

**TENTATIVE
DECEMBER 15, 2015
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

1. Call to order and establish quorum.
2. Other Matters Not Listed on the Agenda from the Public.
3. Committee Reports
4. Review of Board of Supervisors Meeting – December 2, 2015 and December 9, 2015.
5. Consent Agenda (on next sheet).
6. Public Hearing Item.
 - a. [ZMA201500001 Old Trail Village](#)
PROJECT: ZMA201500001 Old Trail Village, White Hall
MAGISTERIAL DISTRICT: White Hall
TAX MAP/PARCEL: 055E00100000A1; 055E00100000A2; 055E00100000A3; 055E00100000A4;
055E00100000A5
LOCATION: Old Trail Drive and Rockfish Gap Turnpike (Route 250)
PROPOSAL: To amend Code of Development and Application Plan for approved ZMA201400004 (Old Trail NMD). No change to maximum allowed density is proposed.
PETITION: Request to amend Code of Development to reduce the minimum number of residential units from 1,600 to 1,000 units; remove, revise and add a number of regulatory tables and text pertaining to street specifications, density and floor area ranges, maximum units by unit type, zoning regulations, spatial enclosure and building height, minimum setbacks, architectural and landscape standards, and land uses allowed; add farm stands, Tier I, Tier II, Tier III Personal Wireless Facilities, and Cluster Cottage units as permitted uses; request for private streets; request for modification of street standards; request for modifications to sign regulations; for ZMA201400004 on property zoned Neighborhood Model District (NMD) which allows residential mixed with commercial, service and industrial uses at a density of 3-34 units/acre.
OVERLAY DISTRICT: Entrance Corridor (EC); Flood Hazard (FH); Steep Slopes (SS); Scenic Byways (SB)
PROFFERS: Yes
COMPREHENSIVE PLAN: Greenspace; Mixed Use- residential (18 units per acre maximum), commercial, and office uses; Neighborhood Density Residential- 3-6 units/acre; supporting uses such as religious institutions, schools and other small scale non-residential uses; Urban Density Residential- 6-12 units/acre; supporting uses such as religious institutions, schools, commercial, office and service uses. (Megan Yaniglos)
7. Work Sessions.
 - a. [ZTA201400005 Resident Artist Community](#) – Discuss work on zoning text amendment to add this use to the uses available for special use permit in the Rural Area (Elaine Echols)
 - b. [ZTA201500013 Clifton Inn](#) – Decide if a zoning text amendment should be undertaken to allow by special use permit building additions or new buildings for restaurants, taverns, and inn, which historically have been used as such and are located within a designated historic landmark. (Elaine Echols)
8. Old Business.
 - a. [Discussion of Affordable Housing Policy](#) – Planning Commission Recommendation to the Board of Supervisors.

9. New Business.
 - a. [2016 Planning Commission Public Schedule](#)
10. Adjournment—8:00 p.m.
THERE WILL BE NO PLANNING COMMISSION MEETINGS ON TUESDAY, DECEMBER 22, 2015, TUESDAY, DECEMBER 29, 2015 AND TUESDAY, JANUARY 5, 2016. THE NEXT PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JANUARY 12, 2016. HAPPY HOLIDAYS!!

CONSENT AGENDA

- a. **Approval of Minutes:** July 8, 2015, September 1, 2015, October 20, 2015, November 10, 2015 and November 17, 2015

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