

**TENTATIVE
JUNE 17, 2014
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

1. Call to order and establish quorum.
2. Other Matters Not Listed on the Agenda from the Public.
3. Review of Board of Supervisors Meeting – June 4, 2014 & June 11, 2014.
4. Public Hearing Items.
 - a. [ZMA201300016 Avinity II](#)
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: Rezone TMP 91-16A, 91-16C, and 91-16E, a total of 11.886 acres, from R1 Residential zoning district which allows residential density (1 unit/acre) to Planned Residential District (PRD) which allows residential (3-34 units/acre) with limited commercial uses. Also, request to amend the section of the application plan for Avinity I Phase IV from approved ZMA2006-005 zoned PRD. 102 maximum residential units proposed including townhouses, attached and detached single family. Avinity I Phase IV portion is proposed to be amended to replace 24- unit condominium building with eight townhouses.
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)
 - b. [ZMA201000018 Crozet Square](#)
MAGISTERIAL DISTRICT: White Hall Magisterial District
TAX MAP/PARCELS: 056A2010007100, 056A20100071B0, 056A2010002500, and 056A2010002600
LOCATION: 5707 Three Notch'd Road, 5755 The Square, and property adjacent and south of CSX Railroad (approximately 1,000 east from the intersection of Crozet Ave. and the railroad track.
PROPOSAL: Rezone 20.46 acre parcel(s) from HI Heavy Industrial (industrial and commercial, no residential use) and C-1 Commercial (retail sales and service; residential by special use permit (15 units/acre)) to DCD Downtown Crozet District (office, retail, service, civic, residential if mixed use (up to 36 units/acre), light industrial) to allow a mixed use development, up to 200 residential units for a density of 9.77 dwelling units per acre. This is concurrent with special use permit application SP201400001.
ENTRANCE CORRIDOR: Yes
PROFFERS: Yes
COMPREHENSIVE PLAN LAND USE/DENSITY: Mixed Office/Research & Development/Flex and Commercial which allows a mix of employment, retail, service uses with light industrial and residential uses (up to 36 du/acre) as secondary uses and Downtown which allows commercial, employment, office, institutional, office, research and development, and residential uses (up to 36 du/ac) in the Crozet Community.
(Claudette Grant)

AND

c. [SP201400001 Barnes Lumber](#)

MAGISTERIAL DISTRICT: White Hall Magisterial District

TAX MAP/PARCEL: 056A2010007100, 056A20100071B0, 056A2010002500, and 056A2010002600

LOCATION: 5707 Three Notch'd Road, 5755 The Square, and property adjacent and south of CSX Railroad (approximately 1,000 east from the intersection of Crozet Ave. and the railroad track.

PROPOSAL: To allow up to 200 residential units of any authorized dwelling type in the DCD district on 20.46 acres with a density of up to 9.77 units per acre) under Section(s) 20B.2F 1, 2, 4, and 5 of Zoning Ordinance. This is concurrent with rezoning application ZMA201000018.

ZONING: Heavy Industrial (HI) – which allows industrial and commercial uses (no residential use) and C-1 Commercial (retail sales and service; residential by special use permit (15 units/acre).

ENTRANCE CORRIDOR: Yes

COMPREHENSIVE PLAN: Mixed Office/Research & Development/Flex and Commercial which allows a mix of employment, retail, service uses with light industrial and residential uses (up to 36 du/acre) as secondary uses and Downtown which allows commercial, employment, office, institutional, office, research and development, and residential uses (up to 36 du/ac) in the Crozet Community.
(Claudette Grant)

5. Old Business.
6. New Business.
7. Adjournment—8:30 p.m.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA

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