

FINAL ACTIONS
Planning Commission Meeting June 19, 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 Calvin Morris, Chairman. • PC members present were Mr. Morris, Mr. Loach, Mr. Randolph, Mr. Franco, and Mr. Lafferty. Members absent were Mr. Dotson and Mr. Smith. Ms. Monteith was present. • Staff present was Francis MacCall, Joanne Tu Purtszova, Claudette Grant, Scott Clark, David Benish, Wayne Cilimberg, Sharon Taylor, and Greg Kamptner. 	
<p>2. From the Public: Matters Not Listed for Public Hearing on the Agenda.</p> <ul style="list-style-type: none"> • Neil Williamson, with Free Enterprise Forum, spoke to the issue of relegated parking and its relationship to business operations. He cited an example in Hollymead Town Center he has raised with the Architectural Review Board. He noted that the ARB wants to discuss this with the Board of Supervisors as part of the Comprehensive Plan Neighborhood Model policies and encouraged the Planning Commission to be part of that discussion. 	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> • No action required
<p>3. Committee Reports</p> <ul style="list-style-type: none"> • None 	
<p>4. Review of Board of Supervisors – June 6, 2012</p> <p>Mr. Cilimberg reviewed the actions taken on June 6, 2012.</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> • No action required
<p>5. Consent Agenda</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> • Finalize Minutes for Signature

<p>Approval of Minutes: 11-15-2011 and 4-17-2012</p> <ul style="list-style-type: none"> • APPROVED CONSENT AGENDA, by a vote of 5:0. 	
<p>6. Regular Item <u>SDP-2012-00025 Verizon Wireless (Vest Property) Tier II</u> PROPOSED: Request to replace an existing wood monopole with a new steel monopole in order to support the attachment of six new antennas in two vertical arrays. The new proposed height of the replacement steel monopole will be 92-feet, 6-inches, an 18-foot, 2-inch increase from the 74-foot, 4-inch existing wood monopole, and will be approximately 7 feet above the reference tree. Associated with this request is a critical slopes waiver. ZONING CATEGORY/GENERAL USAGE: RA, Rural Areas-agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) SECTION: 10.2.1 (22) which allows for Tier II personal wireless facilities in the RA Zoning District COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas in Rural Area 3 - Preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: YES LOCATION: 795 feet east of U.S. 29 at 5469 Murrays Ln. TAX MAP/PARCEL: 10900-00-00-043C0 MAGISTERIAL DISTRICT: Samuel Miller (Joanne Tu Purtsezova)</p> <p>RECOMMENDED APPROVAL OF SPECIAL EXCEPTION FOR SDP-2012-00025, by a vote of 5:0, as proposed.</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> • Action Letter – Recommend approval of special exception for SDP-2012-00025 Tier II personal wireless facility with antennas and associated ground equipment at the proposed height of seven (7) feet above the reference tree. • Action Letter – Recommend approval of special exception to allow the disturbance of critical slopes for the reasons outlined in the staff report. • The requests will go before Board of Supervisors on July 11, 2012.

<p>RECOMMENDED APPROVAL OF SPECIAL EXCEPTION TO ALLOW THE DISTURBANCE OF CRITICAL SLOPES, by a vote of 5:0, for the reasons outlined in the staff report.</p>	
<p>7. <u>SP-2012-00004 Community Christian Academy</u> PROPOSAL: Request a special use permit for a private school in a church on 3.14 acres under Section 14.2.2(5) private school of zoning ordinance. No dwellings proposed. ZONING: R-2 which allows residential uses at a density of 2 units/acre. ENTRANCE CORRIDOR: Yes COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses – Places 29 corridor. LOCATION: 1410 Old Brook Road in Neighborhood 2. TAX MAP/PARCEL: 06100000012700 MAGISTERIAL DISTRICT: Rio (Claudette Grant)</p> <p>RECOMMENDED APPROVAL OF SP-2012-00004, by a vote of 5:0, subject to the conditions recommended by staff, as amended, and outlined in Attachment 1.</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> • Action Letter – Recommend approval of SP-2012-00004 subject to the conditions outlined in staff report, as amended and outlined in Attachment 1. • The request will go before Board of Supervisors on a date to be determined.
<p>8. <u>SP-2010-00036 MonU Park</u> PROPOSED: Creation of an athletic club with 4 soccer fields and 96 parking spaces ZONING CATEGORY/GENERAL USAGE: RA -- Rural Areas: agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); FH Flood Hazard - Overlay to provide safety and protection from flooding; EC Entrance Corridor - Overlay to protect properties of historic, architectural or cultural</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> • Action Letter – Accepted Deferral Request by applicant to July 31 to allow the Commission to receive additional information on traffic and noise.

<p>significance from visual impacts of development along routes of tourist access</p> <p>SECTIONS: 10.2.2.4 Swim, golf, tennis or similar athletic facilities (reference 5.1.16)</p> <p>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)</p> <p>ENTRANCE CORRIDOR: Yes</p> <p>LOCATION: Southeast corner of US 29 and Polo Grounds Road (Route 643).</p> <p>TAX MAP/PARCEL: Tax Map 46 Parcel 18C</p> <p>MAGISTERIAL DISTRICT: Rivanna (Scott Clark)</p> <p>DEFERRED SP-2010-00036, by a vote of 5:0, to July 31, 2012 as requested by applicant.</p>	
<p>9. Old Business</p> <ul style="list-style-type: none"> • None 	<p><u>Secretary:</u></p> <ul style="list-style-type: none"> • None
<p>10. New Business</p> <ul style="list-style-type: none"> • The next Planning Commission meeting will be held on Tuesday, June 26, 2012. • Mr. Kamptner briefly reviewed the contents of the Planning Commission training materials distributed to the Commission. 	<p><u>Staff:</u></p> <ul style="list-style-type: none"> • None
<p>11. Adjourn to June 26, 2012, 6:00 p.m., Auditorium</p> <ul style="list-style-type: none"> • The meeting was adjourned at 9:06 p.m. 	

Attachment 1 – SP-2012-00004 Community Christian Academy - Recommended Conditions of Approval

Attachment 1
SP-2012-00004 Community Christian Academy
Recommended Conditions of Approval

1. The existing building and use shall be in general accord with the site plan titled Alliance Bible Church "Community Christian Academy" prepared by Roudabush, Greene, & Gale and date approved 4-14-87 (hereafter "Site Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in accord with the Site Plan, the existing building and use shall reflect the following major elements within the site essential to the design of the site, as shown on the Site Plan:

- Landscaping (or revision of landscaping in accordance with current Zoning Ordinance requirements)
- Location of buildings, uses, and structures
- Location of parking areas
- Location of outdoor play area
- Relation of buildings and parking to the street; and
- Site access

Minor modifications to the plan which do no conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. Maximum enrollment shall be 85 children.
3. All students shall be over the age of 2 ½ years old.
4. Hours of operation for the school shall be between 7:40 a.m. to 6:00 p.m., except that occasional school-related events may occur after 6:00 p.m.