

**TENTATIVE
JANUARY 12, 2010
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

1. Call to order and establish quorum.
2. Election of Officers: Chairman and Vice-Chairman.
3. [Set Meeting Time, Day, and Location for 2010](#) (Attached schedule memo).
4. [Adoption of Rules of Procedure](#) (Attached rules)
5. [Committee Reports](#) (Attached Committee list).
6. Other Matters Not Listed on the Agenda from the Public.
7. Review of Board of Supervisors meeting – January 6, 2010.
8. Consent Agenda (on next sheet).
9. Public Hearing Items.
 - a. [ZMA 2005-003 UVA Research Park -North Fork \(Sign # 18\)](#). PROPOSAL: Request to rezone approximately 30.56 acres from RA Rural Area which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) to PDIP Planned Development Industrial Park, which allows industrial and ancillary commercial and service uses and no residential uses), for 700,000 square feet of office and research use and 534 ± Acres to be rezoned from PDIP to PDIP to amend proffers and application plan associated with ZMA 1995-04. PROFFERS: Yes. EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Industrial Service- warehousing, light industry, heavy industry, research, office uses, regional scale research, limited production and marketing activities, supporting commercial, lodging and conference facilities, and residential (6.01-34 units/acre). ENTRANCE CORRIDOR: Yes LOCATION: on the north side of Airport Road (Route 649) approximately one third of a mile from the intersection of Airport Road and Route 29 North in the Community of Hollymead. TAX MAP/PARCEL: Tax Map 32 Parcels 18, 18a, and a portion of 6A requested to be rezoned from RA Rural Areas; Tax Map Parcels 32-18B, 19F, 19F1, 19G, 19H, 19H1, 19H2, 19J, 22B1 and 22B2 rezoned from PDIP to PDIP to amend proffers. MAGISTERIAL DISTRICT: Rio

AND
 - b. [SP200800015 \(Concurrent with ZMA 05-03 UVA Research Park \(formerly North Fork Research Park\)\)](#). PROPOSED: Parking Structure in PDIP Planned Development Industrial Park

AND
 - c. [200800062 UVA Research Park-Laboratories, medical, Pharmaceutical \(Concurrent with ZMA 05-03 UVA Research Park \(formerly North Fork Research Park\)\)](#). PROPOSED: Allow laboratory uses in association with the UVA Research Park.

AND
 - d. [200800063 UVA Research Park-Supporting Commercial Uses \(Concurrent with ZMA 05-03 UVA Research Park \(formerly North Fork Research Park\)\)](#). PROPOSED: Allow supporting commercial uses within the UVA Research Park, not to exceed a total of 110,000 square feet of floor area.

AND
 - e. [200800064 UVA Research Park-Hotels, Motels, Inns \(Concurrent with ZMA 05-03 UVA Research Park \(formerly North Fork Research Park\)\)](#). PROPOSED: Allow motel, hotel or conference facilities within the UVA Research Park not to exceed 190,000 square feet of floor area.
(Rebecca Ragsdale)

- f. **SP200900024 Rockfish Wildlife Sanctuary**
PROPOSED: special use permit to renovate existing barn for wildlife sanctuary; no residential units proposed. Waivers have been requested from Section 5.1.11 (a) and (c) requiring solid fencing and that animals be confined in an enclosed building between 10:00 p.m. and 6:00 a.m. ZONING CATEGORY/GENERAL USAGE: RA-Rural Areas: agricultural, forestal, and fishery uses; residential density (0.5 unit/acre). SECTION: 10.2.2 (47) Animal Shelter. COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (.5 unit/ acre). ENTRANCE CORRIDOR: No. LOCATION: Miller School; 1000 Samuel Miller Loop, Crozet; access off Dick Woods Road approximately 3500 feet from the intersection of Dick Woods Road and Miller School Road (Rt. 635).TAX MAP/PARCEL: TMP 07200000003200. MAGISTERIAL DISTRICT: Samuel Miller (Judy Wiegand)
- g. **ZMA20090003 North Hill**
PROPOSAL: Rezone .69 acres from HC Highway Commercial zoning district which allows commercial and service uses; and residential use by special use permit (15 units/ acre) to RA Rural Areas which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); HC zone approved by a conditional rezoning ZMA 87-16. PROFFERS: No EXISTING 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: Yes. LOCATION: 2042 North Hill / east side of Richmond Rd. (Rt. 250) at Inn Dr. / approximately 230 ft. south of I 64 eastbound onramp TAX MAP/PARCEL: 07800000003400. MAGISTERIAL DISTRICT: Scottsville (Joan McDowell)
- h. **STA200900001 Division of Land with Existing Dwellings**
Division of parcels that have multiple existing dwellings – Amend Secs. 14-316, Approval of entrance onto public streets, 14-400, Minimum lot requirements, 14-403, Lot frontage, and 14-404, Lot location to allow access from lot onto street or shared driveway, of Chapter 14, Subdivision of Land, of the Albemarle County Code. This ordinance would amend sections 14-316, 14-400, 14-403 and 14-404 to permit the division of parcels on which multiple dwellings exist as of a date specified in the ordinance without satisfying otherwise applicable street frontage requirements. The full text of the ordinance is available for examination by the public in the offices of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. (Bill Fritz)
AND
- i. **ZTA200900020 Regulating Construction of Multiple Dwellings on a Single Parcel**
Site plan required for multiple dwellings on single parcel. Amend Sec. 18-32.2, When site plan is required; waiver of drawing of site plan, of Chapter 18, Zoning, of the Albemarle County Code. This ordinance would amend section 18-32.2 to require a site plan when two or more dwellings are proposed on a single parcel where that parcel does not have public street frontage. The full text of the ordinance is available for examination by the public in the offices of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. (Bill Frtiz)

12. Old Business.
13. New Business.
14. Adjournment — 8:30 p.m.

CONSENT AGENDA

- a. **Approval of minutes:** March 11, 2008, August 19, 2008, November 18, 2008 & January 13, 2009

b. SDP200900092 Wakefield Kennel – Waiver

Request for a waiver of section 5.1.11.a to allow a residential lot line to be closer than 500 feet to an existing Kennel. A proposed family subdivision on the lot will result in a lot line that will be 270 feet from an existing Kennel. The property, described as Tax Map 31, Parcel 47 is 14.597 acres in size, and is located in the Whitehall Magisterial District on Wakefield Farm (Private) approximately 700 feet from the intersection of Earlysville Forest Drive (State Route 660) and Wakefield Farm (Private). The property is zoned RA (Rural Areas) and Airport Impact Area (AIA). The Comprehensive Plan designates this property as Rural Area in Rural Area 1. (Gerald Gatobu)