen years.

Education: University of Virginia Law School—J.D. (1972), L.L.M. (1987); James Madison University—M.B.A. (1985); Trinity College—B.A. (1966); St. Christopher's School (1962)

Occupation: Lawyer, sole practitioner.

Age on Election Day: 64

Family: Jane Ikenberry Dorrier (wife), Margaret Anne Dorrier (daughter), Lindsay G. Dorrier III (son). My wife, Jane, owns and operates a travel agency (Globe Travel, L.C.), and my daughter, Margaret, is in her senior year at Mary Washington University. My son, Lindsay, is a junior at the University of Illinois.

Favorite Volunteer Activity: Scottsville Center for the Arts and Nature, L.L.C.

Lindsay Dorrier's contact info:
riverstreet4444@yahoo.com

Phone: (434) 286-2528



Denny King
(I)—Challenger

Dennis L. "Denny" King came to Albemarle County fifteen years ago from Los Angeles. His professional career in California spanned nearly three decades as a business executive for several large firms, including National Teleproductions Corp., Technicolor Corporation, Paramount Pictures Corporation, ABC Sports, and Editel Inc. After retiring from the corporate world, he applied his considerable experience to a variety of consultancies for major corporations in various cities throughout the country. His professional efforts have been recognized by the Hollywood Radio and Television Society, the Videotape Producers Association, and numerous business organizations.

Education: University of Maryland, Cal State

Occupation: Executive producer, Paladin Media Group, LLC; president/CEO, Location Lodging Worldwide, Inc.

Age on Election Day: 63

Family: Wife, Judy. Five children: Amy, 41; Jill, 38; Scott, 39; Dana, 35; Ryan, 28. Two grandchildren: Kaitlin, 17; Stella, 6.

Favorite Volunteer Activity: Working with youth on the dangers of alcohol and drug addiction

Denny King's website and contact info:

www.votedennyking.com

dennyking@mac.com

Phone: (434) 286-4527



Kevin Fletcher
(I)—Challenger

Kevin Fletcher lives in beautiful, historic Esmont and has lived in Albemarle County for seventeen years. Thirteen of those have been in southern Albemarle. During those seventeen years, Kevin has worked on or managed various estates and farms in the county. He currently owns and operates his own landscape and property management business and acts as an organic farm consultant. He is married, happily, and has been for fourteen years. Kevin currently serves on the Albemarle County Agricultural and Forestal District Advisory Committee and the Piedmont Environmental Council's easement acquisition committee. He has served as a director of the local chapter of Slow Food, USA.

Education: B.S. in business management, Carson Newman College

Occupation: Owns a landscape and property management business and acts as an organic farm consultant

Age on Election Day: 43

Family: Married, happily, for fourteen years. Wife is an attorney practicing with a Charlottesville firm.

Favorite Volunteer Activity: Common Ground Farm Foundation. Sharing the lessons of farm life with schoolchildren from various county and city schools and teaching them where food really comes from. Support of local agriculture, particularly small farmers, is one of his passions.

Kevin Fletcher's website and contact info:

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Phone: (434) 286-6741



2007 County Candidate Profiles: White Hall District



David Wyant
(R)—Incumbent

David Wyant is currently a member and vice chairman of the Albemarle County Board of Supervisors, representing the White Hall Magisterial District. David was first elected to office in 2003 and is currently running for a second term. The Wyant family has lived in Albemarle County for ten generations. David grew up in Albemarle County and graduated from Albemarle High School. As a professional engineer, David held various positions with the Virginia Department of Transportation for thirty years. David has also been a farmer as well as a small-business owner throughout his adult life.

Education: University of Virginia with B.S. and M.S. degrees in civil engineering

Occupation: Civil engineer, small-business owner, NFL official, and farmer

Age on Election Day: 60

Family: Wife, Gail; and three married children and four grandsons

Favorite Volunteer Activity: Church outreach activities

David Wyant's contact info:

www.wyantforsupervisor.com

dwyant@albemarle.org

Phone: (434) 823-5818



Ann Mallek
(D)—Challenger

Ann Huckle Mallek grew up in Albemarle and graduated from Albemarle High School. Since 1983 she and her husband, Leo, have managed the family farm in Earlysville, where they raised their two daughters. The farm produces grass-fed beef and pesticide-free vegetables. Ann is an educator/coordinator for the Virginia Museum of Natural History. She focuses her civic attention on land use and transportation, serving on the ACE and CHART committees since 2000; the Transportation Working Group, 2005; and the Development Review Task Force, 2006 to the present. As an officer of the Earlysville Area Residents League, 1995–2007, she encourages citizen involvement in local government.

Education: Graduated from Albemarle High School in 1967, and Connecticut College in 1971 with a B.A. in zoology.

Occupation: Outreach educator and Central Virginia program coordinator for the Virginia Museum of Natural History.

Age on Election Day: 57

Family: Married to Leo Mallek. Daughters Kate (32) and Laura (24).

Favorite Volunteer Activity: Bringing people into the process to be heard.

Ann Mallek's website and contact info:

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Phone: (434) 996-6159





What is your top priority for action by the Board of Supervisors if you are elected?

RIVANNA

Ken Boyd (R)—Incumbent

I think my top priority is going to be the budget. I think the process needs overhauling. I think we need to base our budget on needs, not on how much the value of property goes up [in a given year.] I think that we need to be very up front with the public as to what that plan is. We have to recognize that when revenues are greater than what we expect, [more than] the needs of the community, then we will have tax refunds. When they are [below needs], we'll have to be honest [with our plan] and the taxes will go up.

Marcia Joseph (D)—Challenger

There are two things that I'd like to do. One is to get a real assessment of our infrastructure needs and that's going to come from other agencies. That's going to come from the [Albemarle County] Service Authority, etc. . . . [T]he other is slowing down development in the rural areas. We've had constantly since 1992, 250, 300, 350 houses built in the rural areas . . . and we really haven't been able to, effectively at least, slow that down a little bit. I really am at the point that we can make agriculture work. I think we see it in the [Community Supported Agriculture initiatives] going on and other stuff that's a little bit different in agriculture, so anyways, we need that land intact.

WHITE HALL

Ann Mallek (D)—Challenger

It's very difficult to choose the one that I would make as the top, but I think the one that would make the most difference to the community as a whole and to taxpayers would be, as growth projects are considered, that we have these benchmarks for public investment and that we agree how much the public investment is going to be in the amenities for that project so that we know that ahead of time. We need to require rezonings to also have considerable public benefit beyond their borders. They cannot just stop at that little line on a piece of paper; they have to consider the far-ranging effects on the people who live there, the damage to the environment through construction.

David Wyant (R)—Incumbent

There are a number of issues and transportation and all, but the one that I'm directly involved with that can be a major impact over the years is fire rescue—personnel and then being able to provide the services, the facilities that we put in, the equipment. . . . Recently, I have asked for standardization of our fire facilities, our fire stations. The reason for that is there are women that are coming in to be volunteer fire rescue or fire personnel. We need bunk rooms; we need to have kitchens; we need to have meeting rooms. It needs to be standardized. It has been in the past whatever that community wants, but now that we're subsidizing that out of the County . . . to be a good steward of our funds, we need to standardize those.

Also, the personnel. I have been working hard. . . . It takes a minimum of five [people] to give us a twelve-hour shift. Some are on vacation. I have been working and trying to come up with these new methods of encouraging people to volunteer by providing additional incentives. We today provide personal property tax relief of \$300. Most of them in the volunteer fire company do not have personal property that gets to that amount. Is there some way of providing something toward retirement after so many years of credited service and other means? I want to look at other ways to get folks to give time to come to volunteer.

SCOTTSVILLE

Lindsay Dorrier (D)—Incumbent

My top priority is to preserve and protect the rural area of Albemarle County. We can best do that by building affordable housing in the development areas and also protecting the rural areas from large subdivisions. I will look closely at any future growth in the rural areas of the county to ensure that we protect open space, we encourage farming, and we make an effort to provide a high quality of life to the rural residents. That will be my priority.



Kevin Fletcher (I)—Challenger

I think that we need to do a better job of planning. I think, you know, I guess there are four questions that we need to try to look at in the sense of—You know, they're very simple and basic type things: where are we, where are we going, how are we going to get there, and how are we going to pay for it. That is all involved in planning. I think a great deal of our growth takes place before we actually have an opportunity to plan for the future. I think that we need to—My priority would be that we need to try to finish our master plans I guess before we move on.

Denny King (I)—Challenger

There are three: water, transportation, and growth. Water is my biggest issue, water and sewer. These are not renewable resources. I had a voter when I went door-to-door the other night say, "Mr. King, you know, do you think we'll ever come to the point where we have to flush our commode with Evian?" And I said, "Gracious! I would certainly hope not, but, you know, we may if we continue at the pace that we've been going."



How would you define quality growth for our community?

RIVANNA

Ken Boyd (R)—Incumbent

I would describe that as directing growth into the designated growth areas without degrading the quality of our existing neighborhoods. I emphasize the second part because I'm very concerned as we [become more] urbanized that we do not do any harm to our existing neighborhoods. This would include, in my opinion, not putting connector roads into existing neighborhoods that weren't designed for those connector roads. For those people; it would damage the quality of life in those communities.

Marcia Joseph (D)—Challenger

That's sort of in the eye of the beholder, I think, but I think that all the polls that people have done have really talked about the fact that they like looking at the rural areas; they like walking through nature paths; they like the fact that we have this sort of conglomeration of city/county/rural/university. I think that quality growth is something that takes into account all of those entities and makes sure that nothing is sacrificed for anything else. I think that one of the things that we need to make sure of is that when we approve new development is that it improves; it improves the community and at least doesn't do any degradation. So quality means making sure that we have schools that are adequate and that with development—I guess what I'm equating this with is proffering, so when development occurs and rezonings occur, is that we make sure that we have all of those issues that don't cause any harm for the people already here, but maybe actually possibly improve their lives.

WHITE HALL

Ann Mallek (D)—Challenger

Quality businesses would be those which offer residents long-term employment with benefits, do not pollute, or require more water than we can safely provide. A development project would be quality growth if it protects natural resources and wildlife habitats and establishes human neighborhoods, and forms a good communal space within its borders for its own residents, and widespread community benefits beyond its borders. Examples of those benefits could be commuter buses for residents, and for park-and-ride commuters from outside the neighborhood; regional parks and grocery stores; recreational playing fields; and wetlands and stream buffers to protect and improve water quality and storm water control. Pay-as-you-go is an important quality for growth in our community. That means growth that does not create added costs to be imposed on taxpayers. We must not be benefiting future residents at the expense of people who already live here.

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David Wyant (R)—Incumbent

Quality—I think it varies between where citizens live. We all want a nice home, but also in that comes, hopefully, the water, the sewer. We need trash [collection]. I'm very much concerned in our waste management, our recycling. I'm very supportive of recycling and I know a lot of folks are, so I've been trying to get the first recycling center in Crozet, so I go over to our transfer station. I just feel like what we're doing in our waste today, we're burying our children in our waste and people don't—The quality of life that you see in the development areas is—Folks love the sidewalks, the walking trails, the paths, the conveniences of having a store close by, the transit system, and all. A rural person—quality of life is a little bit different. It's more open, but we both share in those qualities. People in the rural area like to come into the urban area and share in those conveniences or the stores and stuff that are out there in the country. We've got our little country stores like mine and all, but the folks in the urban area love to ride out in the country and look at the views and stuff that we have out there, so it's a sharing of what we all consider quality of life, but it is different depending on where you live.

SCOTTSVILLE

Lindsay Dorrier (D)—Incumbent

Quality growth for our community means growth that occurs only after the infrastructure is in place—open spaces, parks, bicycle paths, walking paths, good roads, adequate water and sewer, excellent schools, public transit, clean air, police, fire and rescue protection. This is an area that needs more attention and funding by the supervisors. I will propose an infrastructure task force to study the problems and present priorities for action to the County Board of Supervisors.

Kevin Fletcher (I)—Challenger

You know, I think the neighborhood model is a very good plan. We have yet to really ever, you know, institute that, although it has been in existence for I guess about eight years. We continue to rezone the neighborhood model, but we have yet to really create the actual neighborhood model in which people can live and work in the same vicinity. We don't have any type of office complexes or any type of real business other than a commercial business located within the neighborhood model in order to try to keep the traffic down, so I think if we can try to create what is actually—what the neighborhood model is defined to be, I think that is good growth.

Denny King (I)—Challenger

My primary quality-of-life issue which encompasses growth is built around public water and groundwater supplies. We have to use them in a sustainable manner. Our transportation system was brought home to me very clearly again in this last hour as I looked for a parking space and tried to navigate. The roads throughout Charlottesville are terribly inadequate. Our growth areas have the infrastructure, the services, and the amenities they need, but you know, the regular people can't afford to live there. We can have all the wonderful amenities that could ever be provided in a neighborhood, but how can we make these neighborhoods affordable to the working class. That frightens me terribly. I don't want to see Albemarle County become a county of and for the rich. It shouldn't be.





In 2005, the Board of Supervisors unanimously approved an update to the Rural Areas portion of the Comprehensive Plan. That revised plan calls for the County to aggressively pursue phasing of development in the rural areas, also known as time-based zoning. If elected, would you support a phasing policy? Why or why not?

RIVANNA

Ken Boyd (R)—Incumbent

Well, phasing and clustering—When the details of the impact on individual property rights are explained, it was overwhelmingly rejected in a very public hearing that the Board of Supervisors had. The people that came out were the landowners and the people that had preserved the rural areas, some of them for centuries. They pointed out to us that they’ve had farms in their family for over two and three hundred years, and they’ve preserved that whole area. I agreed with them. I thought that this was imposing too much on their property rights. I agreed with the overwhelming support against this, so I voted against it. I would vote against it again unless I saw [there was some] indication that [the public sentiment] had changed.

Marcia Joseph (D)—Challenger

I was on the Planning Commission when that particular part of the Comprehensive Plan was approved and sat through many meetings with a lot of public input on that, so I do support the phasing concept. Why do I support it? Because I think it’s a way that allows people to maintain their development rights, but just to slow down the development in the rural areas. The whole concept behind development rights and those small two-acre lots was to allow people to keep their family farm, to allow them to, if times were not so good, if there was drought going on or some sort of weather condition or some sort of disease going through that made them lose money during that time, we didn’t want them to lose the family farm. The idea was to be able to take off a small portion of that farm and make some money and keep the farm going, so that’s why.

WHITE HALL

Ann Mallek (D)—Challenger

Phasing is no longer under consideration, and I think that is for the best. I’ve spoken with many older farmers and rural landowners who want to be able to sell part of their land, to pay for medical bills or for retirement needs. I oppose any planning decision that would close off that option for landowners. We can do a lot to protect rural areas by identifying our most critical resources more rapidly, and increasing protection of those areas through easements. Another way to protect rural areas is to put in place 80-90 percent construction mitigation guidelines, for all roads and building areas.

David Wyant (R)—Incumbent

I have not supported phasing when it came forward, mainly as most of my constituents are rural and I heard a lot about it. They felt that was a loss of property rights. With that said, I have spent a lot of time encouraging them to move into other programs. I do not like to see development going on. There has never been a rezoning since I’ve been on the board in the rural area. It’s only been done by right.

I think if you look back at how zoning was done in the past, it was . . . as though Albemarle County was flat and . . . it did not take in account the resources that we have. The knowledge I have about geology and the water in the rural area—that’s what sustains us. We did it more on how many acres you could put a house on versus how much can we support in the rural area, so I think we need to look at other approaches and the [Transfer of Development Rights] is one I’m very much interested in.

SCOTTSVILLE

Lindsay Dorrier (D)—Incumbent

I am willing to look at phasing; however, I want a clear understanding of what phasing is and what it does. If it takes away property rights of landowners, I am inclined not to support it. However if it clearly protects our rural areas in new ways that allow for landowners to be compensated

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for their property, and we can afford this as a County, then I may consider it for the future. If it is unfair without corresponding public benefits, then I would not support it. We need to look at other areas that have considered phasing and see what success these areas have had. The plan the board considered last year had the opposition of many county residents who spoke at our public hearing. Before voting, I will listen to the public and vote accordingly.

Kevin Fletcher (I)—Challenger

Yes, I would support a phasing program. It does not limit the number of development rights a person has. It only just slows down the timeframe of which they can use those development rights. There's also a provision added in that a family's division rights can be released. You can get the family division rights earlier. I think there has to be a lot more education to the people in the rural areas as far as that it is not quite as constraining as they might think it is. I think a timeframe really never has been set. I think ten years has been bounced around, and I think that might be a little excessive. I would be more in favor of something like a five-year [period] between each development right... I think that would be enough [of] a prohibitive.

Denny King (I)—Challenger

I really don't [support phasing] at this point. I see benefits to phasing and I see problems with phasing. With every issue, there's a positive and as with most anything, there's a negative. I think phasing will work if it serves the community as a whole well and I think that that's what we have to start looking at. The decisions that we make today—whether it's phasing, whether it's down-zoning, whatever—has to have a benefit for everyone, not just those who have more land than someone else. . . . [I]n my magisterial district of Scottsville—it's a very unique magisterial district, because you have tremendous pockets of wealth; at the same time, you have people living at or below the poverty level. You have tremendous areas of disenfranchised families, where you have Leave It to Beaver families on the other side of that coin. I believe with any issue that comes before the board, the board's first primary responsibility is to hear the will of the people, all of the people.

What is your specific strategy for protecting Albemarle's farms, fields, and forests, our rural countryside? What are your greatest concerns about new development in the rural countryside?

RIVANNA

Ken Boyd (R)—Incumbent

We need to continue with our current plans of channeling the growth into the development areas and encouraging landowners through education [about their] options and other actions they can take to preserve their land. This would include using the conservation easements, agricultural and forestry districts, the [Acquisition of Conservation Easements (ACE)] program and other numerous plans that are offered at the state and through non-profit organizations. I think this is the best plan for us that we can do without stepping on people's property rights. In other words, it's a . . . carrot rather than a stick. . . . If you look at some of those recent statistics, growth in the non-designated growth areas is decreasing and it's declining. It's been on the decline for the last three years, since I've been on the board, and that's what we want to happen, so I'm going to say that these things are working.

Marcia Joseph (D)—Challenger

I definitely think we need to keep land use taxation, but I think it has to be an honest land use taxation. I think that there has to be some sort of evidence that actual agriculture or forestry is going on in that area or you are under conservation easement or you're in an agricultural forest district, that you're making a commitment to the county, also, that you're not going to subdivide, you're not going to develop this property. . . . I think we all understand that it's a wonderful thing that people are keeping their land intact for the clean air, for the clean water, and we're giving them back something in return by giving them land use taxation. We also know that agriculture is a difficult occupation these days and doesn't make a whole lot of money. . . . I also think that it wouldn't be such a bad thing to make sure that we have a little bit more money for the [Acquisition of Conservation Easements (ACE)] program . . . because from what I understand is that we have an awful lot of applicants. I'd love to be able to get that land under easement.



WHITE HALL

Ann Mallek (D)—Challenger

The country quality of life is based on operating farms and forests, so I would advocate County policies that encourage the business of farming. Our family's land has been in a livestock operation for at least a hundred years, through several owners. A farmer who cares well for his land—which is, after all, his main asset—is a good neighbor. Over the years, potential buyers of neighboring land have called me to ask what our plans were: “Are you putting apartments in that field?” Now they call to tell us how much they enjoy seeing the baby calves, and the wildlife in the woods and around the lake. There is a new staff person funded in this year's budget for an agricultural support role. That person should help the supervisors remove obstacles to on-farm sales of home-grown and substantially home-grown products. That person should encourage connections between consumers and producers. Consumer loyalty is a major factor in income security for planning agricultural enterprises. . . . In general, my concerns about new development in the rural area are that it costs the taxpayers more, and it harms the environment. It costs more to provide roads, school bus service, firefighting coverage, EMT, and snow-plowing services to people spread thinly over a wide area . . .

David Wyant (R)—Incumbent

The big push I've been working on a lot is conservation. Our board has a strategic [plan] to put I think it's like an additional 10,000 acres into conservation easement. Over the last two years, I've introduced a number of large property owners—I've known them since I've lived here—I've gone to them and I've offered to them these programs that are available. Last year alone, I was involved with almost 700 acres on two parcels, a small one and a large one. This year I've got two more that have just come up and it's going to be about 650 acres. Take that, I'm averaging about 675 acres myself of the ones I've introduced and hopefully, there'll be more to come forward. I've also said that we as a board, as we publicize the conservation easements, we need to make a property owner aware of all the programs available—VOF, Nature Conservancy, our [Acquisition of Conservation Easements (ACE)] program and maybe even, eventually, hopefully, the [Transfer of Development Rights].

SCOTTSVILLE

Lindsay Dorrier (D)—Incumbent

I believe that we should make greater use of conservation easements in Albemarle County. I believe that we have approximately 15–18 percent of the county in conservation easements. Our ACE (Acquisition of Conservation Easements) program is working and should be fully funded. The tax credit benefits from the conservation easement program in Albemarle need to be communicated to the public. We need to aggressively pursue conservation easements, which provide tax credits, to protect farmland and preserve our county farms and open space. Also, we need to further encourage farming and fruit and grape growing for profitable farms in Albemarle. Our new rural areas employee should help in this regard. Also, keep support for land use protection for farmers. Incentives rather than restrictions should be pursued. New development in the rural areas will not have the infrastructure to support it, and citizens will want the County government to install services and pick up the tab. I believe we should funnel all growth into the development areas (5 percent [of the county]) and not the rural areas (95 percent [of the county]).

Kevin Fletcher (I)—Challenger

I think one of the things we need to do is work harder to support local agriculture . . . [I]t's awfully hard to really to make a living in farming in Albemarle County because of the cost of living, but certainly you can supplement your life through agriculture. . . . One of the things that is in dire need for this area is a slaughter facility, which—Of course, I don't think that would happen in Albemarle County, but I think Buckingham County is certainly willing to take that on. I think that Albemarle County should take the lead in trying to get everyone to work together as far surrounding counties to get that done. I think that would be a great service to the people who raise, you know, cattle, chickens, hogs, anything of that nature. I would also support continued funding of the [Acquisition of Conservation Easements (ACE)] program. I am a fan of the land use tax, although I think we need to police that better. I think that the County loses quite a bit of I guess tax revenue from people who get the tax break but are not exactly farming their land. . . . Also we need to educate people a little better about easements and how they work. I think there's a misunderstanding, and a lot of times when I speak with people about easements, there was a misunderstanding about how prohibitive they are. Certainly I understand that they can be prohibitive in many ways—I've managed a farm that was under easement—but I think it is not as limiting as people believe it to be.

Denny King (I)—Challenger

Well, as I just said, “What price rural area protection?” There's going to be a price to pay for that. Who's going to pay for this protection? I think we have to get all the parties to the table. We have to figure out who is willing to pay for what and what they're willing to pay. How much are they

Continued on next page



willing to pay? What sacrifices are they willing to make? With everything there are sacrifices that someone will have to make. That conversation needs to be had before any protection plan can ever be devised. It has to be devised with the input of those inputting their feelings and their thoughts and their plans and their fears and their concerns. What if the rural area wanted to be protected, but they're not willing to pay for that protection? They can't have their cake and eat it too. I mean, once again, it has to benefit the whole. It has to benefit everyone. I don't know that the County has ever dealt with a thought like that, so to answer that question, I would have to reserve my judgment until all the sides have been allowed to weigh in and we listen to the comments of the people on all sides.

The Board of Supervisors is currently reviewing the proposed Biscuit Run development. At 3,100 homes, this would be the largest single development in the county's history. Do you believe Biscuit Run will be quality growth in our community? Why or why not?

RIVANNA

Ken Boyd (R)—Incumbent

I've been asked this question by a number of press people and, as you know, we have a public hearing coming up on September 12th, which is next week, and I am just not going to comment on this particular project until that's come before us, and until I've heard from the public, because I think [to do otherwise] detracts from the public input process.

Marcia Joseph (D)—Challenger

When we actually had the public hearing and voted on it the first time, the Planning Commission voted to deny it unanimously. They worked very hard, the developers did, and talked to people, talked to the residents, talked to Planning Commission members, talked to staff, to try to find out what it was that was going on and what it was that could make this a quality development, something that maybe gave back to the community. The quality growth in Biscuit Run is making a connector road, providing a school site, a prepared school site that has infrastructure, donating a 400-acre park. It's protecting all those environmentally sensitive areas around Biscuit Run. It is creating walking paths, it's connections in our green infrastructure to other parts of the community. It's off-site improvements. It's transit-related stuff that they have given, so I think that they have listened.

WHITE HALL

Ann Mallek (D)—Challenger

Well, that remains to be seen. Biscuit Run has the possibility of being a wonderful example of our growth area's success, but for that to happen, we need all the various parts to be done, all the various construction, design, and implementation to be done to the highest standards. How accountable the Board of Supervisors will be to its own procedures is also a factor that's going to be important in this approval process. What will be the bottom line to the taxpayers? How much of the consequences, financially, of Biscuit Run, will not be provided over time by the people involved in the project, and how much will end up being shouldered by the taxpayers?

As I have been going door-to-door this summer, I have met people throughout the district. . . . Many people have lived here their whole lives; they've worked very hard. Many folks in the White Hall area had worked at ConAgra. One woman described to me her situation, which applies to many. She said: "I'm 87 years old. When I started working at ConAgra, I was making 25 cents an hour. I retired on 49 dollars a month. We've worked hard in the county; we've never caused any trouble; we have a house and seven acres, where we have a cow in our garden. When we were concerned about not being able to pay our taxes recently, we were told by a person in the office, 'That's all right; you can sell the land behind your house, or you can move to a smaller place.'" At age 87—and her husband's age 89—that is not an acceptable answer to me. We have an obligation



FACT: At their meeting on September 12–13, 2007, after Charlottesville Tomorrow's interviews with each candidate, the Albemarle County Board of Supervisors unanimously approved the Biscuit Run rezoning.



to our residents to treat them fairly and kindly; that was not a kind way to treat someone. I have yet to be convinced that our assessing is fair, especially for open land. So there are burdens that these taxes—the cost of development—place on our taxpayers as a whole that we need to have in the forefront of our mind as we’re discussing Biscuit Run, to be concerned about that.

David Wyant (R)—Incumbent

As an engineer, I’m an information gatherer and gather my data. I’m waiting to have our public hearing. I think public hearings ought to be true public hearings, not public hearings for the sake of saying that you had one. Our citizens have asked that they be involved and have their say and I think we need to listen, even though somebody might have a difference of opinion with me or somebody on the board. On Biscuit Run, I’m waiting for that. I’ve listened to what’s been offered, so I’ll pass a judgment on that sometime in the near future, I’m sure, the way that’s moving ahead.

SCOTTSVILLE

Lindsay Dorrier (D)—Incumbent

I don’t believe the Biscuit Run project, at the present time, has the infrastructure to support quality growth. We’ve got a problem on the city-county boundary, of roads—on the Old Lynchburg Road—We need to ensure that we implement the Fontaine/Sunset Avenue Connector between the city and the county that will take some of the pressure off Old Lynchburg Road. We need to look at the roads—Route 20 and Avon Street Extended. We need to take steps to make sure that those areas are protected and that there’s a steady area for negotiation by citizens on the roads of that area. We also need to ensure that the infrastructure is there—I believe the development has a lot of green space in it; it has parks, it has space for a school, it has open space, it’s got clustering of development. So I think it’s got the potential to have—to be—quality growth. I think we need to look at mass transit, because a lot of these people living in these 3,100 homes are going to be senior citizens, retirees, who want to be next to the University of Virginia Hospital. And we need to provide some sort of a public transit system that removes our dependency on automobiles, so that we can have a development with very few automobiles in it. So I think it’s got potential to be quality growth, but it’s not quality growth at the present time.

Kevin Fletcher (I)—Challenger

No, I do not believe that it would be quality growth because there is not a plan for southern Albemarle County. There’s not—Right now, the water proposal for the Ragged Mountain Reservoir has yet to be approved I guess by the Army Corps of Engineers. I think that’s who is in charge of approving that. Even at that point, once it is approved, they’re still five to six years out of that being finished. We’re still waiting for a report from Rivanna Water and [Sewer] as to what needs to be done to upgrade the infrastructure for that.

There’s still the question to be answered when they talk about paying for the lines and the sewage out in that area. They say once they reach 80 percent of their [capacity]. I still have yet to really find out what that might be. If they have 5 percent of that development trunk line, then a question will come up of how we’re going to pay for this rather quickly. You know, if there’s 20 percent, then it’ll be further down the line. [T]o me, there’s too many questions that need to be answered and we have plenty of houses in the pipeline waiting to be built, plenty of commercial space. There really is no demand for this development. I think that we can certainly plan and create a better development.

Denny King (I)—Challenger

I attended the Mill Creek South Homeowners’ Association meeting this past Thursday night and . . . that will be a neighborhood that certainly will be impacted by the development of Biscuit Run. They had tremendous concerns about connectivity. I know, once again, and I have to reiterate—there are pros and there’re cons to everything. Certainly there’re pros to connectivity and there’re some pretty bad negatives, too. Mill Creek South has no curbing. It has no sidewalks. The Homeowners’ Association members expressed their intense concern about how quickly a roadway would be built, that connector road would be built. I have a very strong feeling that for the next 20, 25, 30 years, that connector road would be used as a shortcut to get to Avon and I-64. It would be nothing but continual streams of dump trucks and heavy equipment, dust, gravel.

There are small children who play. Mill Creek South is a neighborhood made up of families. They have school-age children. They have kindergarten-age children. They’re terribly concerned. They’re not concerned about the completion of Biscuit Run, because I believe that everybody thinks that it will certainly be a nice addition. We have to be concerned again and again about the infrastructure, the water, the run-off. They were concerned about run-off. There’re some critical slopes that about Biscuit Run and Mill Creek South. There’re certainly areas—and I believe they pointed out three areas of Mill Creek South—that without proper planning and without proper land preparation, they could in fact endure some severe run-off problems, but I think—What I heard from them in addition to the run-off problems, in addition to the traffic, they were most concerned about when that connector road would be built. Would it be built when they had completed one thousand homes? Would it be built before they ever built home number one? That’s their concern, and I think they have a very, very valid concern.



How do we ensure the community infrastructure—roads, sidewalks, fire/rescue facilities, libraries, and so on—is in place to support new development in our designated growth areas? Will the County’s new cash proffer expectations adequately address the community’s needs? Will you support bond referendums to pay for capital budget priorities?

RIVANNA

Ken Boyd (R)—Incumbent

We have a new proffer policy which was just recently put in place and which I helped design. I was on the Fiscal Impact Committee ... that designed that. We’ve just started to see this show up in codes of development in some of the new developments that are coming before the board. I don’t think it’s a perfect solution. The reason I don’t think it’s a perfect solution is because there is no way that we as a local community can pick up the high costs of highway and transportation [improvements], so we’re going to have to still rely on VDOT for a major portion of that money. Now, we will be able to get some from developers ... but we’re still going to have to rely on VDOT for the major portion of it. That’s such a cloudy issue now and has been for the last few years that it concerns me a little bit.

I do support bond issues, bond referendums and, in fact, I think that we ought to move forward with getting some projects identified and a bond referendum on the table because the increasing cost of construction is just—We never can accumulate it on a pay-as-you-go basis. We need to go ahead and spend dollars now wisely with lower interest rates and it’ll save us in the long run in the spending.

Marcia Joseph (D)—Challenger

The first part is, How do we ensure that the infrastructure is in place? That’s been a really big question/problem/concern for a long time now and one of the things that you see going on in the two master plans that we’ve just been working on or have had done—the Pantops and the Places29. There’s a section in there that talks about the priorities—what needs to be done. It talks about timing and what makes sense to have whatever piece of property zoned at any given time. I think that what you see happening is an awareness that we don’t sometimes have that. It is not there. How does it happen? That’s when you see the need for proffers come in. If you were at the last Planning Commission meeting at Albemarle, we talked about in Places29 how extremely important that was to be throughout the document, because that document is so long-term. We don’t want to mislead people and think that we’re ready right now for all of those reds and blues and purples on that map, because we’re not. So that’s where the section on priorities comes in and talks about what exactly needs to happen at what given time, so that’s part of what we can do, is put that stuff in the Comprehensive Plan.

Do the new cash proffer expectations adequately address the community’s needs? I don’t think it’s going to address all of the needs. I think it’s a really good step in the right direction. I just got an email from someone this morning that said, Hey, what we’re doing here is good, but look at what they’re doing in Prince William County, that it’s up to \$30,000 now a lot, so we’re not as expensive as other localities and other localities may have more expenses than we do. I don’t know. It’s still—It’s another one of those things, but we’re not alone in doing this and in trying to solve the problems. Again, for folks who are here, because they’re the ones that are kind of bearing the brunt of the burden of the development ...

A bond referendum? [I]t’s one of those things that—We really need to look at that and prioritize and make sure that we get as much public input as we possibly can to see whether or not people actually want to go that route. We do have a AAA bond rating here. The interest rates are low right now. It may be the time, but it’s not the time if the people say it’s not the time.

WHITE HALL

Ann Mallek (D)—Challenger

I use the term “pay as you go” development. The consequences of growth caused by a development should be paid for by the project developer, not imposed on the taxpayers. For public investment, we must make annual benchmark allocations for particular improvements, to be completed by the time the project is complete. Making the financial commitment at the same time as the permit approval would bring home to the board and to

FACT: During 2007, the Albemarle County Board of Supervisors approved cash proffer expectations to be paid by developers for each home in a new development. For example, a single-family detached home now has a one-time cash proffer expectation of \$17,500.



residents the costs we are taking on. We should use the monies that are paid for in amenities at that site, not somewhere across town. Developers complain, “What I paid for is being used somewhere else and my residents are angry at me.”

Voters understand the connection between uncontrolled growth and high taxes. They know that all these new houses do not pay for themselves. . . . We also need to look at the value assigned to offered benefits, to make sure the benefits are actually worth what they’re supposed to be worth. Vastly overestimated income projections from large projects have meant even greater burdens placed on taxpayers. And some developers expect proffer credits just for obeying the law or common sense—and the current board has given it to them. Examples include building interior roadways in their own project, using green building techniques, or seeking building lot credits for greenways in wetlands that won’t support construction anyway.

Regarding bonds, when road construction money was cheap, the Board of Supervisors made the mistake of choosing not to bond secondary road improvements. That would have enabled us to catch up with infrastructure that was promised years ago. Since then, the cost of road improvements has soared, putting us years behind. I favor using bonds to pay for capital projects such as schools—so that the current generation pays for the services they are using. But I do not favor using bonds for County operating expenses or to get developers off the hook because they don’t honor their commitments. Strict enforcement and meeting of timeline obligations will help.

David Wyant (R)—Incumbent

Ever since I’ve been on the board and we’ve dealt with impacts, and we can’t charge an impact fee because of [state] law, but there is the impact to our community [from] development, commercial or even the residential. . . . I have supported us coming up with data and doing an analysis, which we did to come up with our proffer numbers. Those only account for five of the infrastructure items. It gives us a guide in that we can then say there’s more impact or less impact because you’re doing something for the public good. I am not one to give credit for something that’s not for the public good in the proffer allowance. I do not believe this will totally cover it, because I’m not sure we yet know what will be the impact, so what we’ll need to do is revisit this. This is driven by our [Capital Improvement Program (CIP)]. I sat on the CIP Oversight Committee. That CIP is reviewed every year, and every two years we do a major CIP review. So as we adjust that, I would see these [proffer] numbers [going up].

I am supportive of bonds. I believe in looking at all sources of ways of financing. The pay-as-you-go could be one way, but the bond referendum—they have tried them here, but it goes before the citizens and if the citizens support that, then, yes, I would be—We’ve had consultants come in and discuss that with us as a nice option available to us.

SCOTTSVILLE

Lindsay Dorrier (D)—Incumbent

We need to develop a priority list for new infrastructure in the county. We cannot do everything in one year or even in five years. We need to look at what we can afford and separate needs from wants. I am willing to look at a limited bond issue that does not change our credit rating and is affordable. Also, we must have public support for a bond issue and need to look closely at what is being funded. For roads, we need to get the state to pay its fair share. We need to exhaust all federal, state, local, and private sources of grants first before we look at bonds. The County’s new cash proffers will not solve all of our infrastructure problems; however, it is a start and we need to improve on it. I will support a bond referendum to pay for capital budget priorities if I believe that the bond issues have broad public support.

Kevin Fletcher (I)—Challenger

I guess as far as trying to ensure that the community infrastructure is in place, I think that, you know, it’s just through planning. We try to make sure that we have the, I guess, the necessary funding to get these things done and put into place, either through cash proffers, which I do not believe our current proposed cash proffer of \$17,500 is enough to adequately fund our roads or sewage, schools, and the libraries, anything that is necessarily needed. I think [that] there certainly needs to be more. Yes, I would support a bond referendum to pay for capital budget priorities. I think we have a very high credit rating as far as—I think that would be probably be a good idea or something certainly worth looking at.

Denny King (I)—Challenger

Well, how the Board of Supervisors approves thousands and thousands of housing units and all the commercial development without a proffer policy in place is totally beyond me. I’ve never understood it. In Virginia, we have no impact fees here and proffers for rezoning are only ways to make developers attempt to pay their fair share. I don’t think that’s happened effectively enough here in Albemarle County. The board’s reluctance—and there is a tremendous reluctance on the part of the board to require infrastructure to be in place before any development occurs. . . . Infrastructure and natural resources have to be the engine that drives that growth train. Why they have the reluctance to place those proffers, to demand those proffers, I simply don’t understand. When I’m elected to the Board of Supervisors, I will address that issue and I will address that issue more aggressively. . . . The bond issue I would like to study further, because I think it requires great study, great consideration, and we really have to be sure that’s the direction that we wish to take.





What improvements, if any, do you think should be considered by the Board of Supervisors to create genuine public participation in growth and development decisions?

RIVANNA

Ken Boyd (R)—Incumbent

Actually, we’ve just completed a process with our Development Review Taskforce, which I chaired. [It was] an initiative of mine, and part of that process [was to involve] many members of the community to be part of the committee. Now, a number of initiatives came out of that and those have been passed along. They were approved by the board and they’re in the process of being [implemented] by our Community Development Department and by Lee Catlin in the communications area. We have put a number of steps in place to make sure that we do really properly get, and enthusiastically get, the public involved in this development process.

Marcia Joseph (D)—Challenger

I plan to do the town hall meetings. I think that’s really important to get people involved in things. One of the things that the Planning Commission does is, in all of our work sessions we take in public comments so that the public feels as if they’ve gotten input prior to any final decisions being made in the public hearing process, so I think that that sort of thing really helps, that people—Now, [the County’s] A-mail is fabulous. It gets out to everybody. Everybody knows what’s going on.

WHITE HALL

Ann Mallek (D)—Challenger

[T]he most difficult task will be to overcome the perception that the public feels that there’s no point in bothering. “Why should I go to a meeting when he’s going to get everything he wants anyway?” is the response that I’ve been hearing from longtime residents and new ones for the last twenty years. Occasionally things happen in the news that seem to affirm that view. I guess I’m an eternal optimist and I always think that we can figure out a way to make things happen, and on occasion citizens have truly had significant influence. I think actually the Biscuit Run project is a great example of a hugely more involved community base of the neighborhoods around there, realizing that they had a stake in this. . . . We need to stop these one-on-one meetings that applicants have with supervisors. The perception is just all wrong. Also, even if supervisors are satisfied that changes have been made, or that they have an understanding with an applicant about what the applicant is going to do, the fact that that information is never discussed in a public meeting creates a perception of distrust. Any time you have distrust, it tends to keep people at home. . . .

At the Development Review Taskforce, we discussed the whole procedure of development from start to finish, and there were many occasions where there was not clarity in the process. There were many occasions where there was not a set of guidelines of exactly what had to be provided; there were no gates that were closed permanently until that information was provided. The calendar, the ninety-day clock that the County is under, that requires action at certain stages along the way, is ticking away even if developers have not provided the information required. That change was something that we wanted to make sure happened, and I think that change has already been implemented. But clarifying application procedures, and leading to a more predictable result, will help both the business community and citizens to know what’s actually going to happen. In the growth area, the procedures should be detailed so a developer knows “if I follow the rules and I provide answers to all these questions and I do it in a quality way with proper standards, I should get approval.” There should not have to be this negotiated dance, this legislative decision, this subjective decision. Any time the decision is seen to be totally personal, it loses the confidence of the community. And this is another reason why representation is so important for the Board of Supervisors.

David Wyant (R)—Incumbent

I can’t remember how it came about, but in Rivanna Village, I believe it was the people who said, “We have not had a say about this development here.” And we created this development review process. I think a couple of our supervisors went there to a public hearing. A little bit of that misunderstanding, I think, was that folks moved in—and if it’s just the previous year that something like a Comprehensive Plan that’s being reviewed every five years was just passed—they weren’t aware of what was in place for the next five years, but I’ve always been an advocate of having the public participate. As I went through doing my work with VDOT as a researcher, I got a lot of input and I questioned other folks on what they thought about a particular subject. Even though they differ with me, they helped contribute to the solution that I was working toward and I’ve always



recognized that. . . . [W]ith this development review process, the main thing I harped on in committees every time we met was to make sure we have the public involved at the right time to get their participation so it can be beneficial to the final solution. I think we developed twelve steps in that, and that's being implemented today.

SCOTTSVILLE

Lindsay Dorrier (D)—Incumbent

I think we're making strides in this direction of creating citizen input in the master planning of Albemarle County. Master planning is a phrase that requires a lot of preplanning before the first spade of dirt is turned in Albemarle County. We're doing a better job of master planning in Albemarle County and we're doing a better job of listening to the citizens. I've attended a few of those meetings recently in the Glenmore area. I've been impressed at the Albemarle County staff's presentation of the issues; I've been impressed at the feedback given by the members of the community. I think we are making progress in including the public in our decision-making process, but until we listen better, we will not have the results we want. Listening is an art; it should be observed and improved upon by all public servants.

Kevin Fletcher (I)—Challenger

I think there should probably be more of the I guess public hearings as far as the County, for the people to actually get up and speak up for what they want to hear. I think that more online participation as far as polls and I think they need to make some of the information about developments more readily available. Generally, they are not available to the public until just before the date that they are supposed to go before the board. I think if we can get things out more in advance and give people actually an opportunity to read over what is being proposed before they come to speak at a public hearing, I think that you would get a lot more informed questions and concerns from the public.

Denny King (I)—Challenger

I believe strongly in public hearings and I believe without people, government simply doesn't work. People make government work. The Board of Supervisors doesn't make government work or not work. The people make government work and without input from the people in the form of public hearings, I think that government will always be at a standstill. I'm impressed with what the City of Charlottesville does with respect to televising each and every meeting that they have. I would love to see the County start televising each and every meeting. There are families that can't get away for a 7:00 o'clock meeting at Lane Auditorium, but they would love to get up the next morning or the next day or the next evening and sit down on their computer and see how the meeting went. . . . If the City of Charlottesville can do this, gracious sakes, why can't the County of Albemarle do this? Come on. Let's join the 21st century.





What lessons has the County learned from the Crozet Master Plan? What challenges does the County face with the Pantops and Places29 Master Plans and how will you address those challenges if elected?

RIVANNA

Ken Boyd (R)—Incumbent

Maybe the biggest thing that our staff has learned is how to add, [meaning] of course, the big dispute is over the numbers of—the population numbers that were out there. That was done before my time and I wasn't involved in it because it wasn't in my district and I wasn't on the board at the time, so I don't have a real good handle about how that mistake came about, but there is a mistake that was made there, obviously. Now, whether or not that can be adjusted as we do the five-year reviews, I think that's the way we need to approach it, because we're doing five-year reviews and we're coming up on that pretty soon. Then we look back and see if the growth is actually matching the maximum amount. The concern is that growth would happen at the maximum densities and there's not an indication that the growth is happening at maximum densities right now, so the fear of the numbers may be a little bit more, but what we have to do now is monitor it. I mean, the mistake was made. It's out there. We have to just make sure we monitor it and make adjustments as we go.

Each master plan I've been involved with—and I've been involved with the next two—are unique. First of all, the Pantops Master Plan—I think one of the concerns there was that it was developed so much already and there was so much already in process [that the community will] have little impact on it. We've just appointed the community group that's going to be working with that plan after it's approved. It has not finally been approved yet. [When it comes before the board] I think there are some opportunities there to get what the people want to do. Not what everybody wants to see in the plan, because it always has to be a give-and-take type situation.

Places 29—my biggest concern is the cost. It's such a huge, huge undertaking. I think what's important is to get the landowners and the business community, to buy into it, the program. I think that they need to be in a position where they think this is a great idea and are willing to put the redevelopment and the new development investment dollars in it. That's the way we're going to get the infrastructure done on it. The other thing that concerns me about it is, as I said earlier, I'm very, very concerned that we do not infringe on the integrity of some of our existing neighborhoods, like Hollymead and Forest Lakes and others along that corridor, I think it's important that we maintain the integrity of those communities.

Marcia Joseph (D)—Challenger

The lessons that we learned from the Crozet Master Plan are be mindful of build-out numbers. I think everybody was just kind of surprised to find out that the build-out numbers were double what we all thought they were and I think it's also to be mindful of your existing infrastructure. I think that's extremely important. I think that's what we're finding that we've done in Pantops and Places29 is that we've learned those lessons and we want to make sure that everybody is aware of what the build-out is, what our expectations are, and what are our infrastructure needs are, so I think that we have learned from that and in those challenges. I guess what we're doing is the challenges are, honestly, to read your comp plan and make sure that you follow it. That's a huge challenge, so I think that's something that I will do because I think that the community puts a lot of stock in that. They spent a lot of time working on it.

WHITE HALL

Ann Mallek (D)—Challenger

Well, one of the biggest problems that the residents of Crozet see with the Crozet master plan is with the implementation. The plan is fine, and the planning is working forward. The almost completion of the business-overlay district, or the changes for business people for the setbacks in parking, is another great example of how this is working very well. The business community has had tremendous input into those changes, to be able to create one big business district—where the Crozet downtown is now—rather than having each parcel have to act as its own business district. That's going to be a huge advantage.

The disaster has come from the fact that the Board of Supervisors has not implemented the master plan as written, and the Old Trail Development is the perfect example of that. Well, Old Trail may be well designed, and have lots of amenities for the community—it was always discussed with the neighbors in meetings prior to the hearing as around 700 to 800 homes, and on the night of the hearing, all of a sudden there were 2,200 houses. ... The commercial district is also more than twice what it was supposed to be in the master plan. More than 250,000 square feet of commercial is



approved in the new project, and that's more than the commercial space in the existing downtown of Crozet. Now people say, "Well, it won't happen for twenty years." We don't have any idea when it's going to happen. It could happen tomorrow if the economy turned around, because there are no phases that can be implemented; there are no requirements. So implementation of the master plan is the most important element, and holding everyone accountable for the decisions that are made is also very important, because if the next round of supervisors don't do a better job, they should be tossed out, too.

David Wyant (R)—Incumbent

I think the one thing—since we were the guinea pig for master planning in Crozet and I happened to be the supervisor for that—the Crozet Master Plan—We need that—We need master plans because they help so much in the overall plan. I was opposed to the master plan in Crozet because I was concerned about the infrastructure. If you didn't lobby hard and work on it, we couldn't make the master plan work. This board has been good about providing infrastructure and it's starting to come to a fruition there with the sidewalks and we got other things to come, but the lesson in the master plan that didn't get asked by—and this happens with any process. We all, if we were perfect, we'd be walking on water, but the people forgot to ask—You know, I look at the population by a certain method. You look at it one way and you'll come up with a number. If you look at it another way, you could come up with a second number. What we didn't do and staff and others—It's no one party to blame for this—The folks just didn't ask or the consultant didn't ask, "Do these match up?" . . .

The other thing is our advisory committee has been very good. We formed that. It's been a good advisory committee. . . . As we are now forming the Pantops Advisory Committee and taking applications, I talk about the diversity that we have within the community so they become our ambassadors. They are the communicators with all the neighborhoods so they can help us keep those folks informed. Communication has been a very difficult process and we need to do a better job of communicating.

SCOTTSVILLE

Lindsay Dorrier (D)—Incumbent

Well, we learned from the Crozet plan that we shouldn't put a number in the plan about future population. We can't be sure what the future population is; we can only plan for a greater population. I think we did a disservice in putting a number in that master plan and then coming back and having to say it was a mistaken number. For Places29 and Pantops Master Plans, we need to ensure that the public is being listened to and that their suggestions are being considered seriously by the Board of Supervisors. We need to have a dialogue with the citizens of those areas. Already the master planner of Pantops said that that horse is out of the barn, and that Pantops is already developed. I tend to agree with that; I think there's very little area left to develop on Pantops Mountain that hasn't been developed already. However, we can make changes in the present master plan if we listen to the public and do what they suggest: it's a very congested area and we need to look closely at what we can do to relieve the congestion. Route 29 North is not as congested as Pantops and development is still being done out there, not on a full scale, on a basis so we can take steps to improve communication and infrastructure and the 29 North area, and we should listen to the people who live there.

Kevin Fletcher (I)—Challenger

The Crozet Master Plan is a good example of [how] we are developing or I guess rezoning land faster than what the plan [had] actually proposed . . . before it was even voted on and approved. We already had moved past that plan and I can see that happening already on Pantops and Places29. By the time that either one of these growth master plans are approved, we will already have moved beyond what they are planning on. I think that we need to just try to slow it down a little bit. We need to try to get ahead in our planning so that we can have an idea as to where we are going and how we're going to get there. Right now, basically, the people who are developing Albemarle County are the ones who are actually planning the growth . . .

Denny King (I)—Challenger

Water, water, water, water. Traffic, traffic, traffic, traffic. There is no magic pill. There is not a magic fix. We all have to sit down and be on the right page and the people have to be involved in these decisions. My observations have been that the people's voices haven't been heard. I've listened and you know I've attended virtually every meeting that the County has had over the past year, and I watch as the residents go to the podium and they speak their heartfelt words. Many, many nights have I watched tears appear in the eyes of some of our residents so concerned and so frightened and the response has been "Thank you, we'll take that under advisement." . . .

Once again, I just simply have to go back to will the infrastructure be in place to meet the tremendous needs that Places29 and Pantops will require. We have to make sure that we're not playing catch up. Let's create—Let's build that infrastructure first and then let's address that, but I don't want to sit here as a County and continually play catch up, to meet that growth, to meet the demands that Places29 and Pantops will bring about.





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