

**TENTATIVE
APRIL 24, 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. Review of Board of Supervisors Meeting – April 4, 2012 & April 11, 2012.
4. Consent Agenda (on next sheet).
5. Public Hearing Items.
 - a. [**SP201200005 Verizon Wireless “I-64 East” Tier III Personal Wireless Service Facility**](#)
PROPOSED: Request for installation of a three new flush-mounted antennas. This is an amendment of SP 2000-31 #4a, which limits the structure to what is shown on the approved plans.
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 3 -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: 123 Dry Bridge Road
TAX MAP/PARCEL: 07300-00-00-031D0
MAGISTERIAL DISTRICT: Samuel Miller
(Sarah Baldwin)
 - b. [**SP201200006 Verizon Wireless “Yancey Mills” Tier III Personal Wireless Service Facility**](#)
PROPOSED: Request for installation of a three new flush-mounted antennas. This is an amendment of SP 2000-27 #4a, which limits the structure to what is shown on the approved plans.
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 3 -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: 207 Patterson Mill Lane
TAX MAP/PARCEL: 07100-00-00-037J0
MAGISTERIAL DISTRICT: Samuel Miller
(Sarah Baldwin)
 - c. [**ZTA201200005 Bed and Breakfast/Tourist Lodging**](#)
Amend Secs. 3.1, Definitions, 4.12.6, Minimum number of required parking spaces for scheduled uses, 5.1.17, Tourist lodging, and 10.2.1, By right, and add Sec. 5.1.48, Bed and breakfast, to Chapter 18, Zoning, of the Albemarle County Code. This ordinance would amend the regulations pertaining to transient lodging by amending the definitions of “tourist lodging,” “boarding house” and “hotel,” and adding definitions of “bed and breakfast” and “transient lodging” (3.1), clarifying that the minimum off-street parking requirements for transient lodging and hotels is based on the number of “guest rooms” rather than “units” and adding such regulations for the bed and breakfast use (4.12.6), amending the supplementary

regulations for tourist lodging (5.1.17) and adding supplementary regulations for the bed and breakfast use including, but not limited to, requiring landowner or manager residency, limiting the number bed and breakfast uses permitted on a parcel, and establishing minimum yard and parking requirements and minimum approval requirements (5.1.48), and replacing “tourist lodging” with the “bed and breakfast” use classification in the Rural Areas zoning district (10.2.1). 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. (Amelia McCulley)

6. Work Session.
 - a. [CPA201300001 Comprehensive Plan Update](#)
Land Use Plan for Southern and Western Urban Area Neighborhoods.
(Elaine Echols)
7. Old Business.
8. New Business.
9. Adjournment—9:00 p.m.

CONSENT AGENDA

- a. **Approval of minutes:**
August 23, 2011,
September 13, 2011,
February 28, 2012 and
March 6, 2012
- b. [HO201100152 Stanley Chang](#)
PROPOSAL: Request for a modification to Home Occupation Class A allow six appointments per day, Monday through Friday, not to exceed 30 trips per week.
EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Urban Density Residential (6-34 units/acre).
LOCATION: The property is located on the at 1100 Pen Park Lane, in the northeast corner of the Rio Road-Pen Park Lane intersection.
TAX MAP/PARCEL: 061A0-00-00-01400
(David Benish)

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