

**FINAL ACTIONS**  
**Planning Commission Meeting of November 1, 2016**

<u><b>AGENDA ITEM/ACTION</b></u>	<u><b>FOLLOW-UP ACTION</b></u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> <li>• Meeting was called to order at 6:00 p.m. by the Chair, Tim Keller.</li> <li>• PC members present were Ms. More, Ms. Riley, Ms. Spain, Mr. Dotson, Mr. Keller and Mr. Lafferty. Absent was Mr. Lafferty, Ms. Firehock and Mr. Palmer, UVA Representative.</li> <li>• Staff present was Andrew Gast-Bray, John Blair and Sharon Taylor.</li> </ul>	
<p>2. <b><u>Other Matters Not on the Agenda from the Public</u></b></p> <ul style="list-style-type: none"> <li>• Neal Williamson, Free Enterprise Forum, discussed the CDD development activity and staffing report attachment for tomorrow's Board meeting and suggested discussion of things not mandated, staff demands and costs of delays.</li> </ul>	<p><u>Clerk:</u></p> <ul style="list-style-type: none"> <li>• No action required</li> </ul>
<p>3. <b>Committee Reports</b>  Held committee reports until have full board.</p>	
<p>4. <b>Review of Board of Supervisors Meeting</b> – October 5, 2016 and October 12, 2016.  Mr. Gast-Bray reviewed the actions taken on October 5, 2016 and October 12, 2016.</p>	<p><u>Staff:</u></p> <ul style="list-style-type: none"> <li>• No action required.</li> </ul>
<p>6a. <b>Items Requesting Deferral.</b></p> <p><b><u>ZTA-2016-00003 Farm winery, brewery, and distillery events</u></b> –  The Planning Commission will hold a public hearing to receive comments on its intent to recommend adoption of an ordinance amending Secs. 18-3.1, Definitions, 18-5.1.25, Farm</p>	<p><u>Clerk:</u> Schedule public hearing on December 6, 2016.</p> <p><u>Staff:</u> Action Letter - Deferred as noted in the actions.</p>

wineries, 18-5.1.57, Farm breweries, 18-5.1.59, Farm distilleries, 18-10.2.1, By right (Rural Areas district (RA)), 18-10.2.2, By special use permit (RA), 18-11.3.1, By right uses (Monticello Historic district (MHD)), 18-11.3.2, By special use permit (MHD), of Chapter 18, Zoning, of the Albemarle County Code. This ordinance would amend Sec. 18-3.1 by amending the definitions of farm wineries, farm breweries, and farm distilleries to require that such sites established on and after the effective date of the ordinance have at least the minimum agriculture production and use, along with beverage-related uses on-site in order to hold specified events and activities on-site; amend cross-references in the definitions of farm winery event, farm brewery event, and farm distillery event in Sec. 18-3.1, and in the use classifications in Sec. 18-10.2.1, 18-10.2.2, 18-11.3.1, and 18-11.3.2; amend Secs. 18-5.1.25, 18-5.1.57, and 18-5.1.59 as follows: (1) amend sub. (b) by moving farm winery, farm brewery, and farm distillery (“FWBD”) events, weddings, wedding receptions, and “other uses” to sub. (c); (2) amend sub. (c) to allow by right FWBD events, weddings, wedding receptions, “other uses,” and up to 4 education events related to agriculture or beverage making, if attendance at one time is 200 persons or less, and by special use permit if attendance at one time is more than 200 persons; establish method for calculating attendance; define “other uses”; and require notification to abutting owners and a point of contact if a zoning clearance is required; (3) amend sub. (d) to

<p>require a traffic management plan to be submitted with an application for a special use permit; (4) amend sub. (e) to prohibit outdoor amplified music between 10 p.m. Sunday thru Thursday nights and 7 a.m. the following mornings, and between 11 p.m. on Friday and Saturday nights thru 7 a.m. the following mornings; (5) amend sub. (f) to establish 125 foot setbacks for tents, off-street parking areas, and toilets, with a grandfathering provision and provision for special exceptions; and (6) delete sub. (h), which is addressed in amended sub. (c). 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) <b>STAFF REQUESTING DEFERRAL TO DECEMBER 6, 2016.</b></p> <p>By a vote of 5:0:2, (Firehock, Lafferty absent) <b>APPROVED</b> request for deferral to 12-6-2016. (Firehock, Lafferty absent).</p>	
<p>7a. <b>Work Sessions</b></p> <p><b><u>ZMA-2016-00015 Oakleigh (Sign #83)</u></b>  MAGISTERIAL DISTRICT: Rio  TAX MAP/PARCEL:  45000000026A0  LOCATION: Located on the south side of Rio Road West across from its intersection with Woodburn Road  PROPOSAL: Request to amend previously approved Proffers, Code of Development and application Plan to permit the construction of an assisted living facility on the rear half of the site.</p>	<p><u>Clerk</u>: Schedule public hearing on December 6, 2016.</p> <p><u>Staff</u>: Action Letter - Deferred as noted in the actions.</p>

<p>PETITION: Rezone 8.80 acres from Neighborhood Model district for which allows residential uses mixed with commercial, service and industrial uses at a density of 3-34 units per acre to Neighborhood Model district which allows residential uses mixed with commercial, service and industrial uses at a density of 3-34 units per acre.</p> <p>OVERLAYS: Entrance Corridor (EC), Steep Slopes (Managed) and Airport Impact Area (AIA)</p> <p>PROFFERS: Yes</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 in Neighborhood 1 of the Places29 Master Plan. (JT Newberry)</p> <p><b><i>DUE TO ADVERTISING ERROR THIS ITEM WILL NEED TO BE DEFERRED TO THE DECEMBER 6, 2016 PLANNING COMMISSION MEETING.</i></b></p> <p>By a vote of 5:0:2, (Firehock, Lafferty absent) <b>APPROVED</b> request for deferral to 12-6-2016. (Firehock, Lafferty absent).</p>	
<p>7. <b>Old Business</b></p> <ul style="list-style-type: none"> <li>• <b><u>None</u></b></li> </ul>	
<p>8. <b>New Business</b></p> <ul style="list-style-type: none"> <li>• <b><u>Brief review of November/December schedules</u></b> (Andrew Gast-Bray)</li> <li>• THERE WILL BE NO PLANNING COMMISSION MEETING ON TUESDAY, NOVEMBER 8, 2016, NOVEMBER 15, 2016 AND NOVEMBER 29, 2016.</li> <li>• THE NEXT PLANNING COMMISSION MEETING WILL</li> </ul>	<p><u>Secretary:</u></p> <ul style="list-style-type: none"> <li>• None</li> </ul>

<p>BE HELD ON TUESDAY, NOVEMBER 22, 2016.</p> <ul style="list-style-type: none"> <li>Commissioners congratulated John Blair for being featured as the spotlighted employee.</li> </ul>	
<p>9. Adjourn to November 22, 2016 Albemarle County Planning Commission meeting, 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia.</p> <ul style="list-style-type: none"> <li>The meeting was adjourned at 6:11 p.m.</li> </ul>	