# Planning Commission Meeting of October 22, 2013

<table>
<thead>
<tr>
<th>AGENDA ITEM/ACTION</th>
<th>FOLLOW-UP ACTION</th>
</tr>
</thead>
</table>
| **1. Call to Order.**  
- Meeting was called to order at 6:00 p.m. by Mr. Lafferty, Vice Chair. PC members present were Mr. Dotson, Mr. Loach, Mr. Franco, Mr. Randolph, Mr. Smith, and Mr. Lafferty, Vice-Chair. Absent was Mr. Morris, Chair.  
- Ms. Monteith was absent.  
- Staff present was Scott Clark, Claudette Grant, Amanda Burbage, Amelia McCulley, Wayne Cilimberg, Sharon Taylor, and Greg Kamptner. | |
| **2. Other Matters Not on the Agenda from the Public**  
- None | |
| **3. Items Requesting Deferral.**  
**AFD-2013-00004 Hardware Addition – Eudy**  
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 Hardware Agricultural and Forestal District (Albemarle County Code § 3-214) on October 22, 2013, at 6 p.m., in the Auditorium of the Albemarle County Office Building, 401 McIntire Road, Charlottesville, Virginia: The parcels proposed for addition are Tax Map 74 Parcel 6H (23.4 acres in size, located at 3135 Blandemar Drive) and Tax Map 88 Parcel 34 (21 acres in size, located at 2392 Clements Hollow Lane). The Albemarle County Agricultural and Forestal Advisory Committee has recommended approval of these additions. (Scott Clark) DEFER TO NOVEMBER 12, 2013, DUE TO ADVERTISING ERROR. **DEFER AFD-2013-00004 Hardware Addition – Eudy,** by a vote of 6:0, to November 12, 2013 as requested. | Clerk:  
- Schedule public hearing on November 12, 2013. |
| **4. Public Hearing Items**  
**a. AFD-2013-00001 Ivy Creek Review** Periodic (10-year) review of the Ivy Creek 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 44, parcels 19, 19A, 19B, 20, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 21A1, 21A2, 21D, 35, 35A; and tax map 45, parcels 5F, 5F4, 7A. The district includes a total of 330 acres. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (Scott Clark) | Clerk:  
- Action Letter – RECOMMEND APPROVAL, as follows:  
  a. AFD-2013-00001 Ivy Creek Review – renewal for 10 years;  
  b. AFD-2013-00002 Keswick Addition – May;  
  c. AFD-2013-00003 Hardware Addition – Felder;  
  d. AFD-2013-00005 Glen Oaks Addition - N. Sansovich;  
  e. AFD-2013-00006 Glen Oaks Addition - S. Sansovich.  
- The five requests will go before Board of Supervisors on December 4, 2013. |
b. **AFD-2013-00002 Keswick Addition – May**

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 Keswick Agricultural and Forestal District (Albemarle County Code § 3-219) on October 22, 2013, at 6 p.m., in the Auditorium of the Albemarle County Office Building, 401 McIntire Road, Charlottesville, Virginia: The parcel(s) proposed for addition (Tax map 65, parcels 14A and 14A1) is/are approximately 36.86 acres in size and are located at the intersection of Louisa Road (Route 22) and Airslie Farm. The Albemarle County Agricultural and Forestal Advisory Committee has recommended approval of this addition. (Scott Clark)

c. **AFD-2013-00003 Hardware Addition – Felder**

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 Hardware Agricultural and Forestal District (Albemarle County Code § 3-214) on October 22, 2013, at 6 p.m., in the Auditorium of the Albemarle County Office Building, 401 McIntire Road, Charlottesville, Virginia: The parcels proposed for addition are Tax Map 74 Parcel 6H (23.4 acres in size, located at 3135 Blandemar Drive) and Tax Map 88 Parcel 34 (21 acres in size, located at 2392 Clements Hollow Lane). The Albemarle County Agricultural and Forestal Advisory Committee has recommended approval of these additions. (Scott Clark)

d. **AFD-2013-00005 Glen Oaks Addition - N. Sansovich**

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 Glen Oaks Agricultural and Forestal District (Albemarle County Code § 3-213.5) on October 22, 2013, at 6 p.m., in the Auditorium of the Albemarle County Office Building, 401 McIntire Road, Charlottesville, Virginia: The parcels proposed for addition are Tax Map 93A5 Parcel K2-A-11 (54.6 acres in size) and Tax Map 93A5 Parcels K2-A-12 and K2-A-13 (42 acres in size), which are located on Grey Heron Road approximately 1,000 feet from its intersection with Carroll Creek Road. The Albemarle County Agricultural and Forestal Advisory Committee has recommended approval of these additions. (Scott Clark)

e. **AFD-2013-00006 Glen Oaks Addition - S. Sansovich**

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 Glen Oaks Agricultural and Forestal District (Albemarle County Code § 3-213.5) on October 22, 2013, at 6 p.m., in the Auditorium of the Albemarle County Office Building, 401 McIntire Road, Charlottesville, Virginia: The parcels proposed for addition are Tax Map 93A5 Parcel K2-A-11 (54.6 acres in size) and Tax Map 93A5 Parcels K2-A-12 and K2-A-13 (42 acres in size), which are located on Grey Heron Road approximately 1,000 feet from its intersection with Carroll Creek Road. The Albemarle County Agricultural and Forestal Advisory Committee has recommended approval of these additions. (Scott Clark)


4f. **SP-2013-00001 Riverside Village (Signs 20, 44 & 88)** PROPOSAL: Special Use Permit - under Sections under 30.3.05.2.1(2), 30.3.05.2.2(1), and 30.3.05.2.2(3) of the zoning ordinance for fill in the flood hazard overlay district on approximately 18.67 acres (TMP: 078000000058000) to accommodate grading for buildings, parking and stormwater management and approximately .31 acres (TMP: 078B0010010100 through 303) to accommodate grading for road improvements on Route 20 in association with concurrent rezoning application ZMA201200002. ZONING: R-1 Residential which allows residential uses at a density of one unit per acre (TMP: 07800000005800) and C-1 Commercial which allows retail sales and service; residential by special use permit (15 units/acre) (TMP: 078B0010010100 through 303). FLOOD HAZARD: Yes ENTRANCE CORRIDOR: Yes SCENIC BYWAYS: Yes COMPREHENSIVE PLAN: Greenspace – undeveloped areas; Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as religious institutions, schools and other small-scale non-residential uses; Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as religious institutions, schools, commercial, office and service uses; and River Corridor – parks, golf courses, greenways, natural features and supporting commercial and recreational uses in DA Neighborhood 3 – Pantops Comp Plan Area. LOCATION: Located on the west side of Stony Pointe Road/Route 20 and the east side of Free Bridge Lane/Route

Clerk:
- Action Letter – SP-2013-00001 recommended for approval based on the reasons stated in the July 30th staff report.
- SP-2013-00001, Riverside Village will go before the Board of Supervisors on November 13, 2013.
1421, approximately 350 feet south of the intersection of Route 20/Elks Drive. TAX MAP/PARCEL: 07800000005800 and 078B0010010100 through 303. MAGISTERIAL DISTRICT: Rivanna (Claudette Grant)

RECOMMEND APPROVAL OF SP-2013-00001, by a vote of 6:0, based on the reasons stated in the July 30th staff report.

4g. ZMA-2013-00007 North Pointe Amendment (Signs 61, & 62).PROPOSAL: Request to amend approved proffers from ZMA200000009 on property zoned Planned Development – Mixed Commercial (PD-MC) zoning district which allows large-scale commercial uses; residential by special use permit (15 units/acre) uses. A maximum of 893 units on approximately 269 acres is approved by special use permit at a gross density of 3.31 units/acre. No new dwellings proposed. ENTRANCE CORRIDOR: Yes AIRPORT IMPACT AREA: Yes FLOOD HAZARD OVERLAY: Yes PROFFERS: Yes COMPREHENSIVE PLAN: Urban Mixed Use (in Destination and Community Centers) – retail, residential, commercial, employment, office, institutional, and open space; Urban Density Residential – residential (6.01 – 34 units/acre); supporting uses such as religious institutions, schools, commercial, office and service uses; Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses; Privately Owned Open Space; Environmental Features – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features; and Institutional – civic uses, parks, recreational facilities, and similar uses on County-owned property. LOCATION: North of Proffit Road, east of Route 29 North, west of Pritchett Lane and south of the Rivanna River. TAX MAP/PARCEL: 03200000002000; 032000000020A0; 032000000020A1; 032000000020A2; 032000000020A3; 03200000002910; 03200000002300; 032000000023A0; 032000000023B0; 032000000023C0; 032000000023D0; 032000000023E0; 032000000023F0; 032000000023G0; 032000000023H0; 032000000023J0; and 032000000022K0 MAGISTERIAL DISTRICT: Rivanna (Claudette Grant)

RECOMMEND APPROVAL OF ZMA-2013-00007, by a vote of 6:0, (Morris absent) based on the staff report with the amended proffers as recommended by staff.
4h. **ZTA-2013-00005 Inoperable vehicles** – The Planning Commission will hold a public hearing to receive comments on its intent to recommend an ordinance to amend Secs. 18-3.1, Definitions, 18-4.12.3, Prohibited Activities in Parking, Stacking and Loading Areas, and 18-4.15.7, Prohibited Signs and Sign Characteristics, of Chapter 18, Zoning, of the Albemarle County Code. This ordinance would amend Sec. 18-3.1, Definitions, by adding and amending definitions pertaining to inoperable vehicles; amend Sec. 18-4.12.3, by, in zoning districts subject to section 18-4.12.3 other than the Rural Areas (RA) zoning district, reducing from two to one the number of inoperable vehicles that may be parked or stored (“kept”) outside of a fully enclosed building (“outdoors”), imposing enhanced screening, shielding and covering requirements as those terms are defined in Sec. 18-3.1, requiring that inoperable vehicles be kept only behind a line established by the front face of the primary structure on a parcel, and allowing two vehicles to be kept outdoors only for up to 180 days for active repair or restoration; in the Rural Areas (RA) zoning district, by continuing to allow up to two inoperable vehicles to be kept outdoors provided they are shielded or screened from view or covered as those terms are defined in Sec. 18-3.1; and delineating the classes of authorized businesses to which these regulations do not apply; amend Sec. 18-4.15.7 by making a technical clarification referring to inoperable vehicles. A copy of the full text of the ordinance is 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. (Mandy Burbage)

**RECOMMEND APPROVAL OF ZTA-2013-00005**, by a vote of 6:0 (Morris absent), with the ordinance language proposed by staff as amended and outlined.

---

| Staff: | Action – Adopted resolution of intent for ZTA-2013-00006 Downtown Crozet District by a vote of 6:0 as shown in Attachment 1. Schedule public hearing dates.  
|       | The Planning Commission concurred with Calvin Morris serving on the Free Bridge Congestion Relief Project Committee. |

5. **New Business**

- ZTA-2013-00006 Residential and Industrial Uses in Downtown Crozet Zoning District – Resolution of Intent (Wayne Cilimberg)
- Free Bridge Congestion Relief Project – Commission concurrence with Cal Morris serving on the Committee.
- There will be no Planning Commission meeting on Tuesday, October 29, 2013 and November 5, 2013.
- The next Planning Commission meeting will be held on Tuesday, November 12, 2013 at 6:00 p.m.

---

| Staff: | None |

6. **Old Business**

- None

---

| Staff: | None |
7. • ADJOURN TO November 12, 2013, 401 MCINTIRE ROAD, AUDITORIUM, SECOND FLOOR, CHARLOTTESVILLE, VIRGINIA.
  • The meeting was adjourned at 7:14 p.m.

**Attachment 1:** ZTA-2013-00006 Residential and Industrial Uses in Downtown Crozet Zoning District (New Business) – Adopted Resolution of Intent
RESOLUTION OF INTENT

WHEREAS, the purpose of the Downtown Crozet District (the “DCD”) is to establish a district in which traditional downtown development will occur; and

WHEREAS, the DCD provides for flexibility and a variety of development, with retail, service and civic uses being the primary uses within the district and light industrial and residential uses being secondary uses; and

WHEREAS, one of the short-term priorities of the County’s Economic Development Policy is to initiate zoning text amendments that further enable business and industrial uses in appropriate zoning districts and, based on current industrial technologies and their reduced impacts, the board of supervisors adopted a zoning text amendment on April 3, 2013 that amended the use regulations in several commercial districts other than the DCD to allow new classes of light industrial uses by right, by special use permit or by special exception, subject to suitable conditions; and

WHEREAS, apartments and attached single-family dwellings are permitted by right in the DCD, provided that the first floor of the building in which the dwellings exist is designed for and occupied by a non-residential use allowed in the DCD (the “first floor use requirement”), but there may be individual cases where residential uses without the first floor requirement may be appropriate; and

WHEREAS, detached single family dwellings without the first floor requirement currently are permitted by special use permit in the DCD; and

WHEREAS, consistent with the DCD’s principal to allow flexibility and variety of development in the DCD, it is now desired to consider amending the regulations in the Zoning Ordinance to allow a broader range of light industrial use classifications in the DCD consistent with the similar use classifications allowed in other commercial districts and, in particular, the Commercial Office district, and to allow residential uses in the DCD without the first floor use requirement by special use permit, which would allow each proposal to be evaluated on a case-by-case basis.

NOW, THEREFORE, BE IT RESOLVED THAT for purposes of public necessity, convenience, general welfare and good zoning practices, the Albemarle County Planning Commission hereby adopts a resolution of intent to consider amending the Zoning Ordinance, including sections 3.1, 20B and any other sections deemed appropriate, as described herein; and

BE IT FURTHER RESOLVED THAT the Planning Commission shall hold a public hearing on the zoning text amendment proposed pursuant to this resolution of intent, and return its recommendations to the Board of Supervisors at the earliest possible date.

* * * * *