

**TENTATIVE
FEBRUARY 28, 2012
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. Deferred Item.
 - a. [SP20100042 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: 06200000076A1
MAGISTERIAL DISTRICT: Rivanna (Scott Clark)
DEFERRED FROM THE JANUARY 24, 2012 PLANNING COMMISSION MEETING
4. Public Hearing Items.
 - a. [SP20110031 Greenbrier Emergency Animal Hospital](#)
PROPOSED: Request to amend SP200900030 to extend veterinary services to include specialty medical care and expand the space in the existing building. The emergency animal hospital use remains. No residential units proposed.
ZONING CATEGORY/GENERAL USAGE: HC Highway Commercial – commercial and service; residential by special use permit (15 units/ acre) and C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre)
AIRPORT IMPACT AREA: Yes
ENTRANCE CORRIDOR: Yes
SECTION: Sections 22.2.2.5 and 24.2.2.4 of the Zoning Ordinance which allows for veterinary office and hospital uses.
COMPREHENSIVE PLAN LAND USE/DENSITY: Office/R&D/Flex/Light Industrial – commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging in Neighborhood 1 of the Places 29 Master Plan
LOCATION: 370 Greenbrier Dr. approximately 675 feet west of the intersection of Greenbrier Drive and Route 29 (Seminole Trail)
TAX MAP/PARCEL: 061W0-01-0A-00500
MAGISTERIAL DISTRICT: Rio
(Joanne Tu Purtsezova)
 - b. [SP20110029 Keswick Tower](#)
PROPOSED: Special use permit amendment request to SP200400039 because the conditions of approval limit the antennas number and size on the tower to those that were shown on the original construction drawing. The proposal consists of collocation of three new antennas and relocation of three antennas in an existing array on an existing tower, as well as the location of associated ground equipment.
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 service facilities in the RA Zoning District.
COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas 2 – 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: 4464 Richmond Rd. Keswick
TAX MAP/PARCEL: 09400-00-00-041A1
MAGISTERIAL DISTRICT: Scottsville
(Christopher Perez)

c. [ZMA201100005 Greenbrier Commons](#)

PROPOSAL: Rezone 2.000 acres from Light Industry (LI) zoning district which allows industrial, office, and limited commercial uses (no residential use) to Neighborhood Model (NMD) zoning district which allows residential (3-34 units/acre) mixed with commercial, service and industrial uses. No residential units proposed.

ENTRANCE CORRIDOR: NO

PROFFERS: NO

COMPREHENSIVE PLAN: Office/R&D/Flex/Light Industrial – commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging in Neighborhood 1.

LOCATION: 340 Greenbrier Drive, Charlottesville, VA.

TAX MAP/PARCEL: 061W0010A00800

MAGISTERIAL DISTRICT: Rio

(Megan Yaniglos)

d. [ZTA201200002 Water/Sewer Regulations](#)

Amend Secs. 3.1, Definitions, 4.1, Area and health regulations related to utilities, 4.2, Critical slopes, 4.2.1, Building site required, 4.2.2, Building site area and dimensions, 4.2.3, Location of structures and improvements, 4.2.4, Location of septic systems, 4.7, Open space, 5.1.43, Special events, 5.1.44, Farm worker housing, and 10.5.2, Where permitted by special use permit; and repeal Secs. 4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.1.5, 4.1.6 and 4.1.7 (all untitled), of Chapter 18, Zoning, of the Albemarle County Code. This ordinance would amend the regulations pertaining to building sites, critical slopes, and water supplies and sewer systems serving developments and individual lots by adding and deleting definitions (3.1), restating and clarifying the standards for developments and lots to be served by public or private water supplies and sewer systems (4.1), updating the terminology for provisions pertaining to critical slopes (4.2), clarifying the minimum standards for building sites (4.2.1), restating the minimum standards for building site area and dimensions for uses not served by public sewer systems, and providing for special exceptions from those standards and for alternative onsite sewer systems (4.2.2), eliminating an ambiguity as to whether special use permits for additional development rights are permitted in the watershed of a public water supply reservoir (not allowed) (10.5.2), and making corresponding technical changes and non-substantive changes updating terminology to other related sections (4.2.3, 4.2.4, 4.7, 5.1.43, 5.1.44, 10.5.2). A copy of the full text of the ordinance is on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. (Glenn Brooks)

5. Old Business.
6. New Business.
7. Adjournment—8:00 p.m.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA

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