

**TENTATIVE
JULY 31, 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. Consent Agenda (on next sheet).
4. Deferred Items.
 - A. **[SP201000036 MonU Park \(Signs # 49 & 52\)](#)**
PROPOSED: Creation of an athletic club with 4 soccer fields and 96 parking spaces (changed from previous description of 7 soccer fields and 168 parking spaces)
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; EC Entrance Corridor - Overlay to protect properties of historic, architectural or cultural significance from visual impacts of development along routes of tourist access
SECTIONS:
10.2.2.4 Swim, golf, tennis or similar athletic facilities (reference 5.1.16)
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: Southeast corner of US 29 and Polo Grounds Road (Route 643).
TAX MAP/PARCEL: Tax Map 46 Parcel 18C
MAGISTERIAL DISTRICT: Rivanna
(Scott Clark)
DEFERRED FROM THE JUNE 19, 2012 PLANNING COMMISSION MEETING
5. Public Hearing Items.
 - A. **[SP201100011 Lewis Bridge over Doyles River \(Signs # 92 & 95\)](#)**
PROPOSAL: Bridge crossing for driveway, fill for abutments, under sections 30.3.03.2, 30.3.05.2.1, 30.3.05.2.2, 30.5.5.2d6 of zoning ordinance.
ZONING: FH Flood Hazard - Overlay to provide safety and protection from flooding. RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)
COMPREHENSIVE PLAN: Rural Areas – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources. Residential uses allowed at a density of 0.5 unit/acre in development lots.
LOCATION: East side of Browns Gap Turnpike (Rt. 810) approximately 0.22 miles south of Slam Gate Road (Rt. 673).
TAX MAP/PARCEL: 02700-00-00-006B0
MAGISTERIAL DISTRICT: Whitehall
(Glenn Brooks)
 - B. **[SP201200009 Southwood Boys & Girls Club Expansion \(Signs # 84 & 85\)](#)**
PROPOSAL: Request to allow the expansion of the existing Community Center on approximately 1 acre. No dwellings proposed.
ZONING: R-2 which allows residential uses at a density of 2 units/acre. Section 14.2.2.1 Community Center.
ENTRANCE CORRIDOR: Yes
COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as religious institutions, schools, and other small-scale non-residential uses in Development Area Neighborhood 5.
LOCATION: Southwood Mobile Home Park. 387 Hickory Street. Northeast corner of the intersection of Hickory Street and Bitternut Lane. Hickory Street approximately 2,100 feet from the intersection of Old Lynchburg Road and Hickory Street.
TAX MAP/PARCEL: 090A10000001D0
MAGISTERIAL DISTRICT: Scottsville

C. [ZMA 200900001 5th Street-Avon Center \(Signs # 2, 3 & 5\)](#)

PROPOSAL: To amend the proffers, application plan and development framework of approved rezoning ZMA2006-00009, (changed to include application plan and development framework) which rezoned 81.94 acres. PD-SC - Planned Development Shopping Center zoning district allows shopping centers, retail sales and service uses; and residential by special use permit (15 units/acre). Approx. 470,000 sq. ft. of commercial uses proposed.

PROFFERS: Yes

EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Community Service/Mixed Use-community-scale retail wholesale, business and medical offices, mixed use core communities and/or employment services, and residential (6.01-34 units/acre) Neighborhoods 4 & 5

ENTRANCE CORRIDOR: Yes

LOCATION: Northeast intersection of Interstate 64 and Fifth Street Extended (Rt 631), bounded on the east by Avon Street Extended. Access is Bent Creek Road.

TAX MAP/PARCEL: TMP076M10000002A0, 076M10000002B0, 076M10000004A, and 0770000000011E0

MAGISTERIAL DISTRICT: Scottsville
(Claudette Grant)

AND

D. [SP2010000003 5th Street - Avon Center - Parking Structure \(Signs # 2, 3 & 5\)](#)

PROPOSED: Parking Structure

ZONING CATEGORY/GENERAL USAGE: PD-SC Planned Development Shopping Center - shopping centers, retail sales and service uses; and residential by special use permit (15 units/ acre)

SECTION: 25.2.2(3) Parking Structure

COMPREHENSIVE PLAN LAND USE/DENSITY: Community Service/Mixed Use-community-scale retail wholesale, business and medical offices, mixed use core communities and/or employment services, and residential (6.01-34 units/acre) Neighborhoods 4 & 5

ENTRANCE CORRIDOR: Yes

LOCATION: Northeast intersection of Interstate 64 and Fifth Street Extended (Rt 631), bounded on the east by Avon Street Extended. Access is Bent Creek Road.

TAX MAP/PARCEL: TMP076M10000002A0, 076M10000002B0, and 076M10000004A

MAGISTERIAL DISTRICT: Scottsville
(Claudette Grant)

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

CONSENT AGENDA

- A. Approval of Minutes: May 8, 2012 & May 22, 2012

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 Adobe Acrobat Reader
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TENTATIVE FUTURE MEETING SCHEDULES

August 7, 2012

<u>PUBLIC HEARINGS</u>	<u>REGULAR ITEMS</u>	<u>WORK SESSIONS</u>
NONE	NONE	Affordable Housing
		Economic Development
		Shadwell Land Use
	SDP201200036 Morey Creek Office Park	

August 21, 2012

<u>PUBLIC HEARINGS</u>	<u>REGULAR ITEMS</u>	<u>WORK SESSIONS</u>
SP201200020 Glendower/Schmidt Tower (NTELOS)	NONE	Livability Project Goals
ZTA201200007 Legislative Review Process		Urban Agriculture

August 28, 2012

<u>PUBLIC HEARINGS</u>	<u>REGULAR ITEMS</u>	<u>WORK SESSIONS</u>
NONE	NONE	CPA2013-1 Comp Plan Update - First Draft