

**BOARD OF SUPERVISORS
T E N T A T I V E
FEBRUARY 10, 2010
6:00 P.M. – LANE AUDITORIUM
COUNTY OFFICE BUILDING**

1. Call to Order.
2. Pledge of Allegiance.
3. Moment of Silence.
4. From the Board: Matters Not Listed on the Agenda.
5. From the Public: Matters Not Listed for Public Hearing on the Agenda.
6. [Consent Agenda \(on next sheet\).](#)

PUBLIC HEARINGS:

7. [Amend the Albemarle County Service Authority jurisdictional areas to add Tax Map, Parcel 32,5C4 for water and sewer service in the Piney Mountain Development Area.](#)
8. [SP-2008-00035. Covesville Church \(Sign #55\). PROPOSED: Special Use Permit to construct new sanctuary building, adjacent to existing church building, to contain fellowship hall, classrooms, and activity spaces on a 3.028 acre parcel. Parking area would be relocated to accommodate new building. ZONING CATEGORY/GENERAL USAGE: RA -- Rural Areas -- agricultural, forestal, and fishery uses; residential density \(0.5 unit/acre in development lots\). SECTION: 10.2.2. \(35\) Church building and adjunct cemetery. COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density \(.5 unit/acre in development lots\). ENTRANCE CORRIDOR: No. LOCATION: 5883 Henderson Lane \(Rt 805\), approx 1,300 feet west of Monacan Trail \(Rt 29 South\). TAX MAP/PARCEL: 10900-00-00-006E0. MAGISTERIAL DISTRICT: Samuel Miller.](#)
9. [SP-2009-00017. Hugs and Kisses Day Camp and Hotel for Dogs \(Sign #10\). PROPOSED: Special Use Permit for a dog day camp and overnight boarding for dogs. Waivers have been requested from Section 5.1.11\(a, b c, d\) pertaining to setback, fencing, noise, other considerations when in proximity to intensive uses, and soundproof confinement requirements. ZONING CATEGORY/GENERAL USAGE: RA Rural Areas - agricultural, forestal, and fishery uses; residential density \(0.5 unit/acre in development lots\). SECTION: 10.2.2 \(17\) Commercial Kennel. COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/density \(.5 unit/acre in development lots\). ENTRANCE CORRIDOR: No. LOCATION: 5038 Turkey Sag Rd \(Rt 640\) approx 1.6 miles east of Stony Point Rd \(Rt 20\). TAX MAP/PARCEL: 049000000006B0. MAGISTERIAL DISTRICT: Rivanna.](#)
10. [SP-2009-00021. Comcast Facility Expansion \(Sign # 77\). PROPOSED: 16'x 30' facility expansion to install new electronics for advanced services. ZONING CATEGORY/GENERAL USAGE: RA, Rural Areas, \[EC\] Entrance Corridor overlay, \[AIA\] Airport Impact Area. SECTION: 10.2.2.6 Special Use Permit, which allows for unmanned telephone exchange centers/facilities in the RA Zoning District. COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas uses in Rural Area 1. LOCATION: Tax Map 45, Parcel 16A: in the Earlysville area about 1000 feet from the intersection of Earlysville Road \[State Route 743\] and Rio Road West \[State Route 631\]. MAGISTERIAL DISTRICT: Jack Jouett. RELATED APPLICATIONS: SP-1990-019, SP-1979-32.](#)
11. [SP-2009-00022. Daylily Preschool \(Signs #21&24\). PROPOSED: Private preschool for a maximum of 10 children located within existing Mountain Plain Baptist Church, but not affiliated with Church. ZONING CATEGORY/GENERAL USAGE: RA Rural Areas - agricultural, forestal, and fishery uses; residential density \(0.5 unit/acre in development lots\). SECTION: 10.2.2.7 Private School. COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density \(.5 unit/acre in development lots\). ENTRANCE CORRIDOR: No. LOCATION: 4297 Old Three Notch'd Rd, at intersection of Brown's Gap Rd \(Rt 680\) and Seven Hills Lane. TAX MAP/PARCELS: 57-26. MAGISTERIAL DISTRICT: White Hall.](#)
12. [STA-2009-00001. Division of Land with Existing Dwellings. Division of parcels that have multiple existing dwellings – Amend Secs. 14-316, Approval of entrance onto public streets, 14-400, Minimum lot requirements, 14-403, Lot frontage, and 14-404, Lot location to allow access from lot onto street or shared driveway, of Chapter 14, Subdivision of Land, of the Albemarle County Code. This ordinance would amend sections 14-316, 14-400, 14-403 and 14-404 to permit the division of parcels on which multiple dwellings exist as of a date specified in the ordinance without satisfying otherwise applicable street frontage requirements.](#)
13. [ZTA-2009-00020. Regulating Construction of Multiple Dwellings on a Single Parcel. Site plan required for multiple dwellings on single parcel. Amend Sec. 18-32.2, When site plan is required; waiver of drawing of site plan, of Chapter 18, Zoning, of the Albemarle County Code. This ordinance would amend section 18-32.2 to require a site plan when two or more dwellings are proposed on a single parcel where that parcel does not have public street frontage.](#)

14. [**PROJECT: ZMA-2005-00003. UVA Research Park \(Sign #18\). PROPOSAL:**](#) Request to rezone approximately 30.56 acres (parcels identified below) from RA Rural Areas which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) to Planned Development Industrial Park ("PDIP"), which allows industrial and ancillary commercial and service uses and no residential uses, for 700,000 square feet of office and research use and to rezone 534 ± acres (parcels identified below) from PDIP to PDIP to amend proffers and application plan associated with ZMA-1995-04 and subsequent related ZMAs. **PROFFERS: Yes. Concurrent with ZMA-2005-00003, the following proposed special use permits ("SP") within UVA Research Park PDIP authorized by Zoning Ordinance § 29.2.2:**
- 14a. [**SP-2008-00015 Parking structures.**](#) PROPOSED: Allow parking structures; reference Zoning Ordinance § 27.2.2(16), Parking structures.
- 14b. [**SP-2008-00062 Laboratories.**](#) PROPOSED: Allow laboratory uses; reference Zoning Ordinance § 27.2.2(1), Laboratories, medical or pharmaceutical.
- 14c. [**SP-2008-00063 Supporting commercial uses.**](#) PROPOSED: Allow supporting commercial uses, not to exceed a total of 110,000 square feet of floor area, reference Zoning Ordinance § 27.2.2(14), Supporting commercial uses.
- 14d. [**SP-2008-00064 Hotels, motels, inns.**](#) PROPOSED: Allow motel, hotel or conference facilities not to exceed 190,000 square feet of floor area under Zoning Ordinance § 29.2.2(2), Hotels, motels, inns.
- [**The following information applies to all 5 proposals: ZONING CATEGORY/GENERAL USAGE: PDIP - Planned Development Industrial Park - industrial and ancillary commercial and service uses \(no residential use\). EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Industrial Service- warehousing, light industry, heavy industry, research, office uses, regional scale research, limited production and marketing activities, supporting commercial, lodging and conference facilities, and residential \(6.01-34 units/acre\). ENTRANCE CORRIDOR: Yes. LOCATION: on the north side of Airport Road \(Route 649\) approximately one third of a mile from the intersection of Airport Road and Route 29 North in the Community of Hollymead. TAX MAP/PARCEL: Tax Map Parcels 32-18 and 32-18A \(rezone from RA to PDIP with proffers; all SPs\); 32-6A, 18B, 32-19C, 32-19D, 32-19E, 32-19F, 32-19F1, 32-19G, 32-19H, 32-19H1, 32-19H2, 32-19J, and 32-19J1 \(rezone from PDIP to PDIP with amended proffers and application plan; all SPs\). MAGISTERIAL DISTRICT: Rio.**](#)
15. From the Board: Committee Reports and Matters Not Listed on the Agenda.
16. Adjourn to Thursday, February 25, 2010, 11:00 a.m., Lane Auditorium.

C O N S E N T A G E N D A

FOR APPROVAL:

- 6.1 Approval of Minutes: November 4, November 16 and December 10, 2009.
- 6.2 [Resolution of Support – Journey Through Hallowed Grounds Partnership’s Civil War 150th Living Legacy Program.](#)

FOR INFORMATION:

- 6.3 [Copy of letter dated December 10, 2009 from Francis H. MacCall, Senior Planner, to Lee Rasmussen, McCallum & Kudravetz., re: **LOD-2009-00015 – OFFICIAL DETERMINATION OF DEVELOPMENT RIGHTS – Tax Map 112, Parcel 37D \(Property of Viewmont Farm Land Trust\) Scottsville Magisterial District.**](#)
- 6.4 [Copy of letter dated December 10, 2009 from Francis H. MacCall, Senior Planner, to Lee Rasmussen, McCallum & Kudravetz., re: **LOD-2009-00016 – OFFICIAL DETERMINATION OF DEVELOPMENT RIGHTS – Tax Map 112, Parcel 21 \(Property of Viewmont Farm Land Trust\) Scottsville Magisterial District.**](#)
- 6.5 [Copy of letter dated December 10, 2009 from Francis H. MacCall, Senior Planner, to Lee Rasmussen, McCallum & Kudravetz., re: **LOD-2009-00017 – OFFICIAL DETERMINATION OF DEVELOPMENT RIGHTS – Tax Map 112, Parcel 20 \(Property of Viewmont Farm Land Trust\) Scottsville Magisterial District.**](#)
- 6.6 [Copy of letter dated December 10, 2009 from Francis H. MacCall, Senior Planner, to Lee Rasmussen, McCallum & Kudravetz., re: **LOD-2009-00018 – OFFICIAL DETERMINATION OF DEVELOPMENT RIGHTS – Tax Map 113, Parcel 6A \(Property of Viewmont Farm Land Trust\) Scottsville Magisterial District.**](#)

- 6.7 [Copy of letter dated January 27, 2010 from Francis H. MacCall, Senior Planner, to Tim Michel, re: **LOD-2009-00021 – OFFICIAL DETERMINATION OF DEVELOPMENT RIGHTS – Tax Map 35, Parcel 16C \(Property of Marc C or Jenny B Spalding\) Rivanna Magisterial District.**](#)
- 6.8 [Copy of letter dated January 27, 2010 from Francis H. MacCall, Senior Planner, to Carter Montague, re: **LOD-2009-00022 – OFFICIAL DETERMINATION OF DEVELOPMENT RIGHTS – Tax Map 94, Parcel 37 \(Property of Kenneth R or Barbara E McAlpine\) Rivanna Magisterial District.**](#)
- 6.9 [Update on the review and implementation of the Resource Management Review's recommendations.](#)

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