

FINAL ACTIONS
Planning Commission Meeting of May 10, 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 Mr. Dotson, Ms. Firehock; Vice Chair; Mr. Keller, Chair; Mr. Lafferty, Ms. More, Ms. Spain and Ms. Riley. Mr. Palmer, UVA Representative was present. • Staff present was Elaine Echols, Bill Fritz, Megan Yaniglos, David Benish, Sharon Taylor, Mark Graham and Greg Kamptner. • Joel DeNunzio, VDOT representative, was present. 	
<p>2. <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>3. Review of Board of Supervisors Meeting – May 4, 2016</p> <p>No items PC reviewed on the May 4th BOS meeting.</p>	<p><u>Clerk:</u> No action required</p>
<p>4. <u>Items Requesting Deferral</u></p> <p><u>ZMA-2016-0002 Hollymead Town Center (A-1)</u> 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. ENTRANCE CORRIDOR: Yes PROFFERS: Yes EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space.</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 June 21, 2016.

<p>LOCATION: Hollymead Town Center Area A-1, the southwest quadrant of Seminole Trail (US 29) and Towncenter Drive in the Hollymead Development Area TAX MAP/PARCEL: 032000000042A0, 03200000004400 (portion), 03200000004500 (portion), 04600000000500 MAGISTERIAL DISTRICT: Rio (Elaine Echols)</p> <p>DEFERRED ZMA-2016-2, by a vote of 7:0, to June 21, 2016 as requested by applicant.</p>	
<p>5. <u>Deferred Items</u></p> <p><u>SP-2016-00005 Verizon Wireless “Southland”/River’s Edge, LLC.</u> MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL: 078B0010010100 LOCATION: Winding River Lane, approximately 700 feet from the intersection of Route 250 and Route 20 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 (Rebecca Ragsdale) DEFERRED FROM THE APRIL 26, 2016 PLANNING COMMISSION MEETING.</p> <p>RECOMMEND GRANTING THE SPECIAL EXCEPTIONS associated</p>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> • Action Letter – Recommend Approval of SP-2016-05 and special exceptions 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>with SP-2016-05 for the reasons outlined in the staff report with the condition, as amended, for the modification to § 18-5.1.40(b)(2)(c) projection of antennas beyond 18 inches from tower structure with the clause that they restrict standoff to the distance as shown in the applicant's site plan as shown in Attachment 1.</p> <p>RECOMMEND APPROVAL OF SP-2016-05, by a vote of 7:0, with the conditions outlined in the staff report and shown in Attachment 1.</p>	
<p>6.a. ZMA-2015-00008 Adelaide MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 056000000108A0; 056000000026A2 LOCATION: 5444 Brownsville Road and Rockfish Turnpike (Route 250) PROPOSAL: Request to rezone parcels from R1-Residential to R6-Residential for a maximum of 80 residential units. PETITION: Rezone 19.975 acres from R1-Residential zoning district which allows residential uses at a density of 1 unit per acre to R6-Residential zoning district which allows residential uses at a density of 6 units per acre. OVERLAY DISTRICT: EC- Entrance Corridor; Scenic By-Way; Managed and Preserved Steep Slopes PROFFERS: Yes COMPREHENSIVE PLAN: Greenspace; Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses in the Crozet Masterplan. (Megan Yaniglos)</p> <p>MOTION FAILED TO NOT RECOMMEND APPROVAL OF ZMA-2015-08, by a vote of 2:5, (More, Lafferty voted aye) (Dotson, Riley, Firehock, Keller and Spain voted nay) for the reasons stated as outlined in the minutes. (See minutes for details)</p> <p>RECOMMEND APPROVAL OF ZMA-2015-08, by a vote of 5:2, (More, Lafferty voted nay), provided technical</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 a date to be determined. (See minutes for details)

<p>revisions are made to the proffers and proffered plan as described in the staff report and Attachment H, as amended with an additional recommendation that staff work with the applicant to clarify the existing vegetation that will be preserved in the area designated as open space along the 250 Corridor. prior to the Board of Supervisors meeting. (See minutes for details)</p>	
<p>The meeting recessed at 8:13 p.m. and the meeting reconvened at 8:22 p.m.</p>	
<p>6.b. <u>CPA-2016-00001 Comprehensive Plan – Cash Proffer Policy</u> The Planning Commission will hold a public hearing to receive comments on its intent to recommend repealing the cash proffer policy, which is part of Appendix 3, Growth Management, of the Albemarle County Comprehensive Plan. The cash proffer policy established a maximum cash contribution per residential unit to address impacts to certain public facilities resulting from a zoning map amendment. Copies of the full text of the cash proffer policy proposed to be repealed are 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 and may be viewed at the County’s website at www.albemarle.org. (Bill Fritz)</p> <p>RECOMMEND APPROVAL OF CPA-2016-001, by a vote of 7:0, to repeal the present Cash Proffer Policy.</p>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> • Action Letter – Recommend repeal as noted in the actions. • The matter will go before Board of Supervisors tentatively on June 8.
<p><u>Other Comments from the Public</u></p> <ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • <u>Clerk:</u> None
<p>7. Old Business</p> <ul style="list-style-type: none"> • Discussion of policy modification request by Lori Schweller about cell towers on top of power poles. The Commission was supportive and asked staff to pursue request. • Issues for future discussion: scenic byways, highways and parkway designations, historic designations and proffer issue and impact fees. 	<p><u>Secretary:</u></p> <ul style="list-style-type: none"> • Staff request (Bill Fritz) to meet with Lori Schweller to provide update or status of policy modification requests to PC on May 24 – antenna size and separation, etc. and if need ROI or already being pursued. (See Minutes for details.)

<p>8. New Business</p> <ul style="list-style-type: none"> • Discussion on Tentative Schedule for upcoming meetings and work sessions (See distributed schedule) • Factors favorable in first item on cell tower that ARB recommended approval with conditions – request for different wording in future to say ARB has found that. • The next meeting will be held on Tuesday, May 24, 2016 at 6:00 p.m. 	<p><u>Secretary:</u></p> <ul style="list-style-type: none"> • Request change in wording in ARB recommendation on cell towers. (See minutes for details)
<p>9. Adjourn to May 24, 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 8:56 p.m. 	

Attachment 1 – SP-2016-5 Verizon Wireless “Southland”/River’s Edge, LLC and Special Exception – Planning Commission Recommendation

ATTACHMENT 1

SP-2016-00005 Verizon Wireless “Southland”/River’s Edge, LLC – Planning Commission Recommended Conditions of Approval

RECOMMEND GRANTING THE SPECIAL EXCEPTIONS for the reasons outlined in the staff report with the following condition, as amended, for the modification to § 18-5.1.40(b)(2)(c) projection of antennas beyond 18 inches from tower structure with the clause that they restrict standoff to the distance as shown in the applicant’s site plan.

1. No antenna shall project more than seven feet ten inches (7’ 10”) feet from the monopole structure to the back of the antenna.

RECOMMEND APPROVAL OF SP-2016-05, by a vote of 7:0, with the condition outlined in the staff report as follows:

1. The monopole, platform, antennas, and all equipment shall be installed as depicted on the site plan referred to as “Verizon Wireless Site Name: Southland”, prepared by Trent T. Snarr, P.E last revised November 5, 2015. (Attachment B in staff report)