

FINAL ACTIONS
Planning Commission Meeting of January 31, 2012

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting was called to order at 6:00 p.m. by the Director of Planning, Wayne Cilimberg. • PC members present were Mr. Morris, Mr. Loach, Mr. Randolph, Mr. Franco, Mr. Smith, and Mr. Lafferty. Ms. Monteith was absent. • Staff present was Lori Allshouse, Montie Breeden, Lindsay Harris, Amelia McCulley, Sarah Baldwin, J.T. Newberry, Wayne Cilimberg, Sharon Taylor, and Andy Herrick. 	
<p>2. Election of Chairman and Vice Chair for calendar year 2012.</p> <p>Elected Cal Morris as Chairman of Planning Commission for 2012 by a vote of 5:0:1 (Morris abstained).</p> <p>Elected Mac Lafferty as Vice Chair of Planning Commission for 2012 by a vote of 5:0:1 (Lafferty abstained).</p>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> • List of 2011 committee membership to be provided to Commissioners before the next Commission meeting.
<p>3. From the Public: Matters Not Listed for Public Hearing on the Agenda.</p> <ul style="list-style-type: none"> • None 	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> • No action required
<p>4. <u>Presentation</u> <u>Capital Improvement Program Update</u> (Lori Allshouse)</p> <p>Lori Allshouse, Director of Budget and Performance Management; Montie Breeden, Project Manager and Lindsay Harris, Budget Analyst of Office of Facilities Development, presented a Power-Point presentation to explain the Oversight's Committee recommendations for this year's CIP update. The Planning Commission held a discussion with staff and made comments and suggestions. No formal action taken.</p>	<p><u>Clerk:</u></p> <p>The Planning Commission made comments and suggestions as noted in Attachment 1. No formal action was taken.</p>
<p>5. Work Session</p> <p><u>ZTA-2010-0004 Industrial Uses Phase III.</u> Re-Codification of Use Allowances in the Industrial Districts. (Wayne Cilimberg).</p> <p>A work session was held to discuss the issues related to the proposed zoning text amendment for Re-codification of use allowances in the Industrial Districts. The Commission received a presentation from staff, took public comment, and provided</p>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> • Incorporate changes into zoning text amendment and set the public hearing. (Attachment 1)

<p>input and direction on the recommended changes provided by staff. The Commission provided changes to be incorporated into appropriate ordinance language for ZTA-2010-00004 prior to scheduling public hearing. (See Attachment 1)</p>	
<p>12. Old Business</p> <ul style="list-style-type: none"> • None 	<p><u>Secretary:</u></p> <ul style="list-style-type: none"> • None
<p>13. New Business</p> <ul style="list-style-type: none"> • No meeting on February 7, 2012 • Next meeting is Joint PC/Board of Supervisors meeting on Wednesday, February 8, 2012 at 3:00 p.m. in Room 241 • Next regularly scheduled meeting Tuesday, February 14, 2012 	<p><u>Secretary:</u></p> <ul style="list-style-type: none"> • None
<p>14. Adjourn to February 8, 2012 joint Board of Supervisors/Planning Commission meeting, 3:00 p.m., Room 241, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia.</p> <ul style="list-style-type: none"> • The meeting was adjourned at 7:54 p.m. 	

Attachment 1 – Capital Improvement Program Update – Planning Commission comments and suggestions

Attachment 2 – ZTA-2010-0004 Industrial Uses Phase III – Planning Commission comments and suggestions

ATTACHMENT 1

Capital Improvement Program Update – Planning Commission comments and suggestions

The Planning Commission held a discussion with staff, asked questions, and provided the following suggestions:

- Explore opportunity for firing range to be regional.
- Questioned if \$199,000 is a realistic figure for Crozet Library's second year operation.
- Discussed priority for future library needs. Staff indicated the list was in alphabetical order, not priority order.
- Regarding the projects in the CIP, Mr. Franco suggested the Planning Commission and other groups should see the record of the Oversight Committee discussions regarding the evaluation of projects. The cost of the Crozet Library was considered excessive by most of the group. Some health and safety projects did not move forward. The program for sidewalks did not get funded. He wanted to make it clear that he would like to see the Oversight Committee discussions more publicly vetted. By the time the CIP gets to the public work session it has been fairly vetted and the details the Oversight Committee discussed are missing.

The Commissioners were encouraged to provide any further comments to Mr. Cilimberg who would forward them.

ZTA-2010-00004 Phase III Industrial Uses

Work Session:

ZTA-2010-00004 Industrial Uses Phase III

Re-Codification of use Allowances in the Industrial Districts

STAFF: Wayne Cilimberg, Amelia McCulley, Susan Stimart, Sarah Baldwin, J.T. Newberry

Mr. Cilimberg presented a PowerPoint presentation and summarized the executive summary for ZTA-2010-0004, Phase III Industrial Uses to review the changes to the zoning ordinance being considered for expansion of uses in the Industrial Districts. Staff recommends the changes as recommended in this report be incorporated into appropriate ordinance language and ZTA-2010-00004 be set for public hearing.

Re-codification of Use Allowances in the Industrial Districts
January 31, 2012

Timeline for Industrial ZTA

- June 2, 2010 BOS passed Phase I
- August 3, 2011 BOS passed Phase II
- December 21, 2010 PC Work session on Phase III
- November 28, 2011 Roundtable to discuss Industrial Districts within the Comprehensive Plan Update
- November 29, 2011 Phase III Resolution of Intent

Staff's Focus

- Meet the Zoning Ordinance's intent for industrial districts
- Provide greater flexibility in meeting the nature and characteristics of today's industrial activity

Photos of Traditional Industry

New Industrial Buildings

Old vs. New Industry Photos

Local Industrial Areas

Preserve Integrity and Meet Intent

- Broad categories of industrial uses by-right; only specify industrial uses subject to SUP or prohibited
- Allow stand-alone office use by SUP in LI and HI (now by-right in LI); grandfather existing stand-alone office uses (with provision for future expansion of up to 25%)
- Allow C-1, CO and HC uses up to 25% of LI floor area by SUP (not now allowed)
- Allow supporting commercial up to 25% of floor area (up to 49% with modification) by-right in LI an HI (now up to 5% by SUP in LI and HI); allow subordinate office and retail up to 25% of floor area (up to 49% with modification) by-right in LI an HI (retail now up to 15% by SUP in LI)
- Allow slaughterhouses by-right in the LI and HI zoning districts (now by SUP in HI); allow Rendering Plants by SUP in the LI and by-right in the HI (now by SUP in HI)

Uses to Prohibit

- Prohibit especially hazardous and noxious uses
 - Manufacture of: acetylene gas, acid, ammonia, bleaching powder, chlorine, detergent and cleaning preparations made from animal fats, *fireworks or explosives, fish meal, nitrogenous tankage, paints, varnish, or shellac that requires distillation or heating of ingredients, phosphates, turpentine
 - Sludge storage

- Disposal/storage of toxic wastes as defined by the Toxic Substance Control Act (EPA website)
- Incinerator

Other Changes of Note

- Allow multi-family by SUP in LI (not now allowed)
- Indoor athletic facilities not expressly allowed (now by SUP in LI); possible up to 25% of floor area in LI by SUP as C-1, CO and HC use
- Kennels and veterinary hospitals not expressly allowed (now by SUP in LI); possible up to 25% of floor area in LI by SUP as C-1, CO and HC use
- Motorcycle and off-road vehicle sales not expressly allowed (now by SP in HI); possible up to 25% of floor area in LI by SUP as C-1, CO and HC use

Recommendation

- Staff recommends these changes be incorporated into appropriate ordinance language and set for public hearing

The Planning Commission held a discussion with staff, asked questions, took public comment, and provided the following direction:

- Office uses should be allowed by-right rather than by special use permit. Supplementary regulations should assure that structures accommodating office uses be “convertible” for industrial uses.
- Allow C-1, CO and HC uses that are otherwise not office by special use permit, but do not restrict them to 25 percent of floor area. Supplementary regulations should assure that structures accommodating uses be “convertible” for industrial uses. Consideration of supplemental regulations, such as setbacks and parking regulations, to address concerns about particular uses.
- Kennels and indoor athletic facilities fall within C-1, CO or HC and should be considered based on the particular aspects of their location.
- Agree with multi-family residential allowance by a special use permit. Agree with generalized categories for by-right industrial uses and special use permits for specific uses needing such. Should analyze the industrially zoned locations within the context of the areas surrounding them to determine appropriateness of potential by-right uses. Slaughterhouses were noted in particular.
- Agree with list of prohibited uses.

Staff to draft ordinance amendment for public hearing, addressing points raised as summarized. No formal action was taken.