

**Albemarle County Planning Commission
December 5, 2006**

The Albemarle County Planning Commission held a meeting and a public hearing on Tuesday, December 5, 2006, at 6:00 p.m., at the County Office Building, Second Floor, Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia. Members attending were Eric Strucko, Jon Cannon, Marcia Joseph, Chairman, Bill Edgerton (arrived at 6:12 p.m.), Duane Zobrist and Pete Craddock. Absent was Calvin Morris, Vice-Chairman. Julia Monteith, Senior Land Use Planner for the University of Virginia, representative for David J. Neuman, FAIA, Architect for University of Virginia was absent.

Other officials present were Wayne Cilimberg, Planning Director; Gerald Gatobu, Senior Planner, David Benish, Chief of Planning; Amelia McCulley, Zoning and Current Development Director/Zoning Administrator; Bill Fritz, Chief of Current Development; Claudette Grant, Senior Planner; Sean Dougherty, Senior Planner; Judith Wiegand, Senior Planner; David E. Pennock, Principal Planner and Greg Kamptner, Deputy County Attorney.

Call to Order and Establish Quorum:

Ms. Joseph called the regular meeting to order at 6:09 p.m. and established a quorum.

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The Planning Commission took a ten minute break at 7:29 p.m.

The meeting reconvened at 7:47 p.m.

Work Sessions:

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CPA-2006-03/ ZMA-2006-19 Willow Glen (Signs #27, 29)

PROPOSAL: Amend Comprehensive Plan from Industrial Service which allows warehousing, light industry, heavy industry, research, office uses, regional scale research, limited production and marketing activities, supporting commercial, lodging and conference facilities, and residential (6.01-34 units/acre) uses to Urban Density Residential which allows residential (6.01-34 units/acre) and supporting uses such as religious institutions, schools, commercial, office and service uses. Rezone 23.681 acres from Rural Areas which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre) to Planned Residential District which allows residential (3 - 34 units/acre) with limited commercial uses for a maximum of 234 units

PROFFERS: No

EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Industrial Service which allows for (see uses above) in the Hollymead Community.

ENTRANCE CORRIDOR: No

LOCATION: property is east of Dickerson Road (Rt. 606) across from Charlottesville-Albemarle Airport and approximately 1500 feet south of intersection with Airport Road (Rt. 649) in Hollymead Community.

TAX MAP: 32 PARCELS: 49F, 49G, 49I, 49J, 49K

MAGISTERIAL DISTRICT: Rio

STAFF: Judy Wiegand

Motion: Mr. Zobrist moved, Mr. Strucko seconded, to direct staff to return with a resolution of intent to consider amendment to the Comprehensive Plan for the Willow Glen property.

The motion passed by a 4:2 vote. (Commissioners Joseph and Edgerton voted no.)

Ms. Joseph said that the next step would be for staff to draft a resolution of intent for the Commission to act on within the next couple of weeks.