

FINAL ACTIONS
Planning Commission Meeting of November 13, 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, Mr. Dotson, Mr. Smith and Mr. Lafferty. Ms. Monteith was absent. • Staff present was Scott Clark, Christopher Perez, Megan Yaniglos, Claudette Grant, Wayne Cilimberg, David Benish, Sharon Taylor, Ron Higgins and Greg Kamptner. 	
<p>2. 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>3. Committee Reports</p> <p>Mr. Dotson reported that the ACE Committee met yesterday and has provided comments on the proposed text for some of the Rural Areas amendments which the Commission can consider at its November 20th Comp Plan work session.</p> <p>Mr. Randolph reported the second meeting of the CIP Oversight Committee was held. The ACE Program was omitted for this year and the next four years. Several people are working hard to try to get funding put back into the CIP for ACE. The next meeting is on Monday and he would have a report next Tuesday as to whether that goal was achieved.</p> <p>Mr. Loach reported that the Annual Meeting was held at the Crozet Community Association and Town Hall meeting with Supervisor Mallek. The library is well underway in Crozet. They are about to start the Streetscape projects to improve the Main Street. They have also finished up on most of the water management basins started last year. They had updates from the Police Department on new community policing effort and from the Fire Department about the new Ivy Fire Station.</p> <p>Mr. Lafferty reported that CHART met but he could not attend. Once he gets the minutes he will report.</p> <p>Mr. Randolph reported the Historic Preservation Committee received a list from</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> • No action required

<p>Ed Lay at the University of Virginia of historic structures in the county. The Committee will start refining the list.</p>	
<p>4. <u>Review of Board of Supervisors Meeting – November 7, 2012</u></p> <p>Mr. Cilimberg reviewed the actions taken on November 7, 2012.</p>	<p><u>Clerk:</u> No action required</p>
<p>5. <u>Consent Agenda</u></p> <p><u>Approval of Minutes:</u> August 21, 2012 and September 25, 2012</p> <p>APPROVED CONSENT AGENDA, by a vote of 7:0.</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> Finalize Minutes & Obtain Signature
<p>6. <u>Deferred Items:</u></p> <p><u>SP-2010-00049 Howardsville Camping</u> PROPOSED: SP201000049 Howardsville Camping: Campground with 48 tent sites 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 SECTION: SP201000049 Howardsville Camping: 10.2.2.20. Day camp, boarding camp (reference 5.1.05) 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: Baber Lane, Howardsville, at the intersection of James River Road (Route 626) and Howardsville Turnpike (Route 602) TAX MAP/PARCEL: 139A0000001600, 139A0000001700, 139A0000001900, 139A0000002000, 139A0000002100 MAGISTERIAL DISTRICT: Samuel Miller DEFERRED FROM THE OCTOBER 23, 2012 PLANNING COMMISSION MEETING (Scott Clark)</p> <p style="text-align: center;">AND</p> <p><u>SP-2010-00050 Howardsville Canoe Livery</u> PROPOSED: SP201000050 Howardsville Canoe Livery: Canoe-rental livery on site of campground (see SP201000049) 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 SECTION: SP201000050 Howardsville Canoe Livery: 30.3.05.2.1 (2): Water related uses such as</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> Action Letter – SP-2010-00049 and SP-2010-00050 were recommended for approval subject to staff’s recommended conditions, (as amended) and the Commission’s requested changes outlined in Attachment 1. Recommendations for approval to be forwarded to the Board of Supervisors to be heard at a date to be determined.

<p>boat docks, canoe liveries, bridges, ferries, culverts and river crossings of transmission lines of all types.</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: No LOCATION: Baber Lane, Howardsville, at the intersection of James River Road (Route 626) and Howardsville Turnpike (Route 602)</p> <p>TAX MAP/PARCEL: 139A0000001600, 139A0000001700, 139A0000001900, 139A0000002000, 139A0000002100</p> <p>MAGISTERIAL DISTRICT: Samuel Miller</p> <p>DEFERRED FROM THE OCTOBER 23, 2012 PLANNING COMMISSION MEETING (Scott Clark)</p> <p>RECOMMEND APPROVAL SP-2010-00049, by a vote of 7:0, subject to staff's recommended conditions, (as amended) and the Commission's requested changes outlined in Attachment 1.</p> <p>RECOMMEND APPROVAL SP-2010-00050, by a vote of 7:0, subject to staff's recommended conditions, (as amended) and the Commission's requested changes as outlined in Attachment 1.</p>	
<p>Recess: At 7:49 p.m. the PC took a recess and then reconvened at 8:02 p.m.</p>	
<p>7. Regular Items:</p> <p><u>SDP-2012-00053 Albemarle County Public Safety Training Facility (Firearms Range)</u></p> <p>PROPOSAL: Preliminary site plan for the construction of the Albemarle County Public Safety Training Facility: Firearms Range to be located on approximately 171.96 acre site, the project will disturb 14.25 acres of the site. The proposal includes firing range, associated parking and access drive.</p> <p>ZONING CATEGORY/GENERAL USAGE: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)</p> <p>SECTION: Chapter 18 Section 32 and Chapter 18 Section 10.2.1(9) of the Albemarle County Code, which allows for public uses which are owned and operated by the County.</p> <p>COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Area 4 - Rural Areas – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots)</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> • Action Letter – APPROVED SDP-2012-0053 subject to staff's recommended conditions, as outlined in Attachment 2. • Board of Supervisors approval not applicable on SDP-2012-000053. • The Board of Supervisors will review four waivers for the site plan as proposed for the following: <ul style="list-style-type: none"> Waiver of Design Standards <ol style="list-style-type: none"> 1. Section 4.12.15a Access and Parking Lot Surface Material 2. Section 4.12.15g Curb and Gutter in Parking Lot and Access Waiver of Parking Lot Landscaping <ol style="list-style-type: none"> 3. Section 32.7.9.7(b) Interior Parking Lot Landscaping 4. Section 32.7.9.8(c)2 Screening of the Parking Lot • Request made that the final signed site plan be provided to the Planning Commission as a consent agenda item for informational purposes only.

<p>ENTRANCE CORRIDOR: NO LOCATION: Southern terminus of Fortune Lane/Route 704, approx. 1.4 miles south of intersection of Route 704/Riding Club Rd. TAX MAP/PARCEL: 12900-00-00-002A0 & 12100-00-00-05700 MAGISTERIAL DISTRICT: Samuel Miller (Christopher Perez)</p> <p>APPROVED SDP-2012-00053, preliminary site plan by a vote of 5:2, (Smith, Dotson voted nay), subject to staff's recommended conditions, as outlined in Attachment 2.</p>	
<p>8. <u>SUB-2012-00073 - The Preserve at Glenmore – Preliminary Plat</u> PROPOSED: Request for a proposed private street on 144.779 acres. Associated with this request is preliminary plat approval of 13 single family residential lots. ZONING CATEGORY/GENERAL USAGE: RA, Rural Areas- agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) SECTION: 14-216; 14-217; 14-232 COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas in Rural Area 4 - Preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: No FLOOD HAZARD OVERLAY: Yes; FH Flood Hazard – Overlay to provide safety and protection from flooding PROFFERS: No LOCATION: South End of Running Deer Drive [State Route 808] TAX MAP/PARCEL: 09400-00-00-01500, 09400-00-00-015B1, 09400-00-00-015B2, 09400-00-00-015B3, 09400-00-00-015B4 MAGISTERIAL DISTRICT: Scottsville (Megan Yaniglos)</p> <p>APPROVED SUB-2012-00073 PRELIMINARY PLAT, by a vote of 7:0, with the conditions recommended by staff as outlined in Attachment 3.</p> <p>APPROVED PRIVATE STREET REQUEST, by a vote of 7:0, associated with SUB-2012-00073 with the conditions recommended by staff as outlined in Attachment 3.</p>	<p>Clerk:</p> <ul style="list-style-type: none"> • Action Letter – APPROVED SUB-2012-73 Preliminary Plat subject to staff's recommended conditions, as outlined in Attachment 3. • Action Letter – APPROVED SUB-2012-73 private street request subject to staff's recommended conditions, as outlined in Attachment 3. • Board of Supervisors approval not applicable.
<p>Recess: At 9:48 p.m. the PC took a recess and then reconvened at 9:58 p.m.</p>	
<p>9. Public Hearing Items</p>	<p>Clerk:</p> <ul style="list-style-type: none"> • Action Letter – APPROVED SDP-2012-030

ZMA-2012-00008, Estes Park- Proffer Amendment

PROPOSAL: Amend proffer #2 of approved ZMA201000011 to now include cash amount for single family detached/attached residential units. Proposed unit type now includes detached and/or attached single family, which is allowed in approved ZMA. Number of units remains the same.

PROFFERS: Yes

EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses.

ENTRANCE CORRIDOR: No

LOCATION: In the southeast quadrant of the intersection of Proffit Road (Rt 649) and Worth Crossing, approximately 800 feet south of Proffit Road in the Community of Hollymead.

TAX MAP/PARCEL: TMP
03200000003300, TMP 03200000003400,
046B4000000500 and TMP
046B40000005A0 MAGISTERIAL
DISTRICT: Rivanna (Megan Yaniglos)

AND

SDP-2012-00030 Estes Park – Preliminary Site Plan

PROPOSAL: Request for approval of preliminary site plan for 68 single family attached units on 12.75 acres.

PROFFERS: Yes

ZONING: PRD- Planned Residential Development- residential (3-34 units/acre) with limited commercial uses per ZMA2010-011

EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses.

ENTRANCE CORRIDOR: No

LOCATION: In the southeast quadrant of the intersection of Proffit Road (Rt 649) and Worth Crossing, approximately 800 feet south of Proffit Road in the Community of Hollymead.

TAX MAP/PARCEL: TMP
03200000003300; TMP 03200000003400
MAGISTERIAL DISTRICT: Rivanna
(Megan Yaniglos)

- **APPROVED SDP-2012-00030, Preliminary Site Plan**, by a vote of 7:0, subject to the conditions recommended by staff as outlined in **Attachment 4**.

preliminary site plat subject to the conditions as recommended by staff, as outlined in **Attachment 4**.

- Action Letter – Recommended Approval ZMA-2012-000008 subject to the proffers dated October, 2012 updated to reflect the correct amounts as recommended by staff as outlined in **Attachment 4**.
- SDP-2012-030 preliminary plat does not require Board approval.
- ZMA-2012-000008 Estes Park Proffer Amendment will be forwarded to the Board of Supervisors with a recommendation for approval on a date to be determined.
- Note: The applicant agreed to change the tree plantings along the fence to a mixture of evergreen and deciduous trees. In addition, the applicant agreed to change the note behind lots 32 and 33 as they definitely plan to put up a fence and trees.

<ul style="list-style-type: none"> • RECOMMEND APPROVAL ZMA-2012-000008, by a vote of 7:0, subject to the proffers dated October, 2012 updated to reflect the correct cash amounts as recommended by staff and outlined in Attachment 4. 	
<p>10. <u>SP-2012-00026 Ntelos Wireless at CV829 Keene “Flatwood Land Trust” - Tier III</u> PROPOSED: Special use permit request for a personal wireless service facility including a 144-foot steel monopole with flush-mount antennae consisting of three (3) panel antennas. The proposed ground equipment will be located on a 40X40 foot leased compound area. A 6’ tall wooden privacy fence is also proposed to surround the base of the 40X40 compound. Access to the site is proposed through an access road off Scottsville Rd already approved under SP2011-26 for an AT&T Tower. ZONING CATEGORY/GENERAL USAGE: RA, Rural Areas- agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) SECTION: 10.2.2.48 Tier III personal wireless facilities COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas in Rural Area 4 - Preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (.5 unit/acre in development lots) ENTRANCE CORRIDOR: YES HISTORIC DISTRICT: YES LOCATION: At the northwest side of the intersection of Scottsville Road (Route 20), Esmont Road (Route 715), and Coles Rolling Road (Route 712). TAX MAP/PARCEL: 11200-00-00-030G0 MAGISTERIAL DISTRICT: Scottsville (Scott Clark)</p> <p>RECOMMEND APPROVAL OF SP-2012-00026, by a vote of 7:0, for Tier III PWSF with the conditions outlined in the staff report as shown in Attachment 5.</p> <p>RECOMMEND APPROVAL, by a vote of 7:0, of the special exception for the modification of Section 5.1.40(d)(6) to allow the facility to extend 30’ above the reference tree.</p>	<p>Clerk:</p> <ul style="list-style-type: none"> • Action Letter – Recommend approval of SP-2012-00026 Ntelos Wireless at CV829 Keene “Flatwood Land Trust” Tier III with the conditions outlined in the staff report as shown in Attachment 5. • Recommend approval of the special exception for the modification to allow the facility to extend 30 feet above the reference tree. • The request will go before the Board of Supervisors on December 5, 2012.
<p>11. <u>SP-2012-00027 – Verizon Wireless-Old Lynchburg, Tier III</u> PROPOSED: Request for modification of the existing Tier I installation to a Tier III Personal Wireless Service Facility to include (9) panel antennas. ZONING CATEGORY/GENERAL USAGE:</p>	<p>Clerk:</p> <ul style="list-style-type: none"> • Action Letter – Recommend approval of SP-2012-00027 Verizon Wireless-Old Lynchburg, Tier III with the conditions outlined in the staff report as shown in Attachment 6. • Recommend approval of the special exception for the modifications to Sections

<p>R-15 Residential - 15 units/acre. ENTRANCE CORRIDOR OVERLAY DISTRICT to protect properties of historic, architectural, or cultural significance from visual impacts of development along routes of tourist access: Yes SECTION: 18.2.2.18 COMPREHENSIVE PLAN LAND USE/DENSITY: Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as religious institutions, schools, commercial, office, and service uses. LOCATION: 925 Sunset Avenue, Ext. TAX MAP/PARCEL: 07600000046C0 MAGISTERIAL DISTRICT: Scottsville (Claudette Grant)</p> <ul style="list-style-type: none"> • RECOMMEND APPROVAL OF SP-2012-00027, by a vote of 7:0, for Tier III PWSF with the conditions outlined in the staff report as shown in Attachment 6. • RECOMMEND APPROVAL, by a vote of 7:0, of the special exception for the modifications to Sections 5.1.40(c)(3),(c)(4),(c)(5),(d)(5),(d)(6) and (d)(7) as outlined in Attachment 6. 	<p>5.1.40(c)(3),(c)(4),(c)(5),(d)(5),(d)(6) and (d)(7) as outlined in Attachment 6.</p> <ul style="list-style-type: none"> • The requests will go before the Board of Supervisors on December 5, 2012.
<p>12. Old Business</p> <ul style="list-style-type: none"> • None 	
<p>13. New Business</p> <ul style="list-style-type: none"> • Next Meeting – November 20, 2012. 	
<p>14. Adjourn to November 20, 2012, 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia.</p> <ul style="list-style-type: none"> • The meeting was adjourned at 10:37 p.m. 	

- Attachment 1** - SP-2010-00049 Howardsville Camping and SP-2010-00050 Howardsville Canoe Livery – Recommended Conditions of Approval
- Attachment 2** – SDP-2012-00053 Albemarle County Public Safety Training Facility (Firearms Range) – Conditions of Approval
- Attachment 3** – SUB-2012-00073 The Preserve at Glenmore – Preliminary Plat and Private Street Request - Conditions of Approval
- Attachment 4** – ZMA 2012-00008, Estes Park- Proffer Amendment and SDP-2012-00030 Estes Park – Preliminary Site Plan – Recommendation on ZMA and Conditions of Approval for Preliminary Site Plan
- Attachment 5** – SP-2012-00026 Ntelos Wireless at CV829 Keene “Flatwood Land Trust” - Tier III – Recommended Conditions of Approval
- Attachment 6** - SP-2012-00027 – Verizon Wireless-Old Lynchburg, Tier III - Recommended Conditions of Approval

ATTACHMENT 1

SP-2010-00049 Howardsville Camping and
SP-2010-00050 Howardsville Canoe Livery
Planning Commission Recommendation

The Planning Commission recommends approval of SP-2010-00049 Howardsville Camping with the following conditions, as amended:

1. Development and use shall be in general accord with the conceptual plan titled "Howardsville Canoe Livery and Campground," prepared by Gregory A. Watson, and dated August 27, 2012 (hereafter "Conceptual Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, as shown on the Conceptual Plan:
 - location of campsites
 - location of parking areas
 - location of the access roads for the campsite (no less than 50 feet from the river bank)
 - absence of structures

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. The area north of campsites 16 through 20 and that part of the "Common Area" shown on the Conceptual Plan that is within the existing tree line shall remain forested. No cutting or removal of trees shall be permitted, except for dead or broken trees that pose a direct threat to a campsite or as permitted by Zoning Ordinance Section 4.3c. Gathering of downed wood for firewood is permitted.
3. The portion of the "Common Area" shown on the Conceptual Plan that is outside the existing tree line may be re-forested. All plantings shall use native tree and shrub species listed in Appendix A of the *Riparian Buffers Modification & Mitigation Guidance Manual*, published by the Virginia Department of Conservation and Recreation; the brochure *Native Plants for Conservation, Restoration, and Landscaping: Virginia Riparian Buffer Zones*, published by the Virginia Department of Conservation and Recreation; and/or Appendix 7 of the *Chesapeake Bay Riparian Handbook*, published by the United States Department of Agriculture.
4. There shall be no temporary or permanent amplified sound system permitted for this use.
5. Quiet hours from 9 p.m. to 7:30 a.m. shall be posted and maintained by the applicant.
6. The campground shall be closed and all portable toilets and vehicles shall be removed while a flood warning or flash-flood warning issued by the National Weather Service is in effect for the portion of the James River adjoining the site.
7. Consumption of alcoholic beverages shall be prohibited in the campground.
8. No trees located 50 feet or closer to the river bank shall be removed. Trees felled or broken by wind, lightning, or other natural event may be removed if they pose a threat to a campsite.
9. Compliance with the Virginia State Department of Health regarding water supply shall be verified by the Health Department prior to issuance of a zoning clearance and the commencement of the special use.
10. The use shall not commence before the subject properties are combined into a single parcel.
11. The number of parking spaces shall not exceed 100 or the number determined by the Zoning Administrator to be necessary, under County Code § 18-4.12, whichever is greater.
12. A weather radio equipped with an automatic alert system shall be present on the site and in operation at any time the campground is open.

13. Special use permit SP 2011-00049 shall be valid from January 1, 2013 through December 31, 2014.
 14. A campground manager shall be on the premises 24 hours a day when the campground is open.
- In moving forward clarify that amplified music would not prohibit the NOA radio from being on site.
 - ~~Relocating the camp spaces #19 through #26.~~ [note: this needs to be done on the plan, rather than by condition]

The Planning Commission recommends approval of SP-2010-00050 Howardsville Canoe Livery with staff's recommended conditions, as amended:

1. Development and use shall be in general accord with the conceptual plan titled "Howardsville Canoe Livery and Campground" prepared by Gregory A. Watson, and dated August 27, 2012 (hereafter "Conceptual Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, as shown on the Conceptual Plan:
 - location of parking areas
 - location of boat launch
 - absence of structuresMinor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.
2. There shall be no temporary or permanent amplified sound system permitted for this use.
3. The canoe livery shall be closed and all portable toilets, vehicles, trailers and other canoe livery equipment shall be removed while a flood warning or flash-flood warning issued by the National Weather Service is in effect for the portion of the James River adjoining the site.
4. The use shall not commence before the subject properties are combined into a single parcel.
5. The number of parking spaces shall not exceed 100 or the number determined by the Zoning Administrator to be necessary, under County Code § 18-4.12, whichever is greater.
6. Special use permit SP 2011-00050 shall be valid from January 1, 2013 through December 31, 2014.

Attachment 2 –
SDP-2012-00053 Albemarle County Public Safety Training Facility (Firearms Range) –
Preliminary Site Plan - Conditions of Approval

By a vote of 5:2, (Smith and Dotson voted nay) the Planning Commission approved the preliminary site plan with the following conditions to be addressed during final site plan. The Commission also requested the applicant bring the final signed site plan back to the Planning Commission as a consent agenda item for informational purposes.

Planning approval to include:

- Approval of required waivers by the Board of Supervisors
- Meet all the requirements in Chapter 18 Section 32 for final site plans, including landscape plans, and lighting plans.
- Virginia Department of Transportation approval of final plans.
- Approval by all required departments and agencies.

- [32.5.6b] Revise the parking study to meet the requirements of this section; revise to simply state the number of spaces required/needed for the proposed use. By saying "up to 20 people per use" and providing 30 spaces this exceeds the 120% of parking maximum. Please provide some additional parking need data to justify/account for a need for at least 25 spaces in order for the 30 space to comply.
- [32.5.6k] On the plan provide a note which indicates the source of water (for drinking and sanitation) for the mobile office trailer.
- [32.5.6n] On the plan extend the prepared, wheelchair accessible travel-way to the vault toilet as these must be handicap accessible.

Engineering approval to include:

- The plan must meet all engineering requirements of the Water Protection, Subdivision, and Zoning Ordinances in addition to all engineering standards detailed in the County's Design Manual.

Health Department approval to include:

- Approval of Vault Toilets

Fire & Rescue approval to include:

- Must comply with the Virginia Statewide Fire Prevention Code. Final approval is subject to field inspection and verification.

Attachment 3
SUB-2012-00073 The Preserve at Glenmore –
Preliminary Plat and Private Street Request - Conditions of Approval

By a vote of 7:0, the Planning Commission approved the preliminary plat with the following conditions to be addressed in final plat:

1. The plat shall be subject to the requirements of Section 14-303 (Contents of final plat), as identified on the "Final Subdivision Checklist" which is available from the Community Development Department;
2. The final plat shall address all minimum requirements from Sections 14-410 (Standards for all street and alleys) and 14-412 (Standards for private streets only).
3. Health director approval of individual private wells and/or septic systems.

By a vote of 7:0, the Planning Commission approved the private street request associated with SUB-2012-00073 with the following conditions to be addressed in final plat:

1. The plat shall be subject to the requirements of Section 14-303 (Contents of final plat), as identified on the "Final Subdivision Checklist" which is available from the Community Development Department;
2. The final plat shall address all minimum requirements from Sections 14-410 (Standards for all street and alleys) and 14-412 (Standards for private streets only).
3. Health director approval of individual private wells and/or septic systems.

Attachment 4
ZMA 2012-00008, Estes Park- Proffer Amendment and
SDP-2012-00030 Estes Park Preliminary Site Plan –
Recommended Conditions of Approval

ZMA 201200008, Estes Park- Proffer Amendment

By a vote of 7:0 the Planning Commission recommend approval of ZMA-2012-00008 subject to the proffers dated October 2012 updated to reflect the correct amounts as recommended by staff.

Original Proffer

Cash Proffer for Capital Improvement Projects.

“The cash contributions shall be \$13,000 cash for each attached dwelling unit, other than a constructed affordable dwelling unit within the Project qualifying as such under Proffer 3. The Owner’s total cash contribution to Albemarle County to address impacts upon the identified public facilities may be up to \$754,000 (58 dwelling units x \$13,000).”

Portion revised to: “The cash contributions shall be \$19,200 cash for each single family detached dwelling unit, other than a constructed affordable dwelling unit within the Project qualifying as such under Proffer 3. The Owner’s total cash contribution to Albemarle County to address impacts upon the identified public facilities may be up to \$1,113,600 if all dwelling units are single family detached (58 dwelling units x \$19,200). The cash contributions shall be \$13,000 cash for each single family attached dwelling unit, other than a constructed affordable dwelling unit within the Project qualifying as such under Proffer 3.”

***NOTE: The cash proffer amount shown in the staff report will need to be updated before the Board meeting to reflect the correct amounts- \$19,753.68 for SFD and \$13,432.49 for SFA.**

SDP-2012-30 Conditions of Approval

The Planning Commission, by a vote of 7:0, approved SDP-2012-30 Estes Park Preliminary Site Plan subject to the conditions recommended by staff listed in the staff report, as follows:

Planning approval to include:

- Meet all the requirements in Chapter 18 Section 32 for final site plans, including landscape plans, and lighting plans.
- Virginia Department of Transportation approval of final plans.
- Approval of variations and Zoning Map Amendment (ZMA2012-008) by the Board of Supervisors

Engineering approval to include:

- Applicant to provide documentation and agreements for the use of offsite stormwater management at Forest Lakes Pond. If no documentation or agreement can be given, and approved the satisfaction of the County Attorney’s Office, all stormwater management must be contained on site.
- The plan must meet all engineering requirements of the Water Protection, Subdivision, and Zoning Ordinances in addition to all engineering standards detailed in the County’s Design Manual.

Virginia Department of Transportation approval to include:

- Show sight distances and sight line profiles at the proposed street connection to Worth Crossing. The minimum intersection sight distance for a 35 mph design speed is 390 feet.
- Include road profiles and traffic projections.
- The minimum spacing of tangent curb between entrances is 50 feet.

- The entrance off of Worth Crossing needs to meet VDOT Road Design Manual Appendix F standards.
- The minimum width of entrance on a local road is 24 feet between curbs for a minimum throat length of 35 feet or more.

Albemarle County Service Authority approval to include:

- Final water and sewer construction plans will be required for review for final site plan.

Fire & Rescue approval to include:

- Must comply with the Virginia Statewide Fire Prevention Code. Final approval is subject to field inspection and verification.
- Hydrant spacing shall be 500 feet per travelway
- Streets less than 32 ft in width shall be marked on one side "Fire lane No Parking" per Albemarle County Code.
- Turning radii need to be marked on the final site plan.

E911 approval to include:

- The applicant should contact the property owners of TMP 046B4-00-00-00500 and TMP 046B4-00-00-005A to discuss the road labeled as 'Public Road D'. As the adjacent property owners that are currently addressed off of Worth Crossing will need to be re-addressed to reflect the new proposed road. A letter signed by both owners confirming a road name has been agreed upon will need to be submitted from all property owners that will be affected by the new road.
 - The applicant will need to contact this office with a list of three (3) potential road names for approval. The following road names are listed: 'Road A', 'Road B', 'Road C'
- Note for Site Plan: The applicant agreed to change the tree plantings along the fence to a mixture of evergreen and deciduous trees. In addition, the applicant agreed to change the note behind lots 32 and 33 as they definitely plan to put up a fence and trees.

Attachment 5
SP-2012-00026 Flatwoods Land Trust

The Planning Commission recommends approval of SP-2012-00026 Flatwoods Land Trust with the conditions listed below with a change to the date of the conceptual plan, and of the requested modification to Section 5.1.40(d)(6) (to permit the facility to extend 30 feet above the reference tree), based on the findings in the staff report.

CONDITIONS OF APPROVAL:

1. Development and use shall be in general accord with the conceptual plan titled "Keene (Flatwoods Land Trust) CV829" prepared by Brian V. Crutchfield., and dated **8/17/12** (hereafter "Conceptual Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, as shown on the Conceptual Plan:
 - a. Height
 - b. Mounting type
 - c. Antenna type
 - d. Number of antennae
 - e. Distance above reference tree
 - f. Color
 - g. Location of ground equipment

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. Entrance design and location must be approved by the Virginia Department of Transportation before construction of the access road for this use may commence.

Zoning Ordinance Modifications:

1. Section 5.1.40 (d)(6)- Modification of requirement that facility extend no more than 7 feet above the reference tree, to permit it to extend 30 feet above the reference tree.

Attachment 6

SP-2012-00027 – Verizon Wireless-Old Lynchburg, Tier III - Recommended Conditions of Approval

Recommended Conditions of Approval for SP-2012-00027:

- Development and use shall be in general accord with what is described in the applicant's request and site plans, entitled "Old Lynchburg Road LTE (4G) Upgrade," with a final submittal date of 9/10/12 (hereafter "Enlarged Site Plan"), as determined by the Director of Planning and Zoning Administrator. To be in accord with the Enlarged Site Plan, development and use shall reflect the following major elements within the development essential to the design of the development, as shown on the Enlarged Site Plan:
 - Height
 - Mounting height
 - Antenna type
 - Number of antenna
 - Color
 - Location of ground equipment
- Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

Recommendation of special exception for the modifications:

- Recommend approval of the special exception for the modifications to Sections 5.1.40(c)(3),(c)(4),(c)(5),(d)(5),(d)(6) and (d)(7) under the special exception criteria of Section 31.8 for reasons outlined in the staff report as follows:
 1. Section 5.1.40(c)(3)-no antenna to project more than 12 inches from a structure.
 2. Section 5.1.40(c)(4)-tree conservation plan to be submitted prior to building permit.
 3. Section 5.1.40(c)(5)-installation, operation and maintenance, to be in accordance with tree conservation plan.
 4. Section 5.1.40(d)(5)-Maximum size of base and diameter of tower.
 5. Section 5.1.40(d)(6)-height of the structure in relation to the reference tree.
 6. Section 5.1.40(d)(7)-color of pole with all attached equipment.