## FINAL ACTIONS
Planning Commission Meeting of September 10, 2013

<table>
<thead>
<tr>
<th>AGENDA ITEM/ACTION</th>
<th>FOLLOW-UP ACTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Call to Order.</td>
<td></td>
</tr>
<tr>
<td>• Meeting was called to order at 6:00 p.m. by Mr. Morris, Chair. PC members present were Mr. Dotson, Mr. Morris, Mr. Loach, Mr. Franco, Mr. Randolph, Mr. Smith, and Mr. Lafferty, Vice-Chair.</td>
<td></td>
</tr>
<tr>
<td>• Ms. Monteith was absent.</td>
<td></td>
</tr>
<tr>
<td>• Staff present was Scott Clark, Claudette Grant, Sharon Taylor, Wayne Cilimberg and Greg Kamptner.</td>
<td></td>
</tr>
<tr>
<td>2. Other Matters Not on the Agenda from the Public</td>
<td></td>
</tr>
<tr>
<td>• None</td>
<td></td>
</tr>
<tr>
<td>3. Committee Reports</td>
<td></td>
</tr>
<tr>
<td>The following committee reports were given:</td>
<td></td>
</tr>
<tr>
<td>Mr. Dotson noted the meeting with the City Planning Commission and MPO staff on the Long Range Transportation Plan that takes place at noon Wednesday, September 11th at the TJPDC Water Street location.</td>
<td></td>
</tr>
<tr>
<td>Mr. Randolph reported a letter was sent to the Board of Supervisors from the Chair of the Historic Preservation Committee expressing some concern about proposals regarding the County Court House.</td>
<td></td>
</tr>
<tr>
<td>Mr. Randolph reported the Village of Rivanna Regional Advisory Council wants to be included as a notified party for the required community meeting that will take place regarding the Keswick Lakes ZMA.</td>
<td></td>
</tr>
<tr>
<td>Mr. Loach reported the Crozet Library is now open.</td>
<td></td>
</tr>
</tbody>
</table>
Mr. Lafferty reported that members of the Places29 Community Advisory Committee attended the community meeting for the COSTCO proposal in the north section of Stonefield.

Mr. Lafferty reported the Citizen Transportation Advisory Committee (formerly CHART) met and reviewed Phase 3 of the Long Range Transportation Plan.

Mr. Morris noted the Pantops Community Advisory Council met on Monday, September 9th.

4. **Review of Board of Supervisors Meeting – September 4, 2013.**

   Mr. Cilimberg reviewed the actions taken by the Board of Supervisors on September 4, 2013.

   **Staff:**
   - None

5. **Consent Agenda**

   **Approval of Minutes:** April 23, 2013 & April 30, 2013

   APPROVED CONSENT AGENDA, by a vote of 7:0.

   **Clerk:**
   - Finalize Minutes for signature – 4-23-13 and 4-30-13.

6. **Deferred Items:**

   **ZMA-2013-00002 Pantops Corner**

   PROPOSAL: Rezone 2.246 acres from R-1 zoning district which allows residential uses at a density of 1 unit per acre to HC zoning district which allows commercial and service uses; residential by special use permit at a density of 15 units per acre. No dwellings proposed.

   ENTRANCE CORRIDOR: Yes

   PROFFERS: Yes

   COMPREHENSIVE PLAN: Urban Density Residential residential (6.01-34 units/acre); supporting uses such as religious institutions, schools, commercial, office and service uses and Greenspace – undeveloped areas in Neighborhood 3 - Pantops.

   LOCATION: Approximately 575 feet north from the intersection of Route 250

   **Clerk:**
   - Action Letter – Recommend Denial of ZMA-2013-00002 based upon the unfavorable factors listed by staff in the Executive Summary, as amended and shown in Attachment 1.
   - The request will go before the Board of Supervisors on a date to be determined.
and Stony Point Road (Route 20) on the east side of Route 20. Back portion of 1248 Richmond Road, fronting Route 20.  
TAX MAP/PARCEL: 078000000058G1  
MAGISTERIAL DISTRICT: Rivanna (Claudette Grant)  
**DEFERRED FROM JULY 16, 2013 PLANNING COMMISSION MEETING**  

**RECOMMENDED DENIAL OF ZMA-2013-00002**, by a vote of 5:2, (Franco, Smith voted nay) based upon the unfavorable factors listed by staff in the executive summary, as amended and shown in Attachment 1.

### 7. Public Hearing Item

**ZMA-2013-00005 Piedmont Environmental Council**

PROPOSAL: Rezone 159.682 acres from PUD zoning district which allows residential development (3 – 34 units per acre), mixed with commercial, service and industrial uses, to RA zoning district which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)

ENTRANCE CORRIDOR: No  
PROFFERS : No  
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: Pelham Road, approximately 1,800 feet from the intersection with Buck Mountain Road (Route 665).

TAX MAP/PARCEL: 03000-00-00-03800  
MAGISTERIAL DISTRICT: White Hall (Scott Clark)

**RECOMMENDED APPROVAL OF ZMA-2013-00005**, by a vote of 7:0.

### 8. New Business

- THE NEXT REGULAR PLANNING COMMISSION MEETING WILL BE

---

**Staff:**
- Registration and funding for Plan Virginia Conference – Morris,
Held on Tuesday, September 17, 2013 at 6:00 p.m.
- Noted upcoming Certified Planning Commissioners Program and upcoming Plan Virginia Conference in Roanoke
- Discussed Neighborhood Model principles and what can and cannot be addressed in site plan process

Randolph & Lafferty expressed interest in attending

9. Old Business
   - Training of Commissioners – Interest in PC Certification Program

   Staff:
   - No interest expressed

10. ADJOURN TO SEPTEMBER 11, 2013 LONG RANGE TRANSPORTATION MEETING AT 12:00 NOON, 401 EAST WATER STREET, CHARLOTTESVILLE, VIRGINIA.
   - The meeting was adjourned at 7:49 p.m.

ATTACHMENT 1 –

ZMA-2013-00002 Pantops Corner

RECOMMENDED DENIAL OF ZMA-2013-00002, by a vote of 5:2, (Franco, Smith voted nay) with proffers based upon the unfavorable factors listed in the executive summary, as amended below in the factors unfavorable to include clarifying that Road B is to serve local through traffic as well as vehicles associated with the development. Mr. Franco voted no because he thinks the impacts can be addressed at the site plan level.

Factors Unfavorable

1. The proffers need to be substantively and technically revised.
2. Traffic study information is incomplete and the adequate information as requested by VDOT and the County Engineer needs to be submitted to determine impacts of the rezoning and road interconnection to Routes 20, 250 and adjacent properties.
3. To clarify, Road B needs to be a local public road serving not only development traffic but some amount of through traffic.