

**TENTATIVE  
AUGUST 21, 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. Public Hearing Items.
  - a. [SP201200020 NTELOS \(CV830\) Glendower/Schmidt Property Tier III Personal Wireless Service Facility](#)  
PROPOSAL: A 91.3 foot steel monopole, painted brown, with a flush-mounted antenna array of three panel antennas and associated ground equipment. The proposed monopole is approximately 20 feet above the reference tree and is located in an avoidance area (Southern Albemarle Rural Historic District). 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 (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: YES LOCATION: east side of Rt. 20, just north of Glendower Road at 6507 Scottsville Road TAX MAP/PARCEL: 12100-00-00-082H0/12100-00-00-08200 (access) MAGISTERIAL DISTRICT: Scottsville (Joanne Tu Purtsezova)
  - b. [SP201200012 Regents School of Charlottesville](#)  
PROPOSAL: School of Special Instruction. Utilize existing structure, no additional buildings proposed. ZONING CATEGORY/GENERAL USAGE: CO Commercial Office – offices, supporting commercial and service; residential by special use permit (15 units/acre) SECTION: Chapter 18 Section 23.2.2(6) of the Albemarle County Code, which allows for School of Special Instruction. COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Area 1 - Rural Areas – 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: 3045 Ivy Road Charlottesville VA TAX MAP/PARCEL: 05900-00-00-023G1 MAGISTERIAL DISTRICT: Samuel Miller (Christopher Perez)
  - c. [ZTA201200011 Highway Commercial Wall Signs](#) – Amend Sec. 4.15.12, Regulations applicable in the C-1, CO and HC zoning districts, of Chapter 18, Zoning, of the Albemarle County Code. This ordinance would amend Sec. 4.15.12 to increase the maximum area allowed for wall signs in the Highway Commercial zoning district from 100 square feet to 200 square feet, which was the maximum area allowed for such signs prior to a recent text amendment. The full text of the ordinance is available for examination by the public in the offices 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)
  - d. [ZTA 201200006 Legislative Review Process Improvements](#) – Amend Secs. 1.7, Official zoning map, 3.1, Definitions, 4.8.1, Determinations concerning unspecified uses, 4.15.5, Signs authorized by special use permit, 10.5.2, Where permitted by special use permit, 20.1, Intent, where permitted, 20.2, Application, 30.1.2, Application, 30.5.5, Permitted uses by right and special permit, 31.1, Designation of zoning administrator, authority, 34.4, Application for variances, 35.1, Fees; and repeal Secs. 1.9, Application for land use permit; payment of delinquent taxes, 8.5.1, Applications and documents to be submitted, 8.5.2, Preapplication conferences, 8.5.3, Review and recommendation by the planning commission, 8.5.4, Review and action by the board of supervisors; effect of approval, 8.6, Amendments to planned development districts, 20A.3, Application requirements; required documents and information, 20A.4, Application plans, 31.6, Special use permits, 31.6.1, Reserved to board of supervisors, 31.6.2, Application, 31.6.3, Conditions, 31.6.4, Revocation, 31.8, Special exceptions, and 33 (and its subsections), Amendments; and adding Secs. 33.1, Purpose and intent, 33.2, Uniform requirements for the initiation of zoning text amendments and zoning map amendments, 33.3, Uniform procedures for zoning text amendments and county-initiated zoning map amendments, 33.4, Uniform procedures for owner-initiated zoning map amendments and special use permits, 33.5, Uniform procedures for special exceptions, 33.6, Zoning text amendments and zoning map amendments; relevant factors to be considered; effect of approval, 33.7, Owner-initiated zoning map amendments; authority to accept proffers, 33.8, Special use permits; relevant factors to be considered; conditions; revocation, 33.9, Special

exceptions; relevant factors to be considered; conditions; of Chapter 18, Zoning, of the Albemarle County Code. This ordinance would amend the regulations pertaining to the zoning map and its interpretation (1.7); relocate the obligation to pay delinquent taxes as a condition of applying for a land use permit but add and update that obligation (from 1.9 to 33.4 and 34.4); add definitions (3.1); update cross-references to related sections (4.8.1, 4.15.5, 10.5.2, 20.1, 20.2, 30.1.2, 30.5.5); relocate the application requirements, procedures and relevant considerations for planned developments (from 8.5.1 through 8.5.4 and 8.5.6), the neighborhood model district (from 20A.3 and 20A.4), special use permits (from 31.6.1 through 31.6.4) and special exceptions (from 31.8), to section 33 and its subsections; add express authority for the zoning administrator to administer and enforce proffers and to keep and make available a conditional zoning index (31.1), and allow application fees for zoning map amendments and special use permits to be paid when the application is determined to be complete instead of at the time the application is first submitted (35.1). In repealing the existing regulations for zoning map and zoning text amendments in Sec. 33(current 33.0 through 33.10), this ordinance would consolidate all legislative zoning actions of the board of supervisors in new subsections in Sec. 33 applicable to zoning map amendments, zoning text amendments, special use permits and special exceptions and these subsections would pertain to purpose and intent (33.1), uniform requirements for the initiation of zoning text amendments and zoning map amendments (33.2), uniform procedures for zoning text amendments and county-initiated zoning map amendments (33.3), uniform procedures for owner-initiated zoning map amendments and special use permits (33.4), uniform procedures for special exceptions (33.5), relevant factors to be considered for zoning text amendments and zoning map amendments and the effect of approval (33.6), authority to accept proffers in conjunction with owner-initiated zoning map amendments (33.7), relevant factors to be considered for special use permits and authority to impose conditions and revoke permit (33.8), and relevant factors to be considered for special exceptions and authority to impose conditions (33.9). 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. (Wayne Cilimberg)

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

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## CONSENT AGENDA

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- a. **Approval of Minutes:** June 19, 2012
- b. **SDP201200013 Dunlora Forest- Final Site Plan**  
PROPOSED: Request for final site plan approval of 99 units, including townhouses, single family, and duplexes at a density of 4.46 units per acre.  
ZONING CATEGORY/GENERAL USAGE: R4- Residential- 4 units per acre standard level, and 6 units per acre bonus level; R6- Residential- 6 units per acre standard level, 9 units per acre bonus level.  
SECTION: Section 32 Site Plan; Section 16 R-6 Residential; Section 15 R-4 Residential; Section 4.2.5 Modification or waiver of Critical Slopes  
COMPREHENSIVE PLAN LAND USE/DENSITY: Neighborhood Density Residential- residential (3-6 units/acre); supporting uses such as religious institutions, schools, and other small-scale non-residential uses in Neighborhood 2  
ENTRANCE CORRIDOR: No  
LOCATION: Rio Road East at the intersection with Pen Park Road  
TAX MAP/PARCEL: 062F00000000A0; 062D00100000A0; 06100000016600  
MAGISTERIAL DISTRICT: Rio  
(Megan Yaniglos)

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