

FINAL ACTIONS
Planning Commission Meeting of April 26, 2016

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting was called to order at 6:00 p.m. by Tim Keller, Chair. • PC members present were Karen Firehock, Vice Chair; Mac Lafferty, Jennie More, Daphne Spain, Pam Riley, Bruce Dotson and Tim Keller, Chair. Bill Palmer, UVA representative, was present. • Staff present were Mandy Burbage, Megan Yaniglos, Rebecca Ragsdale, Elaine Echols, John Anderson, Sharon Taylor, David Benish and Greg Kamptner. 	
<p>2. <u>Committee Reports</u></p> <p>The following committee reports were given:</p> <p>Mr. Lafferty reported Places29 Hydraulic Road Committee met.</p> <p>Ms. Spain reported the following:</p> <ul style="list-style-type: none"> - Places29 North Committee met and received report on Hollymead Dam modifications and map for alternatives routes on Route 29N from May 23 to September (Route29Solutions.org); - Pantops Community Advisory Committee met; discussed public safety station being constructed; interest in a pedestrian bridge over 250; request for parcels available for development in the Pantops area to use in economic development plans for the county; and when workshop for Pantops Master Plan might be scheduled. <p>Ms. Firehock reported Southern Albemarle Neighborhoods CAC met and questions raised on why large piles of dirt remain at the prior landfill on the Fifth Street Station site.</p> <p>Ms. Riley reported the following:</p>	

<ul style="list-style-type: none"> - Fifth and Avon Street CAC met. - Historic Preservation Committee received report from Steve Thompson on the Carr-Greer Farmhouse at the Ivy Creek Natural Area Center (ICNA) and discussed appearance/upkeep of the Farmhouse and the idea of providing additional signage and education about the Carr and Greer families at the Farmhouse. <p>Ms. More reported on the following:</p> <ul style="list-style-type: none"> - ACE Committee met; reviewed five properties and points ranking system; discussed language change in the riparian protection zones; and financial impacts the group might have to deal with. - Crozet CAC met and received staff presentation on comp plan and future predictions on full build-out; Kyle Redinger spoke on Adelaide with some public comment; and deferred discussion on two community meetings to the next meeting. <p>Mr. Dotson reported the Places29 Rio CAC met and discussed Economic Development generating several ideas.</p> <p>Mr. Keller reported roundtable discussions associated with the farm winery, brewery and distillery events zoning text amendment.</p>	
<p>3. <u>Other Matters Not on the Agenda from the Public</u></p> <ul style="list-style-type: none"> • None 	<p><u>Clerk:</u> No action required</p>
<p>4. Review of Board of Supervisors Meeting – April 3, and April 16, 2016</p> <p>Mr. Benish reviewed the actions taken at the meeting noted above.</p>	<p><u>Clerk:</u> No action required</p>
<p>5. Consent Agenda</p> <ul style="list-style-type: none"> a. <u>Family Day Home</u> – Resolution of Intent (Rebecca Ragsdale) b. <u>Approval of Minutes</u> – February 23, 2016 	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> • Finalize minutes for signature – 2-23-2016 • Assign ZTA # and schedule public hearing for Family Day Home.

<p>APPROVED CONSENT AGENDA for items a. and b. (Resolution of Intent for item a. shown in Attachment 1)</p>	
<p>6. Item requesting indefinite deferral.</p> <p>a. <u>ZMA-2016-00004 Avinity Cash Proffer Amendment</u> MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCELS: 091000000016A0, 091000000016C0, 091000000016E0, 09100000001400(portion) LOCATION: 2085 Avinity Loop which intersects Route 742 Avon Street Extended; Rezoning also includes properties adjacent to Route 20 Scottsville Road PROPOSAL: Reduce cash proffer amount from ZMA201300016. PETITION: Request to amend proffers on property zoned Planned Residential District (PRD) which allows residential (3-34 units/acre) with limited commercial uses. ENTRANCE CORRIDOR: Yes PROFFERS: YES COMPREHENSIVE PLAN: Urban Density Residential (6.01-34 units/acre) and supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 4. (Megan Yaniglos) APPLICANT REQUESTS INDEFINITE DEFERRAL.</p> <p>APPROVED INDEFINITE DEFERRAL OF ZMA-2016-4, by a vote of 7:0, as requested by the applicant.</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> Indefinitely deferred as noted in the actions. Public hearing to be scheduled when requested by the applicant.
<p>7. Item requesting deferral.</p> <p>a. <u>SP-2016-00005 Southland Rivers Edge</u> MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL: 078B0010010100 LOCATION: Winding River Lane, approximately 700 feet from the intersection of Route 250 and Route 20</p>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> Deferred request as noted in the actions. Schedule Planning Commission public hearing on May 10, 2016.

<p>PROPOSAL: Construction of PWSF on an existing high tension power transmission to include a monopole extension with antenna placed at 135' and associated ground equipment within a 450 square foot lease area PETITION: Tier III PWSF under section 22.2.2(14) of the Zoning Ordinance ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) OVERLAY DISTRICT: EC Entrance Corridor; FH Flood Hazard; Steep Slopes Overlay - Preserved Slopes; SC Scenic Byways COMPREHENSIVE PLAN: Neighborhood 3-Pantops; River Corridor – parks, golf courses, greenways, natural features and supporting commercial and recreational uses(Sarah Baldwin) STAFF REQUESTING DEFERRAL TO MAY 10, 2016</p> <p>DEFERRED SP-2016-5, by a vote of 7:0, to May 10, 2016 as requested by staff.</p>	
<p>8a. Public Hearing Items.</p> <p><u>ZMA-2016-00003 Out of Bounds Cash Proffer Amendment</u> MAGISTERIAL DISTRICT: Jack Jouett TAX MAP/PARCEL: 06000000006500; 060L0000501900; 060L0000502000; 060L0000502100; 060L0000502200; 060L0000502300; 060L0000502400; 060L0000502500; 060L0000502600; 060L0000502700; 060L0000502800; 060L0000502900; 060L0000503000; 060L0000503100; 060L0000503200; 060L0000503300; 060L0000503400; 060L0000503500; 060L0000503600; 060L0000503700; 060L0000503800; 060L0004A00400; 060L0004A00500; 060L0004A00600 LOCATION: Located on Barracks Road (Route 654) across from its intersection with Georgetown Road (Route 656). 225 Out of Bounds Road, Charlottesville, Virginia 22901. PROPOSAL: Reduce cash proffer amount from ZMA201500005. PETITION: Request to amend proffers</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> • Action Letter – Recommend denial as noted in the actions. • This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined.

<p>on property zoned NMD Neighborhood Model District - residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. OVERLAY DISTRICT: Entrance Corridor (EC); Airport Impact Area (AIA) PROFFERS: YES COMPREHENSIVE PLAN: Neighborhood Density Residential-residential (3-6 units/acre); supporting uses such as religious institutions, schools, and other small-scale non-residential uses in Neighborhood 7. (Megan Yaniglos)</p> <p>RECOMMEND DENIAL OF ZMA-2016-03, by a vote of 7:0, due to the fact that the cash proffered by the applicant and accepted by the Board when the property was originally rezoned was consistent with the cash proffer policy and was a reasonable condition intended to address the impacts from the rezoning.</p>	
<p>8b. <u>ZMA-2016-00001 Hollymead Town Center (A2)</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 PETITION: Amendment to rezoning for 44.29 acres on property zoned Neighborhood Model District zoning district which allows residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. 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, commercial, employment, office, institutional, and open space. (Elaine Echols)</p> <p>RECOMMEND DENIAL, OF ZMA-2016-00001 Hollymead Town Center (A2), by a vote of 5:2. (Dotson and Keller voted nay) of the proffer change</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> • Action Letter – Recommend denial as noted in the actions. • This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined.

<p>to reduce the amount of proffered housing from 20% to 15% for the reason that the proffer was voluntary offered and was reasonable at the time, and meets a serious need in the county for affordable housing which still exists.</p>	
<p>The Planning Commission recessed at 7:25 p.m. and the meeting reconvened at 7:33 p.m.</p>	
<p>8c. <u>ZTA-2016-00004 Flood Overlay District</u> The Planning Commission will hold a public hearing to receive comments on its intent to recommend adoption of an ordinance amending Sec. 18-30.3.2, Flood Insurance Rate Map and Flood Insurance Study, of Chapter 18, Zoning, of the Albemarle County Code. This ordinance would amend Sec. 18-30.3.2 to refer to and incorporate the flood insurance rate maps and flood insurance study effective on and after May 16, 2016. 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)</p> <p>RECOMMEND APPROVAL OF ZTA-2016-00004, by a vote of 7:0 as recommended by staff and shown in Attachment 2. (See Minutes for details)</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> Action Letter – Recommend Approval as noted in the actions. This matter will be forwarded to the Board of Supervisors to be heard on May 4, 2016.
<p>5. Old Business</p> <ul style="list-style-type: none"> Discussed status of application for Woolen Mills flood map revised. 	<p><u>Secretary:</u></p> <ul style="list-style-type: none"> None
<p>6. New Business</p> <ul style="list-style-type: none"> Transportation Planner, Gerald Gatobu leaving on May 5th. After next Wednesday Planning Division will be 2½ planners short. John Anderson is covering for Glenn Brooks. The next meeting will be held on Tuesday, May 3, 2016 at 6:00 p.m. 	<p><u>Secretary:</u></p> <ul style="list-style-type: none"> None
<p>7. Adjourn to May 3, 2016 Albemarle County Planning Commission meeting, 6:00 p.m., County Office Building, Auditorium, 401 McIntire Road, Charlottesville, Virginia.</p> <ul style="list-style-type: none"> The meeting was adjourned at 7:46 	

p.m.	
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Attachment 1 –Family Day Home – Adopted Resolution of Intent

Attachment 2 - ZTA-2016-00004 Flood Overlay District – Planning Commission
Recommendation Proposed Ordinance

Family Day Home – Adoption of Resolution of Intent

RESOLUTION OF INTENT

WHEREAS, effective July 1, 2016, the maximum number of children receiving child care services in a dwelling unit that would be considered and regulated as a single family use under Virginia Code § 15.2-2292 will be reduced from 5 to 4 children; and

WHEREAS, effective July 1, 2016, the minimum number of children receiving child care services in a dwelling unit licensed and regulated as a family day home by the Virginia Department of Social Services under Virginia Code § 15.2-2292 and other provisions of State law will be reduced from 6 to 5 children;

WHEREAS, it is now desired to consider amending County Code § 18-5.1.56 to reduce the number of children receiving child care services in a dwelling unit that are considered and regulated as a single family use or a family day home, as described above.

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 County Code §18-5.1.56 and any other sections deemed appropriate, as described herein; and

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

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ZTA-2016-00004 Flood Overlay District – Planning Commission Recommendation for Proposed Ordinance

ORDINANCE NO. 16-18()

AN ORDINANCE TO AMEND CHAPTER 18, ZONING, ARTICLE III, DISTRICT REGULATIONS, OF THE CODE OF THE COUNTY OF ALBEMARLE, VIRGINIA

BE IT ORDAINED By the Board of Supervisors of the County of Albemarle, Virginia, that Chapter 18, Zoning, Article III, District Regulations, is hereby amended and reordained as follows:

By Amending:

Sec. 30.3.2 Flood Insurance Rate Map and Flood Insurance Study

Chapter 18. Zoning

Article III. District Regulations

Sec. 30.3.2 Flood insurance rate map and flood insurance study

The flood hazard overlay district shall be composed of all areas of the county within the special flood hazard areas delineated on the Flood Insurance Rate Map for Albemarle County, Virginia and Incorporated Areas and the Independent City of Charlottesville, most recently amended effective on and after ~~April 2, 2014~~ May 16, 2016 (the “Flood Insurance Rate Map”), and the Flood Insurance Study for Albemarle County and Incorporated Areas and the Independent City of Charlottesville prepared by the Federal Emergency Management Agency, most recently amended effective on and after ~~April 2, 2014~~ May 16, 2016 (the “Flood Insurance Study”), and includes all subsequent revisions and amendments to the Flood Insurance Rate Map and Flood Insurance Study.

The Flood Insurance Rate Map and the Flood Insurance Study are incorporated herein by reference. The Flood Insurance Rate Map, including all of the special flood hazard area zones designated thereon, is hereby adopted as the zoning map of the flood hazard overlay district.

(§ 30.3.02.1 (part), 12-10-80; 6-10-87; Ord. 05-18(1), 1-5-05, effective 2-5-05; § 30.3.2, Ord. 14-18(1), 3-5-14)

This ordinance shall be effective on and after May 16, 2016.

State law reference – Va. Code § 15.2-2280.

Federal law reference – 44 CFR § 60.2(h).

I, Ella W. Jordan, do hereby certify that the foregoing writing is a true, correct copy of an Ordinance duly adopted by the Board of Supervisors of Albemarle County, Virginia, by a vote of _____ to _____, as recorded below, at a regular meeting held on _____.

Clerk, Board of County Supervisors

	<u>Aye</u>	<u>Nay</u>
Mr. Dill _____	_____	_____
Ms. Mallek _____	_____	_____
Ms. McKeel _____	_____	_____
Ms. Palmer _____	_____	_____
Mr. Randolph _____	_____	_____
Mr. Sheffield _____	_____	_____