

**TENTATIVE
JULY 17, 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. Committee Reports.
4. Review of Board of Supervisors Meeting – July 11, 2012.
5. Consent Agenda (on next sheet).
6. Item Requesting Indefinite Deferral.
 - a. **SP201200017 Ntelos Wireless - Llandaft Property - Tier III PWSF (Sign # 90).** PROPOSAL: Tier III personal wireless service facility on 19.8 acres. No dwellings proposed. ZONING CATEGORY/GENERAL USAGE: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots). SECTION: Chapter 18 Section 10.2.2(48) of the Albemarle County Code, which allows for Tier III personal wireless service facilities (reference 5.1.40). ENTRANCE CORRIDOR OVERLAY DISTRICT to protect properties of historic, architectural, or cultural significance from visual impacts of development along routes of tourist access: Yes. COMPREHENSIVE PLAN: Rural Areas – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots). LOCATION: 4319 Scottsville Rd (Route 20).TAX MAP/PARCEL: 11200-00-00-00900. MAGISTERIAL DISTRICT: Scottsville (Brent Nelson)
APPLICANT REQUESTS INDEFINITE DEFERRAL.
7. Regular Item.
 - a. **SDP201200030 Estes Park - Preliminary Site Plan**
PROPOSAL: Request for approval of preliminary site plan for 68 single family attached units on 12.75 acres.
PROFFERS: Yes
ZONING: PRD- Planned Residential Development- residential (3-34 units/acre) with limited commercial uses per ZMA2010-011
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
MAGISTERIAL DISTRICT: Rivanna
(Megan Yaniglos)
8. Public Hearing Items.
 - a. **SP201200015 Verizon Wireless Colthurst-Ingleridge LLC., Tier III Personal Wireless Service Facility (Signs # 20 & 21)**
PROPOSED: Request for installation of a three new flush-mounted antennas on an existing tower which will involve retrofitting an extension mount to a new height of 139 feet, relocation of the existing antenna array and changes to associated ground equipment. ZONING CATEGORY/GENERAL USAGE: RA, Rural Areas- agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); FH Flood Hazard – Overlay to provide safety and protection from flooding; AIA Airport Impact Area-Overlay to minimize adverse impacts to both the airport and the surrounding land. 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 1 -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: 1575 Ingleridge Farm. TAX MAP/PARCEL: 06000-00-00-002A0
MAGISTERIAL DISTRICT: Jack Jouett. (Sarah Baldwin)

- b. [SP201200016 NTELOS WIRELESS – CV825 Cedar Hill- Tier III Personal Wireless Service Facility \(Sign # 91 & 94\)](#). PROPOSED: A one hundred and fifteen (115) foot tall steel monopole tower painted brown with a flush- mounted antenna array consisting of three (3) panel antennas and associated ground equipment which will be located within a twenty (20) foot by thirty (30) foot leased compound area. The access road to the proposed facility is an existing paved road. 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 4 – Preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (.5 unit/acre in development lots). ENTRANCE CORRIDOR: NO. AGRICULTURAL FORESTAL DISTRICT: YES LOCATION: David Road, Marshall Manor Subdivision, East Side of Rte 20. TAX MAP/PARCEL: 090B0-00-0A-01100. MAGISTERIAL DISTRICT: Scottsville (Christopher Perez)
- c. [ZMA201100010 Albrecht Place \(Sign #101\)](#). PROPOSAL: Request to include a required application plan on 3.398 acres for property zoned PDSC which allows shopping centers, retail sales and service uses; residential by special use permit at a density of (15 units/acre). No dwellings proposed. No change in zoning district proposed. ENTRANCE CORRIDOR: Yes PROFFERS No COMPREHENSIVE PLAN: Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space in Neighborhood 1 in Places 29. LOCATION: Directly behind the north section of Shoppers World shopping Center and directly behind 2111 & 2115 Berkmar Drive. TAX MAP/PARCEL: 061M00012001E0 MAGISTERIAL DISTRICT: Rio (Claudette Grant)
- d. [ZTA201200009 Ministerial Review Process](#)
Amend Secs. 3.1, Definitions, 32, Site Plans, 35.1, Fees, and 35.2, Calculation of fees in special circumstances, of Chapter 18, Zoning, of the Albemarle County Code. This ordinance would add and delete definitions (3.1), repeal existing site plan regulations (32.1 through 32.7.10.2) and add new site plan regulations in Sec. 32 pertaining to general provisions (32.1 *et seq.*), applicability (32.2 *et seq.*), administration (32.3 *et seq.*), procedures for submittal, review and action on site plans (32.4 *et seq.*), the form and content of initial site plans (32.5 *et seq.*), the form and content of final site plans (32.6 *et seq.*), minimum standards for improvements (32.7 *et seq.*), and the completion of on-site improvements and surety (32.8 *et seq.*). This ordinance also would amend Sec. 35.1 to add a \$500 fee for preapplication plans but which would also be applied toward the initial site plan fee, add a \$240 fee for resubmitting a final site plan within 15 days after it has been disapproved for being incomplete, change references to fees for “preliminary” site plans to “initial” site plans, change cross-references to revised section numbers to which fees pertain. This ordinance also would amend Sec. 35.2 to change references to “preliminary” site plans to “initial” site plans. The proposed fees are authorized by Virginia Code §§ 15.2-2241(9) and 15.2-2286(A)(6). A copy of the full text of the ordinance, and documentation pertaining to the proposed fees, are 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. (Bill Fritz)

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

CONSENT AGENDA

- a. **Approval of Minutes:** February 8, 2012 & May 15, 2012

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