

FINAL ACTIONS
Planning Commission Meeting of November 22, 2016

November 23, 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. Ms. More arrived at 6:04 p.m. Also present were Trevor Henry, Megan Yaniglos, Rachel Falkenstein, Elaine Echols, Sharon Taylor, Andrew Gast-Bray and John Blair. 	
<p>2. Committee Reports The following committee reports were given:</p> <p><u>Mac Lafferty reported:</u></p> <ul style="list-style-type: none"> • PACC TECH met and discussed items such as Hillsdale Drive, Belmont Bridge, a list of projects currently under review not under construction, etc. • The MPO Technical Committee met and discussed the upcoming Long Range Transportation Plan; regional travel model update tied with Smart Scale; etc. • Places29 Hydraulic Road Committee met last night; received presentation and discussed enrollment demographics of schools and discussed the CACS; etc. <p><u>Daphne Spain reported:</u></p> <ul style="list-style-type: none"> • Places29 North CAC had no meeting last night due the lack of a quorum. • Did not attend Pantops CAC meeting due to attending the Board's discussion on the courthouse. <p><u>Pam Riley reported:</u></p> <ul style="list-style-type: none"> • Fifth and Avon Street Citizen Advisory Committee (CAC) met last week with the majority of the meeting focused on discussion of transportation. • The Village of Rivanna CAC met with the primary discussion by Elaine Echols on the CAC and the new guidelines. <p><u>Jennie More reported:</u></p> <ul style="list-style-type: none"> • The Crozet CAC met last week and 	<p><u>Mac Lafferty:</u> Reported Places29 Hydraulic Road Committee received presentation</p>

<p>received presentation on comp plan and future predictions on full build-out and the units in the pipeline with discussion on schools, infrastructure, etc.</p> <ul style="list-style-type: none"> • The Crozet Board of Trade met last night with a review of projects that will change traffic patterns in Downtown by Joel DeNunzio, VDOT, and new businesses introduced themselves. <p><u>Bruce Dotson:</u></p> <ul style="list-style-type: none"> • ACE Committee met a few days ago and reviewed this year's applications. No action taken. • The Capital Improvement Program Oversight Committee met with comments held for work session. 	
<p>3. Other Matters Not on the Agenda from the Public.</p> <ul style="list-style-type: none"> • There were none. 	
<p>4. Review of Board of Supervisors Meeting – November 2, 2016 and November 9, 2016. Ms. Echols reviewed the actions taken on November 2, 2016 and November 9, 2016.</p>	<p><u>Clerk:</u> No action required</p>
<p>5. Consent Agenda a. <u>Approval of Minutes:</u> August 16, 2016 and June 14, 2016. ACCEPTED, consent agenda by a vote of 7:0.</p>	<p><u>Clerk:</u> Finalize 8-16-2016 and 6-14-2016 minutes for signature.</p>
<p>6a. Public Hearing Items. <u>SP-2016-00019 Planned Parenthood South Atlantic</u> MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 061000000013A0 LOCATION: 2964 Hydraulic Road PROPOSAL: Revise condition one (1) to impact a 15-foot buffer to allow a walkway and enhanced landscaping from previously approved special use permit (SP-2000-035). PETITION: Professional offices under Section 17.2.2(11) of the Zoning Ordinance. ZONING: R-10- Residential- 10 units/acre; professional offices by special use permit</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 – Recommend Approval as noted in the actions.</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 in Neighborhood 1 of Places29 Master Plan. (Megan Yaniglos)</p> <ul style="list-style-type: none"> • By a vote of 7:0, RECOMMEND APPROVAL of SP-2016-19 with the conditions outlined in the staff report and shown in Attachment 1. 	
<p>6b. <u>ZMA-2016-00018 Lucas - 1278 Crozet Avenue</u></p> <p>MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 056A1010011800 LOCATION: 1278 Crozet Avenue PROPOSAL: Request to rezone the property from R2 Residential to R4 Residential to allow a second dwelling unit PETITION: Rezone 0.897 acres from R2 Residential zoning district which allows residential uses at a density of 2 units per acre to R4 Residential zoning district which allows residential uses at a density of 4 units per acre PROFFERS: No 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 the Crozet Masterplan. (Rachel Falkenstein)</p> <ul style="list-style-type: none"> • By a vote of 7:0, RECOMMEND APPROVAL of ZMA-2016-00018 Lucas 1278 Crozet Avenue. 	<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 – Recommend Approval as noted in the actions.</p>
<p>7. Work Session. <u>FY2018 CIP Amendment Review Events</u> - To review the FY 18 Capital Improvement Plan (CIP) (Amendment Year) Update currently in progress including the project requests and the project rankings; and seek feedback from the Planning Commission to inform the Oversight Committee Representative. (Trevor Henry)</p>	<p>Next Steps:</p> <ul style="list-style-type: none"> • Mr. Dotson to take Commission’s feedback to next Oversight Committee meeting.

<ul style="list-style-type: none"> • Received staff's presentation, took public comment and provided feedback and direction to Mr. Dotson for the Oversight Committee. No formal action was taken. (See Minutes for details.) 	
<p>8. Other Public Comments. There were none.</p>	
<p>9. Old Business.</p> <ul style="list-style-type: none"> • There was none. 	
<p>10. New Business.</p> <ul style="list-style-type: none"> • <u>2017 Planning Commission Meeting Schedule</u> – Distributed for review, comment and future adoption. • December 21, 2016 Joint BOS/PC public meeting potentially scheduled on proposed rezoning for former Barnes Lumber site in Crozet. • January 18, 2017 Joint PC/BOS work session for Small Area Plan. (to be confirmed with BOS) • January 24, 2016 Joint City/County PC Affordable Housing Joint Work Session. <p><u>Tim Keller:</u></p> <ul style="list-style-type: none"> • Announced no meeting on November 29, 2016. • Announced next meeting will be on Tuesday, December 6, 2016 at 6:00 p.m. 	<p><u>Action:</u></p> <ul style="list-style-type: none"> • <u>2016 Schedule accepted.</u> • <u>December 21, January 18, January 24 dates confirmed as available by a majority of Commission members.</u>
<p>11. Adjourn to December 6, 2016, 6:00 p.m., Rm #241, COB McIntire.</p> <ul style="list-style-type: none"> • The meeting was adjourned at 8:15 p.m. 	

/sct

Attachment 1 – SP-2016-00019 Planned Parenthood South Atlantic - Planning Commission Recommendation

Attachment 2 – FY2018 CIP Amendment Review – Planning Commission Comments

**SP-2016-00019 Planned Parenthood South Atlantic
Planning Commission Recommendation**

1. Development and use shall be in general accord with the conceptual plan titled “Planned Parenthood” prepared by Nelson Byrd Woltz Landscape Architects and dated September 16, 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:
 - a. *location of buildings and structures*
 - b. *location of parking areas*
 - c. *location of buffer*

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

2. A buffer strip of a minimum of fifteen (15) feet in width shall be maintained along the northeast (Townwood) and southwest (Garden Court) abutting property lines with landscaping and screening to be approved in accordance with Section 32.7.9. The agent may authorize the removal of vegetation within the buffer if deemed by the agent to pose a clearly demonstrable danger to buildings or other structures or otherwise a danger to public safety. A six-foot-high opaque fence shall be placed between the parking lot and the Townwood units.
3. All outdoor lighting shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent streets.
4. The building shall be no more than three stories in height and designed in keeping with character of the area, and consistent with the sketch plan named “Roslyn Ridge Offices” dated 7/11/00 that was approved with SP2000-035.
5. Building square footage shall be limited to 8,000 square feet.