

**TENTATIVE  
NOVEMBER 27, 2007  
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. Work Sessions.
  - a. **ZMA2007-00013 Fontaine Research Park**  
PROPOSAL: Rezone approximately 54 acres from CO Commercial Office - offices, supporting commercial and service uses; and residential use by special use permit (15 units/ acre) to CO Commercial Office - offices, supporting commercial and service uses; and residential use by special use permit (15 units/ acre) to allow for an increase from 565,000 square feet to 1,290,000 square feet of office and supporting commercial space permitted in the research park. Three parking garages are proposed. No residential units are proposed.  
PROFFERS: EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: 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: Adjacent to the intersection of Ray C. Hunt Drive and Fontaine Avenue in Neighborhood Six.  
TAX MAP/PARCEL: TM 76, Parcels B, BW, BX, B1,B2, B3, B4, B5, B6, B7, and B8  
MAGISTERIAL DISTRICT: Samuel Miller  
(Elaine Echols)
  - b. **ZTA2007-00005 Crozet Downtown**  
A review and discussion of the Crozet Downtown Zoning project, with a focused discussion on regulations for a single Downtown Crozet Zoning District. This will include a discussion of regulations the Commission recommended be modified in their last work session (10/30/07): requirement for mixed use, further reduction in parking requirements, and the requirement for an average residential maximum residential unit size. This work session will also focus on implementation of the zoning district and recommendations for boundaries, should the County comprehensively rezone portions of Downtown. (Rebecca Ragsdale)
  - c. **Places 29, Chapter 5**  
Staff will lead a discussion of the Places29 Future Land Use Framework Map, Neighborhoods 1 and 2. Staff will explain several needed changes and ask for the Commission's advice on other possible changes. (Judy Wiegand)
5. Old Business.
6. New Business.
7. Adjournment—9:00 p.m.

**CONSENT AGENDA**

- a. **Approval of minutes:**  
January 23, 2007, August 7, 2007 and August 21, 2007