

**TENTATIVE  
JANUARY 24, 2012  
6:00 P.M.  
LANE AUDITORIUM, COUNTY OFFICE BUILDING  
401 MCINTIRE ROAD**

1. Call to order and establish quorum.
2. Election of Chairman for this meeting.
3. Other Matters Not Listed on the Agenda from the Public.
4. Review of Board of Supervisors Meetings – December 14, 2011, January 4, 2012 & January 11, 2012.
5. Item Requesting Deferral.
  - a. **ZMA 201000011 Estes Park**  
PROPOSAL: Rezone 12.75 acres on Tax Map/Parcel 03200000003300 and TMP 03200000003400 from R-1, Residential zoning district which allows 1 unit/acre to PRD, Planned Residential Development zoning district which allows residential (3 – 34 units/acre) with limited commercial uses and to rezone 0.56 acres on Tax Map/Parcel 046B4000000500 from R-1 Residential zoning district to R-1 Residential zoning district with proffers. Proposed number of units is 66 for a density of 5.33 units/acre. 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, and TMP 046B4000000500 MAGISTERIAL DISTRICT: Rivanna (David Benish)  
**DEFERRED FROM THE DECEMBER 13, 2011 PLANNING COMMISSION MEETING.  
APPLICANT REQUESTING INDEFINITE DEFERRAL.**
6. Regular Items
  - a. **[SDP201100072 Verizon Wireless Monopole Extension “Moores Creek” Final Site Plan](#)**  
PROPOSED: Request for an extension of an existing steel monopole in order to support the attachment of a new set of antennas mounted on a second array. The new proposed height of the monopole will be approximately 96 feet, a 7 foot extension from the top of the existing antennas which will slightly clear the surrounding tree tops. ZONING CATEGORY/GENERAL USAGE: RA, Rural Areas- agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots), EC-Overlay to protect properties of historic, architectural or cultural significance from visual impacts of development along routes of tourist access. SECTION: 10.2.1 (48) which allows for Tier III personal wireless facilities in the RA Zoning District 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: Yes  
LOCATION: U.S. 29, approximately ¾ miles south of the I-64 Interchange on the east side of road across from Eltzroth/Thompson Nursery. TAX MAP/PARCEL: 08900-00-00-00400 MAGISTERIAL DISTRICT: Samuel Miller (Sarah Baldwin)
  - b. **[SDP201100074 Verizon Wireless Monopole Extension “Turner Mtn.” Final Site Plan](#)**  
PROPOSED: Request for an extension of an existing steel monopole in order to support the attachment of a new set of antennas mounted on a second array. The new proposed height of the monopole will be approximately 108 feet, an 8.5 foot extension from the top of the existing antennas, and will be 2.2 feet below the reference tree. 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 (48) which allows for Tier III 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: No LOCATION: Tilman Rd. (Rt. 676), approximately 1/3 mile north of the intersection with Ivy Rd. (Rt. 250). TAX MAP/PARCEL: 05800-00-00-061A0 MAGISTERIAL DISTRICT: Samuel Miller (Sarah Baldwin)
7. Public Hearing Item.
  - a. **[SP201100022 Verizon Wireless/Southwest Mountain Tier III Personal Wireless Service Facility](#)**  
PROPOSED: Request for installation of a second flush-mounted antenna array replacing recently

removed whip antennas in order to support the attachment of a new antenna array in a second vertical array below the company's existing antennas. This is an amendment of SP 2003-45 #2C to allow more than 5 antenna arrays. 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) which allows for Tier III personal wireless facilities in the RA Zoning District  
COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas in Rural Area 2 -preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots) ENTRANCE CORRIDOR: NO LOCATION: 119 Lego Drive TAX MAP/PARCEL: 07800-00-00-051C0 MAGISTERIAL DISTRICT: Rivanna (Sarah Baldwin)

b. [SP201100026 Flatwoods Land Trust AT&T-CV429-Tier III](#)

PROPOSED: Special use permit request for a personal wireless service facility including a 119-foot metal monopole with flush-mount antennae. Proposal includes requested waiver of section 5.1.40(d)(6) of the Zoning Ordinance (to allow a pole height 30 feet above the reference tree, over the normal maximum of seven to ten feet). 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) which allows for Tier III personal wireless facilities in the RA Zoning District  
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 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)

c. [SP201000042 David Brown Auto Detailing and Repair](#)

PROPOSED: Special Use Permit for a public garage with auto detailing and repair

ZONING CATEGORY/GENERAL USAGE: Rural Areas (RA) - agricultural, forestal and fishery uses  
SECTION: 10.2.2 (37) Public garage COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas - Preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources / density .5 units / acre of development lots ENTRANCE CORRIDOR: No LOCATION: 599 Rocky Hollow Rd. (Rt. 769); east of Stony Point Rd. (Rt. 20) TAX MAP/PARCEL: 062000000076A1  
MAGISTERIAL DISTRICT: Rivanna (Scott Clark)

d. [ZMA201100007/Albemarle Place Proffer Amendment](#)

PROPOSAL: Request to amend proffers on property zoned NMD which allows residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. No new dwellings or change in residential density proposed. ENTRANCE CORRIDOR: Yes PROFFERS: Yes COMPREHENSIVE PLAN: Designated Urban Mixed Use (in Destination Center) – retail, residential, commercial, employment, office, institutional, and open space; Urban Mixed Use (in areas around Centers) – commercial and retail uses that are not accommodated in Centers; and Commercial Mixed Use – commercial, retail, employment uses, with supporting residential, office, or institutional uses.

LOCATION: Northwest corner Hydraulic Road (Rt. 743) and Seminole Trail (US 29) in Neighborhood 1.  
TAX MAP/PARCEL: 061W0-03-00-019A0, 061W0-03-00-019B0, 061W0-03-00-02300, 061W0-03-00-02400, 061W0-03-00-02500 MAGISTERIAL DISTRICT: Jack Jouett (Claudette Grant)

8. Old Business.
9. New Business.
10. Adjournment—9:00 p.m.

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## CONSENT AGENDA

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