

**FINAL ACTIONS**  
**Planning Commission Meeting of October 9, 2012**

<u><b>AGENDA ITEM/ACTION</b></u>	<u><b>FOLLOW-UP ACTION</b></u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> <li>• Meeting was called to order at 6:03 p.m. by Mr. Morris, Chair. PC members present were Mr. Morris, Mr. Lafferty, Vice-Chair; Mr. Dotson, Mr. Franco, Mr. Randolph and Mr. Smith. Ms. Monteith was present. Absent was Mr. Loach.</li> <li>• Staff present was Scott Clark, Glenn Brooks, Amelia McCulley, Francis MacCall, Ron Higgins, Wayne Cilimberg, David Benish, Sharon Taylor, and Greg Kamptner.</li> </ul>	
<p>2. <b>From the Public: Matters Not Listed for Public Hearing on the Agenda.</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> <li>• None</li> </ul>
<p>3. <b>Committee Reports</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> <li>• None</li> </ul>
<p>4. <b>Review of Board of Supervisors Meeting</b> – October 3, 2012  Mr. Cilimberg reviewed the Board’s October 3, 2012 meeting actions.</p>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> <li>• None.</li> </ul>
<p>5. <b><u>SP-2011-00002 Castle Hill Cider</u></b>  PROPOSALS: SP201200002: Special Use Permit for farm cidery with special events for up to 3,000 attendees on total of 310.47 acres.  ZONING: 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  SECTION: SP201200002: 10.2.2.53 Farm winery uses authorized under section 5.1.25 (c)  ENTRANCE CORRIDOR: Yes  COMPREHENSIVE PLAN: Rural Areas – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots)  LOCATION: 6065 Turkeysag Road, Keswick</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> <li>• Action Letter – Recommend approval of SP-2011-00002 Castle Hill Cider with staff’s recommended conditions, as amended and shown in <b>Attachment 1</b>.</li> <li>• The request will go before the Board of Supervisors on a date to be determined.</li> </ul>

<p>TAX MAP/PARCEL: 049000000018B1, 049000000018B2 MAGISTERIAL DISTRICT: Rivanna (Scott Clark)</p> <p><b>RECOMMEND APPROVAL OF SP-2011-00002</b>, by a vote of 5:1 (Randolph nay), with staff's recommended conditions, as amended and shown in <b>Attachment 1</b>.</p>	
<p><b>After public comment on SP-2012-00002 the Commission took a break at 7:44 p.m. and the meeting reconvened at 7:50 p.m. (Julia Monteith left at 7:44 p.m.)</b></p>	
<p>6. <b><u>SP-2012-00018 Castle Hill Cider Pond PROPOSALS:</u></b> SP201200018: Request to permit fill in the floodplain for an existing pond and stream crossing on 185.06 acres. No dwellings proposed. ZONING: 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 SECTION: SP201200018: 30.3.05.2.1(1), which allows for dams, levees and other structures for water supply and flood control ENTRANCE CORRIDOR: Yes COMPREHENSIVE PLAN: Rural Areas – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots) LOCATION: 6065 Turkeysag Road, Keswick TAX MAP/PARCEL: 049000000018B1, 049000000018B2 MAGISTERIAL DISTRICT: Rivanna (Glenn Brooks)</p> <p><b>RECOMMEND APPROVAL OF SP-2012-00018</b>, by a vote of 6:0, with staff's recommended conditions, as amended and shown in <b>Attachment 2</b>.</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> <li>• Action Letter – Recommend approval of SP-2012-00018 Castle Hill Cider Pond with staff's recommended conditions, as amended and shown in <b>Attachment 2</b>.</li> <li>• The request will go before the Board of Supervisors on a date to be determined.</li> </ul>
<p>7.. <b><u>SP-2012-00019 Castle Hill Cider Stream Crossing</u></b></p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> <li>• Action Letter – Recommend approval</li> </ul>

<p>PROPOSALS: SP201200019: Request to repair existing stream crossing in the floodplain and repair culverts. ZONING: 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 SECTION: SP201200019: 30.3.05.2.1(2), which allows for water related uses such as boat docks, canoe liveries, bridges, ferries, culverts and river crossings of transmission lines of all types. ENTRANCE CORRIDOR: Yes COMPREHENSIVE PLAN: Rural Areas – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots) LOCATION: 6065 Turkeysag Road, Keswick TAX MAP/PARCEL: 049000000018B1, 049000000018B2 MAGISTERIAL DISTRICT: Rivanna (Glenn Brooks)</p> <p><b>RECOMMEND APPROVAL OF SP-2012-00019</b>, by a vote of 6:0, with staff's recommended conditions as shown in <b>Attachment 3</b>.</p>	<p>of SP-2012-00019 Castle Hill Cider Stream Crossing with staff's recommended conditions as shown in <b>Attachment 3</b>.</p> <ul style="list-style-type: none"> <li>• The request will go before the Board of Supervisors on a date to be determined.</li> <li>• Staff to verify application numbers for stream crossing and pond before the Board advertisement.</li> </ul>
<p>8. <b>Old Business</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> <li>• None</li> </ul>
<p>9. <b>New Business</b></p> <ul style="list-style-type: none"> <li>• THERE WILL BE NO PLANNING COMMISSION MEETING ON TUESDAY, OCTOBER 16, 2102.</li> <li>• THE NEXT PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, OCTOBER 23, 2012.</li> </ul>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> <li>• None</li> </ul>
<p>10. • Adjourn to October 23, 2012, 6:00 p.m., Room 241, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia.</p> <ul style="list-style-type: none"> <li>• The meeting was adjourned at 8:49 p.m.</li> </ul>	

**Attachment 1** – SP-2011-00002 Castle Hill Cider – Recommended Conditions of Approval

**Attachment 2** – SP-2012-00018 Castle Hill Cider Pond – Recommended Conditions

of Approval

**Attachment 3** - SP-2012-00019 Castle Hill Cider Stream Crossing – Recommended  
Conditions of Approval

**Attachment 1 –  
SP-2011-00002 Castle Hill Cider –  
Recommended Conditions of Approval**

1. Development of the use shall be in general accord with the Conceptual Plan entitled “Special Use Permit for Castle Hill Cider,” labeled “Index Title: CP1,” prepared by Dominion Engineering, and dated 8/28/12, as determined by the Director of Planning and the Zoning Administrator.

To be in general accord with the plan, development shall reflect the following central features essential to the design of the development:

- Location of the structure (labeled “Event Barn”) used for the events
  - Location of the entrance and exit (labeled “New Entrance Road” and “Existing Entrance”)
  - Location of parking
  - Location of “Event Vicinity”
2. One single-day farm winery event for 201 to 3,000 persons may be held per 12-month period or calendar year for two years and be re-evaluated at the end of 2014.
    - a. This event shall not be held without written approval from the Virginia Department of Transportation of a traffic-management plan for the intersection Virginia Route 231 and Turkey Sag Road. This plan shall require, and the permittee shall provide, police officers or other trained personnel approved by the Virginia Department of Transportation to be at the intersection of Virginia Route 231 and Turkey Sag Road to direct arriving and departing traffic. This approval shall be submitted to the Zoning Administrator no less than three (3) weeks before the scheduled date for the festival.
    - b. The permittee shall obtain approval of a zoning clearance by the Zoning Administrator prior to holding this event. The permittee shall apply for the zoning clearance no less than three (3) weeks prior to the date of the event. Approval of the zoning clearance will be contingent upon the Zoning Administrator determining that all conditions of this special use permit have been satisfied.
    - c. Admission to this event shall only be by prior reservation or ticket purchase.
  3. Before commencing the use, the permittee shall submit, and thereafter comply with, a sound management plan to be prepared by a licensed acoustical engineer and approved by the Zoning Administrator. This plan shall include a plan for monitoring sound levels at the property boundaries and for immediately adjusting amplification equipment to reduce sound levels to no more than the required maximum. During any event, including those with attendance of 200 or less, the sound level at the property lines of the site shall not exceed an average of 55 decibels (dBA) for any five-minute period, or a more restrictive applicable maximum sound level established in the Albemarle County Code.
  4. Amplified sound for all events shall not begin before noon and shall end not later than 11:00 p.m.

5. At every event, traffic-management personnel shall be on site at the exit to direct traffic eastward to Virginia Route 231. These personnel shall be in addition to the traffic-management personnel required under condition 3(a) above. All departing traffic shall be directed to go eastward on Turkey Sag Road, except for those vehicles whose occupants reside westward on Turkey Sag Road.
6. The permittee shall provide prior notification of all events for more than 200 persons to all owners of properties within 1,000 feet of the exterior boundaries of the property and to the Zoning Administrator. A notification letter shall be sent by mail at least 14 days before each event. The letter shall include:
  - a. The date, starting and ending times, and expected number of attendees for the event
  - b. A telephone number at which the permittee may be contacted during the event
  - c. The County's zoning complaint hotline telephone number (434-296-5834) and identify it as such.
7. No parking for any event shall be permitted within 200 feet of any stream.
8. Any new outdoor lighting shall be only full cut-off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at all property lines to no greater than 0.3 foot candles shall be submitted to the Zoning Administrator or her designee for approval
9. Anything that goes above the requirement of the state law would be applicable to the single event as opposed to all of the by right events.

**Attachment 2 –  
SP-2012-00018 Castle Hill Cider Pond –  
Recommended Conditions of Approval**

1. The applicant shall obtain approval from FEMA for changes to the floodplain, and update the FEMA maps.
2. The applicant shall obtain all necessary federal and state agency approvals (Army Corps of Engineers, Department of Environmental Quality, etc.).
3. The applicant shall obtain Program Authority approval of a mitigation plan, and provide mitigation according to the Water Protection Ordinance.

Staff recommends approval of the Water Protection Ordinance exception with the following conditions:

1. The mitigation plan shall be revised to include inlet and outlet protection measures, and channel modifications for those measures, to the satisfaction of the County Engineer.

**Attachment 3 –  
SP-2012-00019 Castle Hill Cider Stream Crossing –  
Recommended Conditions of Approval**

1. The applicant shall make improvements to the dam and culvert in order to provide a stable, non-erosion path for floodwaters, while keeping flood level increases below one foot.
3. The applicant shall obtain County Engineer approval of plans for changes to the dam and culvert prior to construction.
4. The applicant shall obtain Program Authority approval for an erosion and sediment control plan, and obtain a land disturbance permit according to the Water Protection Ordinance requirements prior to the start of construction for any changes, regardless of whether the project exceeds the minimum disturbance limits.
5. The applicant shall obtain all necessary federal and state agency approvals (Army Corps of Engineers, Department of Environmental Quality, etc.).
6. The applicant shall obtain Program Authority approval of a mitigation plan, and provide mitigation according to the Water Protection Ordinance.
7. The applicant shall obtain approval from FEMA for changes to the floodplain, and update the FEMA maps. This shall include FEMA's conditional approval prior to the start of construction.