

**TENTATIVE  
OCTOBER 23, 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 – October 10, 2012.
4. Consent Agenda (on next sheet).
5. Items Requesting Deferral.
  - a. [\*\*SP201000049 Howardsville Camping\*\*](#)  
PROPOSED: Campground with 24 sites for recreational vehicles, 24 tent sites, building for office and restrooms. 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 SECTION: 10.2.2.20 Day camp, boarding camp (reference 5.1.05) 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: No LOCATION: Baber Lane, Howardsville, at the intersection of James River Road (Route 626) and Howardsville Turnpike (Route 602) TAX MAP/PARCEL: 139A0000001600, 139A0000001700, 139A0000001900, 139A0000002000, 139A0000002100 MAGISTERIAL DISTRICT: Scottsville (Scott Clark)
  - AND**
  - b. [\*\*SP201000050 Howardsville Canoe Livery\*\*](#)  
PROPOSED: Howardsville Canoe Livery: Canoe-rental livery with use of campground building for office and storage (see SP201000049) 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 SECTION: 30.3.05.2.1 (2): Water related uses such as boat docks, canoe liveries, bridges, ferries, culverts and river crossings of transmission lines of all types. 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: No LOCATION: Baber Lane, Howardsville, at the intersection of James River Road (Route 626) and Howardsville Turnpike (Route 602) TAX MAP/PARCEL: 139A0000001600, 139A0000001700, 139A0000001900, 139A0000002000, 139A0000002100 MAGISTERIAL DISTRICT: Scottsville (Scott Clark)  
**APPLICANT REQUESTING DEFERRAL OF THESE SPs TO THE NOVEMBER 13, 2012 PLANNING COMMISSION MEETING**
6. Public Hearing Items.
  - a. [\*\*AFD201200006 Carter's Bridge Additions\*\*](#) Notice is hereby given that the Albemarle County Planning Commission will hold a public hearing to receive public comments regarding the addition of the following parcel(s) to the Carter's Bridge Agricultural and Forestal District (Albemarle County Code § 3-222) on October 23, 2012, at 6 p.m., in the Auditorium of the Albemarle County Office Building, 401 McIntire Road, Charlottesville, Virginia: Tax Map 112 Parcels 16J and 16K. The parcel(s) proposed for addition are approximately 268.85 acres in size and are located on Fry's Path (Route 627) approximately one mile north of Plank Road (Route 712). The Albemarle County Agricultural and Forestal Advisory Committee has recommended approval of this addition. (Scott Clark)
  - b. [\*\*AFD201200007 Blue Run Review\*\*](#) Periodic (10-year) review of the Blue Run Agricultural and Forestal District, as required in Section 15.2-4311 of the Code of Virginia. The district includes the properties described as Tax map 22, parcel 10; tax map 35, parcels 22, 23, 24A, 26, 26B, 26B1, 26C, 26D, 28A, 29, 31, 32A, 41A, 41E, 43; tax map 36, parcels 6A, 9, 20; tax map 49, parcels 4A1, 4A5, 24, 24A, 24B; tax map 50, parcels 5, 5B, 32A, 41A, 41Q, 42A, 42A1, 43, 45B, 47, 47A, 47B; tax map 51, parcels 13, 14. The district includes a total of 4,219 acres. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (Scott Clark)
  - c. [\*\*SP201200024 Verizon Wireless Va. Dept. of Forestry "Buckingham Circle" Tier III Personal Wireless Service Facility\*\*](#)  
PROPOSED: Request for installation of a 110 foot tall "steath" monopole structure ("monopine") and associated ground equipment. ZONING CATEGORY/GENERAL USAGE: CO Commercial Office – offices, supporting commercial and service; residential by special use permit (15 units/ acre); EC Entrance Corridor – Overlay to protect properties of historic, architectural or cultural

significance from visual impacts of development along routes of tourist access SECTION: 23.2.2.15 Tier III personal wireless facilities COMPREHENSIVE PLAN LAND USE/DENSITY: Neighborhood 6; Office Service – office uses, regional scale research, limited production and marketing activities, supporting commercial, lodging and conference facilities, and residential (6.01-34 units/acre). ENTRANCE CORRIDOR: YES LOCATION: 76 feet SW of Natural Resources Dr. on the Forestry Dept. Headquarters TAX MAP/PARCEL: 07600-00-00-017A0 MAGISTERIAL DISTRICT: Sammuel Miller (Sarah Baldwin)

- d. [SP201200025 Verizon Wireless – Piedmont College – Tier III PWSF](#) PROPOSAL: Tier III personal wireless service facility on 157.49 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: Institutional , Neighborhood 4, Institutional uses allow for a range of public uses including schools, universities and public recreational facilities. LOCATION: 1800 Monticello Avenue (Route 20) TAX MAP/PARCEL: 07700-00-00-02500 MAGISTERIAL DISTRICT: Scottsville (Brent Nelson)
- e. [ZTA2010-00004 Industrial Uses](#) – Amend Secs. 3.1, Definitions, 4.14.5, Certified engineer's report, 5.1.10, Junk yards, 5.1.15, Sawmill, temporary or permanent, 5.1.20, Sale and/or storage of petroleum products including kerosene, gasoline, and heating oil, 5.1.21, Dwellings in commercial and industrial districts, 5.1.31, Body shop, 8.5.5.2, Review of site plans and subdivision plats, 26.1, Intent, where permitted, 26.3, Permitted and accessory uses and structures, 26.6, Height regulations, 26.10, Minimum yards requirements, 27.1, Intent, where permitted, 27.2, Permitted uses, 27.4, Additional requirement, 28.1, Intent, where permitted, 28.2, Permitted uses, 28.4, Additional requirements, 29.1, Intent, where permitted, 29.2, Permitted uses, 29.5, Additional requirements; by adding Secs. 5.1.49, Dry cleaning plants, 5.1.50, Foundries, 5.1.51, Outdoor activities, 5.1.52, Outdoor storage, 5.1.53, Rendering facilities, 5.1.54, Slaughterhouses, 5.1.55, Tire recycling yards, 26.6, Site development and use; and by repealing Secs. 26.2, Application, 26.4, Standard ratios, 26.5, Off-street parking and loading requirements, 26.7, Performance standards, 26.8, Sign regulations, 26.9, Minimum landscaped area, 26.11, Utility requirements, 26.12, Site planning – external relationships, 26.12.1, Vehicular access, 26.13, Building separation, 27.2.1, By right, 27.2.2, By special use permit, 27.3, Minimum area required for establishment of district, 28.2.1, By right, 28.2.2, By special use permit, 28.3, Minimum area required for establishment of district, 29.2.1, By right – Category I, 29.2.2, By special use permit – Category I , 29.2.3, By right – Category II, 29.2.4, By special use permit – Category II, 29.3, Minimum area required for creation of district, 29.4, Number of permitted uses; of Chapter 18, Zoning, of the Albemarle County Code. This ordinance would amend the regulations pertaining to industrial uses by adding definitions pertaining to certain industrial and common use classifications (3.1); amend the requirements for the certified engineer's report (4.14.5); amend and add supplemental regulations applicable to several uses that are industrial in character (5.1.10, 5.1.15, 5.1.20, 5.1.21, 5.1.31; 5.1.49, 5.1.50, 5.1.51, 5.1.52, 5.1.53, 5.1.54, 5.1.55); amend the regulations for the review of site plans and subdivision plats within the PD-IP zoning district (8.5.5.2); and amend the industrial zoning district regulations by revising each district's stated intent, the uses allowed by right and by special use permit, the area of certain uses allowed by right and by special exception, the accessory uses allowed and prohibited, and other uses prohibited, by renumbering and reorganizing those district regulations, and by repealing certain regulations (26.1 through 29.4).

7. Deferred Item.

- a. [ZTA2012-00006 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). (Wayne Cilimberg) **DEFERRED FROM THE AUGUST 21, 2012 PLANNING COMMISSION MEETING**

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

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## CONSENT AGENDA

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- a. Approval of minutes: July 7, 2012