

FINAL ACTIONS
Planning Commission Meeting of August 23, 2016

August 29, 2016

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m., by Chair, Mr. Keller. Absent was Mr. Dotson. Also present were John Blair, Scott Clark, Rebecca Ragsdale, David Benish, Elaine Echols, J.T. Newberry and Sharon Taylor. 	
<p>2. Other Matters Not on the Agenda from the Public.</p> <ul style="list-style-type: none"> • There were none. 	
<p>4a. Public Hearings <u>SP-2016-00015 Springhill/Towneplace Suites (Signs 59 & 60)</u> MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 061Z0-03-00-00200 LOCATION: 1305 Seminole Trail (approximately 900 feet north of the intersection of Greenbrier Drive and Route 29) PROPOSAL: Establish a 192 room, five story hotel with associated structured parking (see SP201600016 for structured parking information) PETITION: Hotel, motels and inns under Section 22.2.2(7) of the Zoning Ordinance. ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) OVERLAYS: Entrance Corridor, Managed Steep Slopes, Airport Impact Area COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses; Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space in Neighborhood 2 of Places29 (JT Newberry)</p> <p style="text-align: center;">AND</p> <p><u>SP-2016-00016 Springhill/Towneplace Suites Parking Structure (Signs 59 & 60)</u> MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 061Z0-03-00-00200 LOCATION: 1305 Seminole Trail (approximately 900 feet north of the intersection of Greenbrier Drive and Route 29)</p>	<p>Clerk: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined.</p> <p>Staff: Action Letter – Recommend Approval of SP-2016-15 and SP-2016-16 as noted in the actions.</p>

<p>PROPOSAL: Establish structured parking associated with a 192 room, five story hotel (see SP201600015 for hotel information)</p> <p>PETITION: Stand-alone parking and parking structures under Section 22.2.2(9) of the Zoning Ordinance. ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre)</p> <p>OVERLAYS: Entrance Corridor, Managed Steep Slopes, Airport Impact Area</p> <p>COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses; Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space in Neighborhood 2 of Places29 (JT Newberry)</p> <ul style="list-style-type: none"> • By a vote of 6:0:1 (Dotson absent), RECOMMEND APPROVAL of SP-2016-15 as recommended by staff with the conditions outlined in the staff report, with the exception of condition 4 (pedestrian access) which was not recommended. By a vote of 6:0:1 (Dotson absent), RECOMMEND APPROVAL of SP-2016-00016 as recommended by staff with the conditions outlined in the staff report and shown in attachment 1. 	
<p>4b. <u>SP-2016-00009 Faith Christian Center International & SP201600013 Faith Christian Center International – Daycare Amendment (Sign 102)</u></p> <p>MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 078000000047A0</p> <p>LOCATION: 2184 Richmond Rd</p> <p>PROPOSAL: Amend existing special use permits to change planting standards in stream buffer</p> <p>PETITION: Church, as permitted under Section 10.2.2.35 of the Zoning Ordinance. Day care facility, as permitted under Section 10.2.2.7 of the Zoning Ordinance. No dwellings proposed. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) (Scott Clark)</p> <ul style="list-style-type: none"> • By a vote of 6:0:1 (Dotson absent), RECOMMEND APPROVAL of SP- 	<p>Clerk: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined.</p> <p>Staff: Action Letter – Recommend Approval of SP-2016-9 and SP-2016-13 as noted in the actions.</p>

<p>2016-00009 with the conditions outlined in the staff report and shown in attachment 2.</p> <ul style="list-style-type: none"> • By a vote of 6:0:1 (Dotson absent), RECOMMEND APPROVAL of SP-2016-00013 with the conditions outlined in the staff report and shown in attachment 2. 	
<p>4c. <u>SP-2016-00010 Cornerstone Community Church Addition (Sign 105)</u> MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 045000000031D0 LOCATION: 2001 Earlysville Rd PROPOSAL: Expansion of existing church from 180 to 250 seats. PETITION: Church, as permitted under Section 10.2.2.35 of the Zoning Ordinance. No dwellings proposed. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots)</p> <ul style="list-style-type: none"> • By a vote of 6:0:1 (Dotson absent), amended staff recommended conditions for SP-2016-00010 to include the conditions as stated by Ms. Firehock as shown in attachment 3. • By a vote of 6:0:1 (Dotson absent), RECOMMEND APPROVAL for SP-2016-00010 with the conditions as shown in attachment 3. 	<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 – Approved amendment to SUP conditions and Recommend Approval of SP-2016-10 as noted in the actions.</p>
<p>4d. <u>SP-2016-00001 Kapp Driveway – Stream Crossing (Signs 75 & 77)</u> MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 098000000004C0 LOCATION: Sutherland Road (Route 697), approximately 1.5 miles west of its intersection with Monacan Trail Road (US 29) PROPOSAL: Grading in the floodplain for two culvert stream crossings for road access PETITION: Grading activities in the Flood Hazard overlay zoning district under Section 30.3.11 of zoning ordinance; No dwellings proposed. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); FH Flood Hazard – Overlay to provide safety and protection from flooding COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) (Scott Clark)</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 – Motion to amend conditions and for approval of SP-2016-00001 failed as noted in the actions.</p>

<ul style="list-style-type: none"> • Motion to amend the staff recommended conditions for SP-2016-00001 to remove the proposed second stream crossing FAILED, by a vote of 2:4:1 (Lafferty, Spain, Riley, More nay) (Dotson absent). • Motion to recommend approval of SP-2016-00001 with the amended conditions outlined in the staff report and PowerPoint presentation FAILED, by a vote of (3:3:1) (Keller, Firehock, More nay) (Dotson absent). 	
<p>The Planning Commission recessed at 8:32 p.m. and the meeting reconvened at 8:39 p.m.</p>	
<p>4e. <u>ZMA-2016-00007 Hollymead Town Center, A-2 (Signs 24 & 31)</u> MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 03200000004500, 03200000005000 LOCATION: Hollymead Town Center Area A-2, the southwest quadrant of Seminole Trail (US 29) and Towncenter Drive to the west of Area A-1 in the Hollymead Development Area. PROPOSAL: Request to amend proffers for ZMA 201000006 related to provision of for-sale affordable units, revise how the percentage of affordable units are calculated from total number of units within the development to total market rate units, to reduce the cash proffer amount from \$12,400/townhouse or condominium and \$11,900/apartment to \$3,845 for these units, to eliminate a cash proffer for County recreational facilities, to add recreational facilities to the site, and to revise the phasing plan for residential and commercial use. PETITION: Amendment to rezoning for 44.5 acres on property zoned Neighborhood Model District zoning district which allows residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Existing density is 27 units/acre. No change to density is proposed. OVERLAY DISTRICT: EC-Entrance Corridor; AIA-Airport Impact Area; Managed and Preserved Steep Slopes PROFFERS: Yes COMPREHENSIVE PLAN: Urban Mixed Use (in Centers) –retail, residential (6.01-60 units/acre in Destination Centers), commercial, employment, office, institutional, and open space; Commercial Mixed Use -retail, residential, commercial, employment, office, Institutional, and open space; Urban Density Residential (residential (6.01 – 34 units/ acre) -</p>	<p>Clerk: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined.</p> <p>Staff: Action Letter – Took separate actions on individual proffers for ZMA-2016-00007 as noted in the actions.</p>

<p>supporting uses such as religious institutions, schools, commercial, office and service uses; and Light Industrial - manufacturing from prepared materials, processing, fabrication, assembly, and distribution of products. (Rebecca Ragsdale)</p> <p><u>By a vote of 6:0:1 (Dotson absent),</u> RECOMMEND APPROVAL of the following <u>Proffer 1-Affordable housing</u> – to eliminate the minimum percentage of units required to be for-sale and revise the banking/carry-over requirements as shown in attachment 4</p> <p style="text-align: center;">AND</p> <p>NOT TO RECOMMEND APPROVAL of the following: <u>Proffer 1-Affordable housing</u> – to revise how the percentage of affordable units are calculated from total number of units within the development to total market rate units</p> <p><u>By a vote of 6:0:1 (Dotson absent),</u> NOT TO RECOMMEND APPROVAL of the following: <u>Proffer 4</u> – to reduce CIP cash proffer amounts.</p> <p><u>By a vote of 6:0:1 (Dotson absent),</u> NOT TO RECOMMEND APPROVAL of <u>Proffer 8</u> - to remove a cash proffer in its entirety for off-site recreation facilities, but to modify it as recommended in the staff report as shown in attachment 4.</p> <p>Motion to recommend approval of staff’s recommendation for the elimination of <u>Proffer 11</u> – phasing as recommended in the staff report as shown in attachment 4 FAILED, by a vote of 0:6:1 (Dotson absent).</p> <p><u>By a vote of 6:0:1 (Dotson absent),</u> NOT TO RECOMMEND APPROVAL of Proffer 11 to eliminate the requirement for a set ratio of commercial to residential square footage to be constructed over the life of the project.</p> <p><u>By a vote of 6:0:1 (Dotson absent),</u> RECOMMEND APPROVAL of the following: <u>Proffer 13 Recreation Amenities</u> - New proffer to provide additional recreation amenities in Blocks D-2, C-2, or C-4 as shown in attachment 4.</p>	
<p>5. Other Public Comments.</p> <ul style="list-style-type: none"> • <u>Neil Williamson, Free Enterprise Forum,</u> noted concerns about processing cash proffer amendments. 	

<p>6. Old Business. Elaine Echols: Reported comments from Historic Preservation Committee 8-22-16 meeting on ZTA for taverns, restaurants and inns.</p>	<p><u>Staff:</u> ZTA to be scheduled for public hearing by the Commission in October.</p>
<p>7. New Business. Jennie More Reported the Crozet CAC met and was podcast for the first time. Tim Keller: Announced that there will not be a meeting on August 30 and September 6, 2016.</p>	
<p>8. Adjourn to Tuesday, September 13, 2016, at 6:00 p.m., Lane Auditorium. <ul style="list-style-type: none"> • The meeting was adjourned at 10:06 p.m. </p>	

/sct

Attachment 1 – SP-2016-00015 Springhill/Towneplace Suites and SP-2016-00016 Springhill/Towneplace Suites Parking

Attachment 2 – SP-2016-00009 Faith Christian Center International & SP-2016-00013 Faith Christian Center International – Daycare Amendment

Attachment 3 – SP-2016-00010 Cornerstone Community Church Addition

Attachment 4 – ZMA-2016-00007 Hollymead Town Center – A-2 – Proffer Amendments

**SP-2016-00015 Springhill/Towneplace Suites and SP-2016-00016 Springhill/Towneplace Suites
Parking - Recommended Conditions of Approval**

1. Use of site shall be in general accord with the concept plan "Concept Plan for Springhill/Towneplace Suites" dated 06/02/2016, last revised on 06/05/2016, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with this plan, development and use of the site shall reflect the general size, arrangement and location of the proposed hotel, associated parking areas (including the parking structure) and interparcel connection. Minor modifications, as approved by the Zoning Administrator, to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance;
2. No parking shall be permitted between the right-of-way and the primary structure located on the Future Development Parcel, as identified on the Concept Plan.
3. The landscape plan shall be subject to approval by the Architectural Review Board.

SP-2016-00009 Faith Christian Center International & SP-2016-00013 Faith Christian Center International – Daycare Amendment - Recommended Conditions of Approval

SP-2016-00009 FAITH CHRISTIAN CHURCH

1. Development of the use shall be in accord with the conceptual plan titled “Faith Christian Center International Special Use Permit – Concept Plan” prepared by Brian P. Smith Civil Engineering, Inc., and dated May 13, 2010 (hereafter “Conceptual Plan”), as determined by the Director of Planning and the Zoning Administrator. To be in accord with the Conceptual Plan, development shall reflect the following major elements within the development essential to the design of the development:
 - building orientation
 - building mass, shape, and height;
 - location of buildings and structures
 - turn lane design;
 - location of parking areas;
 - relation of buildings and parking to the street.Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance;
2. The area of assembly shall be limited to a maximum three hundred ninety nine (399)-seat sanctuary;
3. Side and rear setbacks shall meet commercial setback standards, as set forth in Section 21.7 of the Albemarle Zoning Ordinance, of fifty (50) feet for structure (excluding signs) and twenty (20) feet for parking lots and loading spaces adjacent to residential uses or residentially zoned properties;
4. All outdoor lighting shall be only full cut-off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at all property lines to not greater than 0.3 foot candles shall be submitted to the Zoning Administrator or their designee for approval prior to approval of the final site plan;
5. Health Department approval of well and/or septic systems shall be required prior to approval of the final site plan; and
6. The area labeled “Re-planting Area” on the Conceptual Plan shall be replanted (where tree cover does not already exist) according to “Restoration/Establishment Table B”, option B, in Appendix D of the “Riparian Buffers Modification & Mitigation Manual,” published by the Virginia Department of Conservation & Recreation’s Chesapeake Bay Local Assistance program. This area shall be replanted with species listed in the brochure titled “Native Plants for Conservation, Restoration, and Landscaping: Piedmont Plateau,” published by the Virginia Department of Conservation and Recreation.

SP-2016-00013 FAITH CHRISTIAN CHURCH/DAY CARE

1. Development of the use shall be in accord with the conceptual plan titled “Faith Christian Center International Special Use Permit – Concept Plan” prepared by Brian P. Smith Civil Engineering, Inc., and dated May 13, 2010 (hereafter “Conceptual Plan”), as determined by the Director of Planning and the Zoning Administrator. To be in accord with the Conceptual Plan, development shall reflect the following major elements within the development essential to the design of the development:
 - building orientation
 - building mass, shape, and height;
 - location of buildings and structures
 - turn lane design;
 - location of parking areas;
 - relation of buildings and parking to the street.

- Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance;
2. The maximum number of children shall not exceed one hundred twenty (120) or the number of students as approved by the Health Department or the Department of Social Services, whichever is less;
 3. Side and rear setbacks shall meet commercial setback standards, as set forth in Section 21.7 of the Albemarle Zoning Ordinance, of fifty (50) feet for structure (excluding signs) and twenty (20) feet for parking lots and loading spaces adjacent to residential uses or residentially zoned properties;
 4. All outdoor lighting shall be only full cut-off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at all property lines to not greater than 0.3 foot candles shall be submitted to the Zoning Administrator or their designee for approval prior to approval of the final site plan;
 5. Health Department approval of well and/or septic systems shall be required prior to approval of the final site plan;
 6. The area labeled "Re-planting Area" on the Conceptual Plan shall be replanted (where tree cover does not already exist) according to "Restoration/Establishment Table B", option B, in Appendix D of the "Riparian Buffers Modification & Mitigation Manual," published by the Virginia Department of Conservation & Recreation's Chesapeake Bay Local Assistance program. This area shall be replanted with species listed in the brochure titled "Native Plants for Conservation, Restoration, and Landscaping: Piedmont Plateau," published by the Virginia Department of Conservation and Recreation; and
 7. The hours of operation for the day care shall not begin earlier than 7:00 A.M. and shall end not later than 6:00 P.M., each day, Monday through Friday, provided that occasional day care-related events may occur after 6:00 P.M.; and

SP-2016-00010 Cornerstone Community Church Addition

Amended Conditions of Approval:

1. The applicant use as large trees as possible in the bio-filters;
2. The applicant shorten the spaces along the side of the buffer to pull back the amount of impact and encroachment into the buffer, and
3. The applicant work with staff to recalculate the parking spaces across the site to determine whether or not they can further reduce impacts of the paved surface while still maintaining the same number of parking spaces and also to investigate the use of permeable pavement of which there are several different technologies available.

Recommended Conditions of Approval:

1. Development and use shall be in general accord with the conceptual plan titled "Cornerstone Community Church Addition – Application Plan" prepared by Timmons Groups and dated 7/27/2016 (hereafter "Conceptual Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, as shown on the Conceptual Plan:

- building orientation
- building size

Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. The area of assembly shall be limited to a maximum 250-seat sanctuary.
3. There shall be no day care center or private school on site without approval of a separate special use permit;
4. The applicant shall obtain Virginia Department of Health approval of well and/or septic system prior to approval of the final site plan.
5. All outdoor lighting shall be only full cut off fixtures and shielded to reflect light away from all abutting properties. A lighting plan limiting light levels at all property lines to no greater than 0.3 foot candles shall be submitted to the Zoning Administrator or their designee for approval.
6. If the use, structure, or activity for which this special use permit is issued is not commenced by [date three years from Board approval], the permit shall be deemed abandoned and the authority granted thereunder shall thereupon terminate.
7. The applicant use as large trees as possible in the bio-filters;
8. The applicant shorten the spaces along the side the buffer to pull back the amount of impact and encroachment into the buffer, and
9. The applicant work with staff to recalculate the parking spaces across the site to determine whether or not they can further reduce impacts of the paved surface while still maintaining the same number of parking spaces and also to investigate the use of permeable pavement of which there are several different technologies available.

ZMA-2016-00007 Hollymead Town Center, A-2

Recommendation by the Planning Commission to amend the following proffers and add a new proffer:

- Proffer 1 - Affordable housing -- eliminate the minimum percentage of units required to be for-sale and revise the banking/carry-over requirements.
- Proffer 8 - Modify cash proffer to begin proffer payments for off-site recreation facilities beginning with the 913 unit in the development
- Proffer 13 - Recreation amenities - New proffer to provide additional recreation amenities in Block D-2, C-2, or C-4 to include a minimum of 3,500 square foot pool and deck along with a 1,777 square foot clubhouse/exercise facility.