

FINAL ACTIONS
Planning Commission Meeting of June 7, 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 and Ms. Riley. Absent was Ms. Spain. Mr. Palmer, UVA Representative was present. • Staff present was Chris Perez, Elaine Echols, Bill Fritz, David Benish, Sharon Taylor, Mark Graham, Ron Higgins, J.T. Newberry and Greg Kamptner. 	
<p>2. Committee Reports The following was noted by Commission members:</p> <p>Mr. Lafferty reported the following:</p> <ul style="list-style-type: none"> - CTAC and the MPO Tech Committee met with same basis agenda on strategic planning and reporting as well as getting ready for the next Long Range Transportation Plan driven by TJPDC. - Places29 Hydraulic Road CAC met. <p>Ms. Riley reported the following:</p> <ul style="list-style-type: none"> - Fifth and Avon Street CAC met and discussed 5th Street Commercial project and received update on the 5th Street Station project. - Historic Preservation Committee met on May 23 to discuss the bridge replacement over the South Fork of the Hardware River with no position taken on whether the bridge should be replaced. <p>Ms. More reported on the following:</p> <ul style="list-style-type: none"> - ACE Committee did not meet in May. - Crozet CAC met and discussed the 	

<p>Adelaide project; The View, a by right residential project; worked on creating a set of topics to be looked at with the master plan revision; and Andy Slack discussed road name changes.</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. Consent Agenda</p> <p>a. <u>SUB2016-17 Sunset Overlook – Private Street Request</u> Private street request in the development area to serve 18 single family detached lots (Chris Perez)</p> <p>APPROVED CONSENT AGENDA by a vote of 6:0 as shown in Attachment 1. (Spain absent)</p>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> • Action Letter - Approved Private Street Request as noted in the actions.
<p>5a. <u>Public Hearing Items</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. LOCATION: Hollymead Town Center Area A-1, the southwest quadrant of Seminole Trail (US 29) and Towncenter Drive in the Hollymead Development</p>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> • Action Letter – Motion for approval failed as noted in the actions. • This matter will be forwarded to the Board of Supervisors to be heard on June 8, 2016.

<p>Area TAX MAP/PARCEL: 032000000042A0, 03200000004400 (portion), 03200000004500 (portion), 04600000000500 MAGISTERIAL DISTRICT: Rio (Elaine Echols)</p> <p>MOTION FOR APPROVAL FAILED, by a vote of 3:3. (Lafferty/More/Riley) (Spain absent)</p>	
<p>5b. <u>SP-2015-00032 ReStore N Station (amendment of SP-2009-34)</u> MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 055B0000000100 LOCATION: 6115 Rockfish Gap Turnpike PROPOSAL: Construct approximately 20,000 square feet of additional commercial space and amend fuel dispensing conditions. Proposed uses include Convenience/Retail, Food retail, Retail Auto Parts, Auto Repair Shop, Office and a drive-through window. PETITION: Amend the existing conditions of SP200900034 to allow approximately 20,000 square feet of additional building, amend conditions related to fuel dispensing and amend conditions limiting overnight parking to allow vehicles awaiting repair to be parked onsite overnight. The conditions of SP200900034 were established during the review of a request to permit water consumption exceeding four hundred (400) gallons per site acre per day as permitted under Section 24.2.2(13) of the zoning ordinance. No change in permitted water use is proposed. ZONING: HC, Highway Commercial– retail sales and service; residential by special use permit (15 units/ acre) OVERLAY DISTRICT: EC- Entrance Corridor PROFFERS: No COMPREHENSIVE PLAN: Rural Areas - preserve and protect agricultural,</p>	<p><u>Staff:</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. (See Minutes for details)

<p>forestal, open space, and natural, historic and scenic resources/residential density 0.5 unit/acre in development lots.</p> <p>RECOMMEND DENIAL OF SP-2015-32, by a vote of 6:0, (Spain, absent) due to the fact the request is to remove the conditions from the original approval and desiring to retain all of the conditions in place because they control the assisted recharge, the intensity of the use on the property, which was tied to the water consumption.</p>	
<p>6. <u>Other Comments from the Public</u> None</p>	
<p>7. Old Business</p> <ul style="list-style-type: none"> • None 	
<p>8. New Business</p> <ul style="list-style-type: none"> • Suggestion to schedule a discussion about how to determine when a new SP or a revised SP is required. • With Annual Report discussion on Comp Plan suggested including discussion of grandfathered land/ stale zoning. • Staff should evaluate possibilities for Parkway designation on 250 west • Joint BOS/PC/Economic Development Authority Meeting being scheduled • The next meeting will be held on Tuesday, June 14, 2016 at 6:00 p.m. 	<p><u>Secretary:</u></p>
<p>9. Adjourn to June 14, 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 8:23 p.m. 	<ul style="list-style-type: none"> •

Attachment 1 – SUB-2016-17 Sunset Overlook – Private Street Request - Planning Commission Recommendation

ATTACHMENT 1

SUB-2016-17 Sunset Overlook – Private Street Request – Planning Commission Recommendation

The Planning Commission approved the private street as requested and shown in Attachment A of the staff report. (Section 14-233 and 14-234)