

# **CARE Task Force Meeting Handouts**

June 19, 2017

01 - Columbia Update – June 2017

02 - Columbia Task Force Charter – 2011 Original

03 - Columbia Meeting Summary – Nov 2012

04 - Columbia Zoning Survey Results – May 2017

05 - Columbia Proposed Zoning Map – Option 1

06 - Columbia Proposed Zoning Map – Option 2

07 - CARE Task Force Charter – June 2017 DRAFT



## Columbia Update

Columbia Area Renewal Effort (CARE)  
Task Force  
June 19, 2017

1



## Tonight's Agenda

1. **FEMA Mitigation Grant Update**
  - Other recent actions
2. **Original Task Force goals & accomplishments**
3. **New CARE Task Force membership, goals, & schedule**
4. **Create plan to brief Board of Supervisors and get charter approved**

2



## FEMA Hazard Mitigation Grant Update

- To acquire and demolish four substantially damaged structures and their seven associated parcels in Columbia to create a green space amenity for the community.
- **Total Grant: \$199,500**
  - \$149,625 from FEMA federal funds
  - \$39,900 from VDEM state funds
  - \$9,975 local match from Fluvanna (former Town of Columbia)
- Thomas Jefferson Planning District Commission (TJPDC) is the grantee in the application and will file all necessary reports and reimbursements for the County.

3



## Columbia FEMA Mitigation Grant



Included in Grant funding



Might be Grant funded



Potential County interest

4



## The Four Structures to be Demolished



5



## Grant Status Update

- We have contracts on 6 of 7 properties
  - Survey and Title Searches underway
- Beginning process of hiring a company to demolish the four structures
  - Will work with Fluvanna Historical Society and other interested parties
- Expected full completion before end of 2017

6



## Other Clean-Up Efforts



- Blue “Revitalization” sign removed
- New blue street signs installed
- Some roadside vehicles/equipment vehicles removed
- Vacant corner property cleaned up
- “Town of Columbia” green signs removed
- Additional Steps
  - Remove scrap rebar from bridge project
  - Clean-up or remove dumpsters
  - Other actions?

7



## Original Columbia Task Force

8



## Columbia Task Force Formation

- **Established by BOS Action on May 18, 2011**
- **Scope limited to assisting the Town of Columbia in identifying solutions to those issues of concern identified by the Town Council or Task Force**
- **Task Force membership included representatives from:**
  - Columbia Town Council
  - Thomas Jefferson Planning District Commission
  - County Planners
  - County Building Official
  - Columbia Interfaith Council
  - Fluvanna Sheriff's Office
  - VA Department of Health
  - Department of Social Services
  - Fluvanna / Louisa Foundation
  - Town citizens
- **Piedmont Housing Alliance, Habitat For Humanity, and Preservation VA joined later as partners in the grants.**

9



## Original Goals

- **Eliminate blight and substandard housing**
- **Create safe streets with sidewalks and places for children to play**
- **Increase Crime Prevention**
- **Improve government coordination**
- **Generate community pride**
- **Improve public transportation**
- **Address Town water and wastewater systems**
- **Develop and updated Town's Comprehensive Plan, Zoning and Ordinances**
- **Enhance Flood Control**
- **Promote Town History**
- **Promote Commercial Growth**
- **Develop tourism plan making the most of:**
  - James and Rivanna Rivers, Recreational and historical opportunities, Rivanna Navigation System
  - St. Katherine Drexel Shrine - potential pilgrimage destination
  - Potential revival of Camp Wakeham – as retreat center
  - Return of Point of Fork Revolutionary War battle reenactment

10



## Accomplishments

- Consistent participation of Task Force members & citizens; on average met monthly
- Greater clarity in capacity to function as a Town
- Increased dialog between the County and the Town
- Law enforcement observed more citizen interactions
- Increased Columbia Interfaith Council participation
- Town fellowship events held with good attendance
- Area known as the “campground” vacated
- FEMA Hazard Mitigation Grant approved

11



## Land Use in the Flood Plain

- Hazard mitigation funding requires that any land purchased remain as open space.
- A park was selected as the final disposition of the acquired land.
  - This decision was made simply because no other use for the land is feasible, given its location within the 100-year floodplain.
- Project area residents actively participated in decisions about programming for the park, which will include community gardens.
  - The Columbia Interfaith Council is willing to assist with creating the gardens.

12



# Columbia Area Renewal Effort (CARE) Task Force

June 19, 2017

13



## Review draft "CARE Task Force" Charter

- What do we want from the new CARE Task Force?
- Formalize Membership
- Update goals
  - Continue revitalization efforts through other grants, County efforts, and volunteer efforts
  - Historic District Designation? (TJPD work plan proposal?)
    - Crozet Historic District Designation firm:
      - Arcadia Preservation, LLC, in Keswick
      - Jennifer Hallock
      - (434) 293-7772, [jbh@arcadiapreservation.com](mailto:jbh@arcadiapreservation.com)
  - Preservation and tourism?
  - Recommendations for new green space?
  - Other concerns or suggestions for Columbia area?
- Establish meeting schedule and sunset date

14





## Discussion

<b>Date Received:</b> 5/18/11; Revised 5/19/11	<b>Project Name:</b> Town of Columbia Task Force	<b>Project Code:</b> TBA
<b>Sponsoring Organization:</b> Fluvanna County	<b>Sponsor:</b> Shaun Kenney	<b>Project Manager:</b> Pat Groot

## **Task Force Charter**

### **Scope and Composition of the Committee:**

The scope of this task force shall be limited to assisting the Town of Columbia in identifying solutions to issues of concern identified by either the Town Council or the task force.

The task force shall be comprised of the following individuals – Shaun Kenney, Pat Groot, John Hammond (Mayor), Kerry Murphy Hammond (Council Member), Chip Howard (Council Member), Chuck Jones (Interfaith Council), Jean Lipscomb (Citizen), Debby Bryant (Citizen), Lt. Aaron Hurd, Sheriff Ryant Washington, Gary Rice (VDH), Susan Muir (DSS), Darius Lester (Bldg Official), Darren Coffey (Planning), Billie Campbell (TJPDC), Howard Evergreen (Housing Foundation), and other town representatives as assigned by the Town Council.

### **Committee Deliverables**

Identify all issues of immediate and long-term concern to the Town of Columbia.  
Recommend viable solutions to each issue and outline a recommended plan of action to implement solutions.

### **Project Schedule and Budget**

<b>Anticipated Duration of Committee:</b> One year, or until the Town has implemented the necessary agreements and other tools necessary to fully address the identified issues.	<b>Forecasted Budget Impact:</b> \$0
<b>Major Milestone Completion Times</b>  Meet monthly to identify issues and begin developing solutions.  Discuss progress and additional implementation strategies at each meeting.  Report back to the Fluvanna County Board of Supervisors on a quarterly basis.  Project completion – Task Force work completed within one year, or as soon as is feasible to effectively address all identified issues and means to assist the town.	<b>Major Budget Milestones:</b>  Monthly meetings = \$0  County, legal assistance or other = Unknown  Recurring costs = County staff time
<b>Additional Comments:</b> Upon a recommendation from the Town of Columbia, this task force shall be disbanded by the Board of Supervisors with any remaining or future items to be addressed by the Town.	



## Event Summary

### Town of Columbia Envisioning the Future Workshop, November 17, 2012

#### Description of Event

---

The workshop was held from 9:00 am to 12:00 pm in the Saint Joseph Parish Hall in the Town of Columbia, Virginia. A total of thirty people were in attendance, including several residents of the town, residents of the nearby area, elected officials from the Town of Columbia and Fluvanna County, staff from Fluvanna

County, and facilitators from the Thomas Jefferson Planning District Commission, Fluvanna County, and the Piedmont Housing Alliance.

The meeting was opened with a welcome from John Hammond, Mayor of Columbia. Billie Campbell, TJPDC, outlined the goals for the meeting. The purpose of the meeting was gather interested participants together to think broadly about what the town could become. Participants were encouraged to be open to new ideas and to consider all issues comprehensively, regardless of their own personal roles. Daniel Nairn, TJPDC, gave an overview of the town's history leading up to the present, with a focus on the natural, economic, and transportation-related forces that have shaped the town over time. Posters from the presentation are included in this summary.

The final portion of the workshop consisted of group work. Four groups identified issues the town faces, areas/elements to preserve, and new elements or services to add. Ideas were recorded with notes on maps and text on flip charts, and a reporter from each group shared observations with the whole gathering. Maps and notes from individual groups are included in this summary.

#### Summary of Input:

---

Several common themes emerged from the individual group discussions. This section is a synthesis of these themes and practical action steps to support them. These results should not be interpreted as a full consensus from all participants, although they do reflect general agreement.

**Capitalizing on the James and Rivanna Rivers:** Groups noted that the town's location at the confluence of two rivers creates attractive scenery, affords recreational opportunities, and attaches the town to its history. Groups suggested encouraging river-based tourism amenities, capturing the vistas by creating look-outs along the river bluff, allowing better access across the railroad tracks, and creating greenspace along the river for public use or campgrounds.

**Encouraging Church Involvement:** Groups noted that the active involvement of four churches in the town, as well as a youth ministry initiated by a fifth, were very important to community vitality. Churches have featured prominently in the town's history, and continue to be a strong presence today. Groups would like retain and encourage the outreach and social involvement already being practiced. The fact that Columbia has needs has attracted people who seek to make a positive difference in their community.

**Promoting Town History:** The groups broadly agreed that the historic nature of town is a significant asset, particularly as it relates to commerce on the river and canal system. Long-time residents have personal stories that are part of the community's rich heritage. Many pointed out that this asset not currently being leveraged to the extent it could. Whether certain individual buildings could be effectively preserved or not was debated, but most agreed that the history could be documented, promoted, and incorporated into tourism activities. Two groups suggested restoring an old building to create a museum.

**Enhancing Flood Control:** All groups agreed that persistent flooding is the single greatest problem the town faces, and that it has hampered investment in the floodplain along St. James Street and elsewhere. Different solutions were suggested. Multiple groups suggested eliminating all buildings in the floodplain, although others suggested elevating/relocating structures and creating a levy on Dry Run creek.

**Promoting Commercial Growth:** Most groups envisioned broad commercial growth in the main corridor of the town, outside the floodplain. Currently only one business, a convenience store, operates in the town. Greater options would serve local residents who lack access to a vehicle, increase the tax base for the town, add jobs, and lead to greater economic vibrancy overall. Specific businesses suggested were restaurants, river-related recreation outlets, a gas station along Route 6, and a general/dollar store. Regional artists could also be attracted to town services to create an arts community.

**Installing Parks and Specialty Agriculture:** All groups mentioned a need for more active or passive parkland, especially within the floodplain near the river. Two groups envisioned places for children to play that were safe and away from Route 6. The idea of a farmers market and community garden received support, as well as promoting the town as part of winery tours nearby.

**Resolving Substandard Housing and Blight:** Several groups mentioned poor housing conditions and the problem of blight along the main gateway into Fluvanna County. Limited sewage capacity in the central district is also a problem. The general, although not universal, belief was that restoration of dilapidated structures in the floodplain is not feasible. Two groups suggested the construction of new, lower-cost housing either near the corner of St. James and Old Columbia Rd or in "Free Hill" on the western side of town. Group envisioned architectural themes that match what already exists in the town and preserve a "small town" atmosphere.

**Reducing Crime and Substance Abuse:** Two groups raised the issue of crime and substance abuse in the town, potentially resulting from high levels of poverty and the town's location at the border of three counties. Law enforcement efforts have made a difference, but resources are limited. There was a sense that addressing some of the other issues listed above may also help reduce the level of criminal activity.

**Improving Government Coordination:** Two groups mentioned the need for coordination between various governmental entities with oversight over the town. The general belief was that incorporation of the town is desirable, although this was a matter of discussion. One group suggested that more federal, state, and private grants are needed.

# Columbia Zoning Survey Results

May 2017

## Question 5

**What sort of development, if any, would you like to see in and around Columbia?**

- The town is very run down. Houses/buildings closest to the river need to be torn down. This situation is bringing down home values but assessment values are high. Development to increase property values would be nice.
- Shopping center with convenience store, brewery/restaurant
- No homes or development in the flood plain.
- Commercial, food service, office space
- We would like to see all the housing on Rt 6 removed. This area could be turned into a park. The entrance to the county should not look the way it does now. There are better places for low income housing. This river front town can and should be restored by the county.
- No response
- Razing of dilapidated buildings and general cleanup of town
- I would like to see Main St cleaned up and take down old buildings and landscape all along main road to make it more attractive
- Condemned housing on Main Street being enforced to knock down (blight is horrible for years)
- People get houses. Some houses has poor heat in them. They need to be check out.
- Razing of dilapidated buildings and general cleanup of town
- No public housing 2) Recreational (utilize the greas? river access) 3) Residential (single dwelling ownership) 4) Agricultural
- I obviously would like to see the town improve and return to some of its former glory but I am not sure how it will
- Of course I would like to see the town improve and grow, but it is a hard task given the "lower" (elev.)
- Gas stations, something celebrating the town's history - like Scottsville's Canal Basin Park, maybe railroad history? Trails along the river.
- Develop cleaner streets, tear down the old houses and put more Sheriffs in town
- Residential and mixed.

## **Question 6**

**If you have any other concerns, questions, or comments, please write them below.**

- Lower part of Columbia should be made into a nice park. Even though the town is in the flood plain all the drunks, rif-raf should be made to vacate. Spend money to clean up the town or tear it down.
- That the Columbia Task Force has not met for 2 years, the Columbia Historic District should have happened 15 years ago, Columbia property owners have not had any input on the water sharing plan with Louisa Co.
- Safety of structures in the flood plain. Zoning needs to address.
- We are also concerned with the drug use and sales that are connected to the sub-standard housing in the town. You can do better. We expect more from our county government.
- The Columbia Town Hall property should be zoned the same as St Joseph's Church. The building is scheduled for demolition.
- I think those old houses on Main St are a real health hazard with all of the trash around them. I fear just driving by them.
- Drinking and partying on Main Street a huge problem.
- Check all the land the Harry Family own land that got - sludge is running down the street it has a bad odor
- The Columbia Town Hall property should be zoned the same as St Joseph's Church. The building is scheduled for demolition.
- We see no benefit to constructing or encouraging low income housing in Columbia as there is no public transports. No shopping - no services of any kind for these persons and families.
- Happen, flood plain in the lower elevations of town and there are individual property owners that have a right to choose what use the property is used for
- Part of town is prone to flooding
- We were pleased to hear that some of the buildings in bad shape will be demolished and hope this along with the Cobbs Creek Reservoir will help revitalize the town.

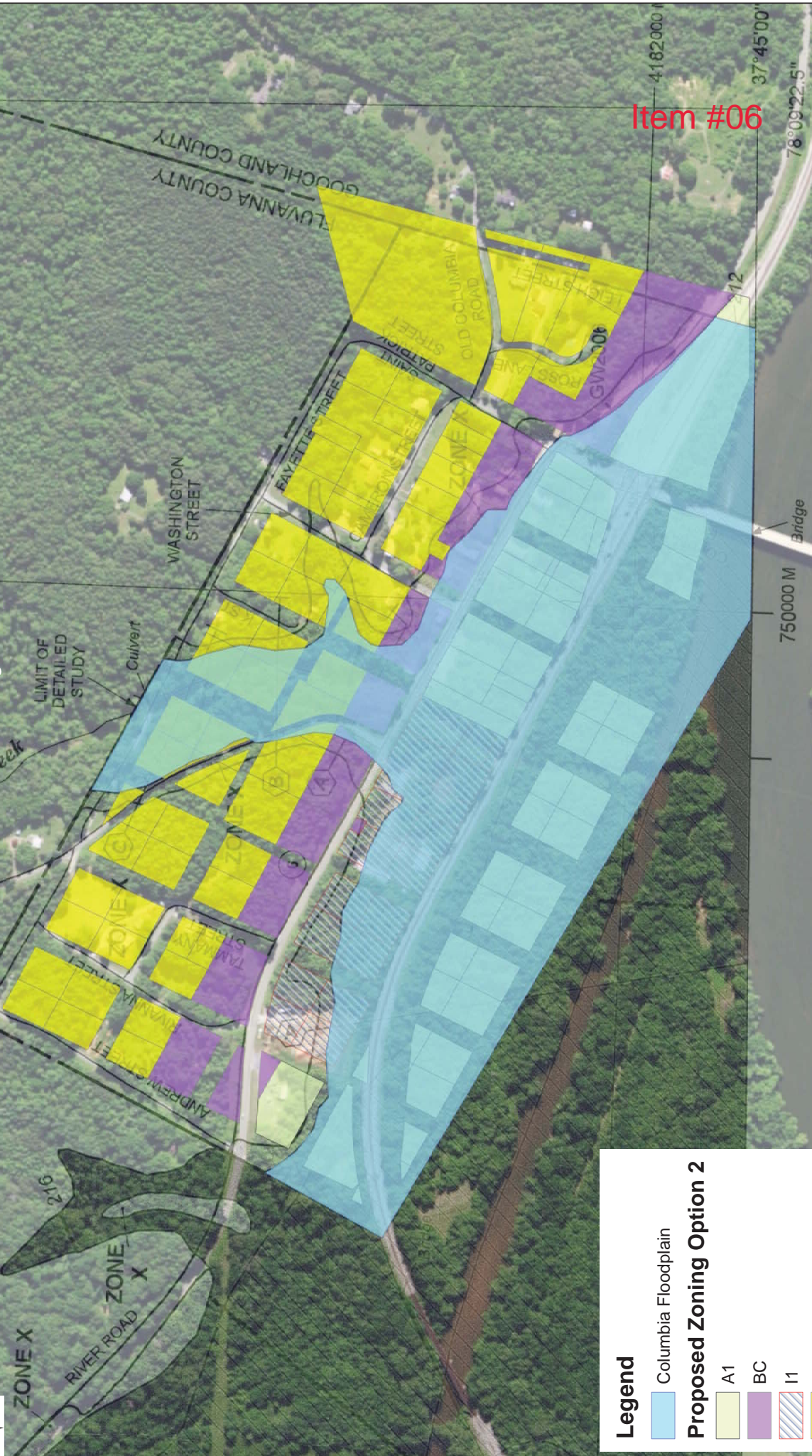











# Proposed Zoning Option 2 for Columbia, VA





**Legend**

 Columbia Floodplain

 A1

 BC

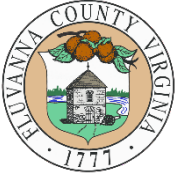
 I1

 R4

**Proposed Zoning Option 2**

Item #06





## CHARTER COLUMBIA AREA RENEWAL EFFORT (CARE) TASK FORCE

Approved  
By BOS:  
TBD

**1. Purpose.** The purpose of the Columbia Area Renewal Effort (CARE) Task Force is to advise, assist, support, and advocate for positive change and renewal efforts in the Columbia area. The Task Force will prepare a report of proposed actions for consideration by the Board of Supervisors.

**2. Task Force Duration.** The work of the Task Force is intended to be completed and a final report of recommendations submitted to the Board of Supervisors by December 31, 2017, unless an extension is approved by the Board.

**3. Tasks / Responsibilities.** In collaboration with County staff and other local agencies, the Task Force shall develop a list of proposed action steps to:

- a. Promote citizen engagement.
- b. Support renewal and clean-up efforts.
- c. Identify and develop green space opportunities and options.
- d. Advocate for improved public safety awareness and positive actions.
- e. Protect and enhance unique historical/architectural resources.
- f. Review and assess Historic District designation options.
- g. Support business attraction.
- h. Propose and support public events for the Columbia area.

**4. Membership.** Membership shall be comprised as follows:

- a. Columbia-area resident, business, and/or property owner members (8) (appointed by Board of Supervisors)
- b. Fluvanna Historical Society Representative
- c. Fluvanna County Columbia District Supervisor
- d. Fluvanna County Sheriff (or representative)
- e. Fluvanna County Administrator (or representative)
- f. Fluvanna County Community & Economic Development representatives (2)

- g. Fluvanna County Public Works representative
- h. Fluvanna County Parks & Recreation representative
- i. The Chair may request other ad hoc members to participate in task force efforts, as needed. This will likely include subject matter experts and representatives from local support agencies.

## **5. Organizational Structure**

a. Chair. The Task Force will be chaired by Board of Supervisors' representative (or designee).

b. Meetings

(1) Public meetings are generally scheduled for the third Monday of each month at 7:00 pm.

(2) Meetings will be advertised via the County website. Additional or special meetings may be called by the Chair with 72-hour notice to members and posting of the notification on the County website.

(3) A quorum shall consist of a simple majority of members.

c. Minutes. Minutes of each meeting will be prepared by a designated County representative, and following adoption by the Task Force, shall be posted on the County website.

d. Recommendations and Reports. Task Force reports and action recommendations will be submitted in writing to the County Administrator for consideration by the Board of Supervisors on a regular meeting agenda. Documentation will include background information and justification for any recommended actions.

## **6. Parliamentary Authority**

a. The Task Force shall be governed in its proceedings by the current edition of Robert's Rules of Order, Newly Revised.

b. Decisions will commonly be made by consensus. A formal vote shall be taken when a decision is required for policy recommendations and action items, or if the decision requires referral to the Board of Supervisors for formal approval.