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4:00p.m. Worksession

1. Call to order and establish quorum.

2. Work Session.
   a. **CPA201300001 Comprehensive Plan Update**
      (Elaine Echols/Andy Sorrell)

3. Adjournment – 5:30 p.m.

6:00p.m. Regular scheduled Planning Commission Meeting

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. Deferred Item.
   a. **SP201200032 Bellair CSA**
      PROPOSED: Special events in and around existing barn
      ZONING CATEGORY/GENERAL USAGE: RA, Rural Areas- agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)
      SECTION: 10.2.2.50, which allows for Special events (reference 5.1.43)
      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 (.5 unit/acre in development lots)
      ENTRANCE CORRIDOR: No
      LOCATION: 5363 Bellair Farm
      TAX MAP/PARCEL: 11300-00-00-01000, 11300-00-00-003A0, 11300-00-00-00800
      MAGISTERIAL DISTRICT: Scottsville
      **DEFERRED FROM MARCH 19, 2013 PLANNING COMMISSION MEETING**
      (Scott Clark)

5. Public Hearing Item.
      PROPOSAL: Request for installation of a 97’ tall monopole structure and associated ground equipment on 15.61 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), and Entrance Corridor (EC) Overlay to protect properties of historic, architectural or cultural significance from visual impacts of development along routes
of tourist access. 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)

COMPREHENSIVE PLAN: 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: 1240 Thomas Jefferson Parkway (Route 53)

TAX MAP/PARCEL: 092000000005A0

MAGISTERIAL DISTRICT: Scottsville (Brent Nelson)

6. Regular Item.
   a. **CCP201300001 Rio Road Property Compliance Review**
   
   PROPOSAL: Potential location for public library, local government or schools storage, temporary or permanent rescue squad location, and/or vehicle storage, or support services and school technology facilities on 3.114 acres.
   
   ZONING: HC Highway Commercial which allows commercial and service uses; and residential uses by special use permit (15 units / acre).
   
   ENTRANCE CORRIDOR: Yes
   
   COMPREHENSIVE PLAN: Urban Mixed Use (in areas around Centers) the goals of which are to provide for commercial and retail uses that are not accommodated in Centers. Residential uses are also allowed at a density of 3-34 units/acre as well as all public uses.
   
   LOCATION: 705 Rio Road West which is the south side of Rio Road West (Route 631), approximately 600 feet west of the intersection of Route 29 Seminole Trail and Rio Road West.
   
   TAX MAP/Parcel: 06100000000120K0
   
   MAGISTERIAL DISTRICT: Rio (Andy Sorrell)

7. Work Session.
   a. **ZTA201200010 Off Site Signs**
   
   Focused Discussion on Recommended Changes to Off-site Signs Zoning Provisions (Mandy Burbage)

8. Old Business.


10. Adjournment—8:30 p.m.

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**CONSENT AGENDA**

a. **Resolution of Intent: Dam Breakage** (Mandy Burbage)

b. **Approval of Minutes**: August 28, 2013

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