

<b>FINAL ACTIONS</b>	
<b>Planning Commission Meeting of June 21, 2016</b>	
June 23, 2016	
<b><u>AGENDA ITEM/ACTION</u></b>	<b><u>FOLLOW-UP ACTION</u></b>
<p>1. <b>Call to Order.</b></p> <ul style="list-style-type: none"> <li>Meeting called to order at 6:00 p.m., by Acting Chair, Mr. Lafferty. Absent were Mr. Keller and Ms. Firehock. Also present were Greg Kamptner, David Benish, Rachel Falkenstein, Elaine Echols and Sharon Taylor.</li> </ul>	
<p>2. <b>Other Matters Not on the Agenda from the Public.</b></p> <ul style="list-style-type: none"> <li>There were none.</li> </ul>	
<p>3. <b>Consent Agenda.</b>  <b>Approval of Minutes</b> – April 26, 2016.</p> <ul style="list-style-type: none"> <li><b>APPROVED</b>, by a vote of 5:0:2 (Keller, Firehock absent).</li> </ul>	<p><u>Clerk</u>: Finalize April 26, 2016 minutes for signature.</p>
<p>4a. <b>Items Requesting Deferral.</b>  <b><u>ZMA-2016-00002 Hollymead Town Center (A1).</u></b>          PROPOSAL: Request to amend a Proffer on property zoned PD-MC which allows large-scale commercial uses; and residential by special use permit (15 units/ acre).          PURPOSE OF NOTICE AND HEARING: Amend ZMA 2012-00005 Proffer #4 Public Transit Operating Expenses. The Applicant is proposing an alternate proffer contribution amount over seven (7) years, or a one time lump sum towards transit operating expenses.  <i>DEFERRED FROM THE MAY 10, 2016 PLANNING COMMISSION MEETING</i>  <i>APPLICANT REQUESTS INDEFINITE DEFERRAL</i> (Elaine Echols)</p> <ul style="list-style-type: none"> <li><b>Note: Vote was taken later in the meeting.</b></li> </ul>	
<p>4b. <b><u>ZMA-2016-00006 Glenmore K2C.</u></b>          MAGISTERIAL DISTRICT: Scottsville          TAX MAP/PARCEL: 093A5000000100, 093A5K20B00800, 09400000001600          LOCATION: Approximately 1,500 feet southwest of the intersection of Carrol Creek Road and Waterside Way.</p>	<p><u>Clerk</u>: Schedule public hearing on July 26, 2016.</p> <p><u>Staff</u>: Deferred as noted in the actions.</p>

<p>PROPOSAL: Reduce the currently approved cash proffer amount of \$16,590 per lot to the cash proffer amount recommended by the Fiscal Impact Advisory Committee of \$4,918 per lot.</p> <p>PETITION: Request to amend proffers on property zoned PRD which allows a variety of development for residential purposes and ancillary uses. No new dwellings proposed.</p> <p>OVERLAYS: Entrance Corridor, Steep Slopes (Managed and Preserved), Flood Hazard</p> <p>PROFFERS: Yes</p> <p>COMPREHENSIVE PLAN: Neighborhood Density (Low) – residential (2 units or less/acre); supporting uses such as places of worship, schools, public and institutional uses in the Village of Rivanna Master Plan.</p> <p>(JT Newberry)</p> <p><i>APPLICANT REQUESTS DEFERRAL TO JULY 26, 2016.</i></p> <ul style="list-style-type: none"> <li>• By a vote of 5:0:2 (Firehock, Keller absent), <b>DEFERRED</b> to July 26, 2016 as requested by the applicant.</li> </ul>	
<p>5. <b>Deferred Item.</b>  <b><u>ZMA-2012-00007 5<sup>th</sup> Street Commercial.</u></b>  PROPOSAL: Request to amend proffers and application plan of ZMA199900013 for 4.35 acres on property zoned HC – Highway Commercial, which allows commercial and service; residential by special use permit (15 units/ acre) and property zoned LI Light Industrial, which allows – industrial, office, and limited commercial uses (no residential use). No zoning district change and no dwellings proposed. Special Use Permit Request for Drive through Windows on 1.1 acres under Section 24.2.2(12) of zoning ordinance.  ENTRANCE CORRIDOR: Yes  AIRPORT IMPACT AREA: Yes  FLOOD HAZARD OVERLAY: Yes  PROFFERS: Yes</p>	<p><u>Clerk</u>: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined.</p> <p><u>Staff</u>: Action Letter – Recommended Approval of ZMA-2012-00007 and special exception as noted in the actions.</p>

<p>COMPREHENSIVE PLAN: Regional Mixed Use (regional serving retail, service and office uses, non-industrial employment centers and residential up to 6.01 – 34 units per acre) and Parks and Green Systems (parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams) in Southern Urban Neighborhood (N5).</p> <p>LOCATION: The east side of 5th Street Extended just north of its intersection with Interstate 64.</p> <p>TAX MAP/PARCELS: 0.875 acre portion of 07600-00-00-055A0, 3.041 acre portion of 076M1-00-00-00100, and all of 07600-00-00-055C0</p> <p>MAGISTERIAL DISTRICT: Scottsville</p> <p><b><i>DEFERRED FROM THE MARCH 15, 2016 PLANNING COMMISSION MEETING.</i></b></p> <p>(Elaine Echols)</p> <ul style="list-style-type: none"> <li>• By a vote of 5:0:2 (Keller, Firehock absent), <b>RECOMMENDED APPROVAL</b> of special exception, to allow a 74' maximum front setback in conjunction with ZMA-2012-00007 5th Street Commercial for the reason of an unique target market within a quarter of mile of the nearest ramp of Interstate 64.</li> <li>• By a vote of 5:0:2 (Keller, Firehock absent), <b>RECOMMENDED APPROVAL</b> of ZMA-2012-00007 as recommended by staff that the applicant make the changes to the proffers to address the issues as discussed and shown in attachment 1.</li> </ul>	
<p><b>Recess.</b> The Commission recessed at 7:18 p.m. and reconvened at 7:25 p.m.</p>	
<p>6. <b>Public Hearing Items.</b>  <b><u>SP-2016-00003 West Glen.</u></b>  MAGISTERIAL DISTRICT: White Hall  TAX MAP/PARCEL: 055C00300000A0;  055C00300000A1; 056A1010002500,  056A10100026A0, 05600-000011500</p>	<p><u>Clerk:</u> This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined.</p> <p><u>Staff:</u> Action Letter – Recommend approval as noted in the actions.</p>

<p>LOCATION: Southwest of Cling Lane and northeast of Peach Tree Drive and Orchard Drive</p> <p>PROPOSAL: Construction of stream crossing of Powell's Creek with box culvert and roadway in floodplain</p> <p>PETITION: Fill in the Flood Hazard Overlay under section 30.3.11</p> <p>ZONING: R-6 Residential – 6 units/acre</p> <p>OVERLAY DISTRICT: FH – Flood Hazard Overlay</p> <p>COMPREHENSIVE PLAN: Neighborhood Density Residential – 3-6 units /acre, supporting uses such as religious institutions, schools and other small-scale non-residential uses; Greenspace – public parks, open space, environmental features (Rachel Falkenstein)</p> <ul style="list-style-type: none"> <li>• By a vote of 3:1:3 (Lafferty) (More recused; Keller and Firehock absent), <b>RECOMMENDED APPROVAL</b> of SP-2016-03 West Glen with the six conditions outlined in the staff report as shown in attachment 2.</li> </ul>	
<p>Ms. More left the meeting at 7:26 p.m. and returned at 8:56 p.m.</p>	
<p><b>Item 4a.</b> <b>ZMA-2016-2 Hollymead Town Center Area (A1).</b></p> <ul style="list-style-type: none"> <li>• By a vote of 5:0:2 (Firehock, Keller absent), <b>INDEFINITELY DEFFERED</b> ZMA-2016-2 as requested by the applicant.</li> </ul>	<p><u>Clerk:</u> Public hearing to be scheduled when requested by the applicant.</p> <p><u>Staff:</u> Indefinitely deferred as noted in the actions.</p>
<p>5. <b>Other Public Comments.</b></p> <ul style="list-style-type: none"> <li>• <u>Neil Williamson, Free Enterprise Forum</u>, suggested the county may want to reconsider the general charge in citizen advisory committees.</li> </ul>	
<p>6. <b>Old Business.</b></p> <ul style="list-style-type: none"> <li>• There were none.</li> </ul>	
<p>7. <b>New Business.</b> <b>David Benish:</b></p> <ul style="list-style-type: none"> <li>• Announced meeting schedule changes – July 19 meeting cancelled with items moved to July 26; and the addition of August 2 meeting.</li> </ul>	<p><u>Clerk:</u> Staff to email meeting schedule changes.</p>

<p><b><u>Mac Lafferty:</u></b></p> <ul style="list-style-type: none"> <li>Announced that there will not be a meeting on June 28, 2016 and July 5, 2016.</li> </ul>	
<p>8. Adjourn to June 21, 2016, 6:00 p.m., Lane Auditorium.</p> <ul style="list-style-type: none"> <li>The meeting was adjourned at 9:50 p.m.</li> </ul>	

/sct

Attachment 1 – ZMA-2012-00007 5<sup>th</sup> Street Commercial  
Attachment 2 – SP-2016-00003 West Glen

**ZMA-2012-00007 5<sup>th</sup> Street Commercial - Planning Commission Recommendation**

**Special Exception to Section 18.4.20 of the Zoning Ordinance:**

The Planning Commission recommends approval of the special exception for the front setback for the rationale that there is a unique target market within a quarter of mile of the nearest ramp of Interstate 64.

**ZMA-2012-00007 5th Street Commercial:**

The Planning Commission recommends approval of ZMA-2012-00007 5<sup>th</sup> Street Commercial provided that the applicant address the following:

- The addition of the sidewalk connecting the bridge over Moore's Creek to 5<sup>th</sup> Street, following the top of the slope nearest Moore's Creek;
- The deletion of gas stations as an allowable use;
- Modification of the plan to indicate that retaining walls not in the Entrance Corridor are to be between 6' and 8' with any excess over 6' to be approved by the county engineer only if necessary to establish the walls for flood prevention without removing guardrails and other safety reasons; and
- Provide a brownstone roof rather than make roof color dependent on whether the property is visible from Monticello.

**SP-2016-00003 West Glen Recommended Conditions of Approval**

1. The culverts under Cling Lane Extended shall be in general accord with the attached drawing titled "Special Use Permit Plans for West Glen Subdivision" prepared by Dominion Engineering with a revision date of June 3, 2016. To be in general accord with the plan, development shall reflect the general size, arrangement, and location of the culverts, as well as maintaining no increase of the 100 year flood elevation outside of the West Glen Subdivision property. Modifications to the plan, which do not conflict with the elements above may be approved subject to the review and approval of the County Engineer.
2. Prior to final road plan approval or permitting of a land disturbance in the floodplain, the applicant shall obtain from the Federal Emergency Management Agency (FEMA) a conditional letter of map revision (CLOMR, or CLOMA), and prior to road acceptance the applicant shall obtain from FEMA a letter of map revision (LOMR or LOMA). In addition, the applicant shall copy the County Engineer on all correspondence with FEMA. Construction and installation of the culverts shall be in compliance with approved road plans and FEMA approved CLOMR or CLOMA.
3. Any residential lots and associated streets resulting from the subdivision of the property, with the exception of the stream crossing and roadway identified on the attached plan as Cling Lane Extended, shall be located outside of the 100 foot stream buffer, Flood Hazard Overlay and preserved slopes on the property. Lots may be permitted to be located within the landward 10 feet of the 100 foot stream buffer only if the lots are adjacent to approved stormwater management facilities located within the landward 50 feet of the stream buffer. Approval of lots located within the stream buffer shall be subject Subdivision Agent approval.
4. The net density of the property shall not exceed 6 units per acre, in accordance with the Crozet Master Plan. Net density shall be calculated by subtracting the area within the Flood Hazard Overlay District, the 100 foot stream buffer and areas of preserved slopes from the total acreage of the property.
5. Prior to issuance of a grading permit to allow installation of the stream crossing or with submittal of the final subdivision plat, whichever comes first, the applicant shall submit an easement plat dedicating to the county the area identified for a greenway trail on the attached plan.
6. If the construction of the stream crossing for which this Special Use Permit is issued is not commenced by [insert date 5 years after the date the County Board approval of the Special Use Permit], the permit shall be deemed abandoned and the authority granted there under shall thereupon terminate.