

**TENTATIVE
JANUARY 26, 2016
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. Public Hearing Items.
 - a. [SP201500026 Bojangles – Hollymead](#)
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 032000000041D4 PROPOSAL: Request for drive-through window ZONING: Planned Development Mixed Commercial COMPREHENSIVE PLAN: Commercial Mixed Use – commercial, retail, employment uses, with supporting residential, office, or institutional uses. EC Entrance Corridor – Overlay to protect properties of historic, architectural or cultural significance from visual impacts of development along routes of tourist access. AIA Airport Impact Area – Overlay to minimize adverse impacts to both the airport and the surrounding land. (Sarah Baldwin)
 - b. [ZTA201500014 Neighborhood Model Setbacks and Yards](#)
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, 18-4.19, Setbacks and setbacks in residential districts, and 18-4.20, Setbacks and setbacks in conventional commercial and industrial districts, of Chapter 18, Zoning, of the Albemarle County Code. This ordinance would amend Sec. 18-3.1 by amending the definition of “infill,” to clarify that developments still subject to a valid subdivision plat or site plan, or both, are not “infill”; amend Sec. 18-4.19 to add the Planned Residential Development (PRD) and the Planned Unit Development (PUD) districts to those districts subject to that section; to amend Secs. 4.19 and 18-4.20 to clarify that corner lots are not subject to any maximum setback and to clarify when the maximum front setback may be increased without a special exception; and to amend Sec. 4.20 to provide that the minimum setback for parking areas is 10 feet from the right-of-way; and to amend . 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. (Ron Higgins)
 - c. [ZTA201500015 Drive-Thru](#)
The Planning Commission will hold a public hearing to receive comments on its intent to recommend adoption of an ordinance amending Secs. 18-4.12.6, Minimum number of required parking spaces for scheduled uses, 18-20A.6, Permitted uses, 18-20B.2, Permitted uses, 18-22.2.1, By right, 18-22.2.2, By special use permit, 18-23.2.1, By right, 18-23.2.2, By special use permit, 18-24.2.1, By right, 18-24.2.2, By special use permit, 18-25.2.1, By right, and 18-25.2.2, By special use permit, and adding Sec. 18-5.1.60, Drive-through windows, to Chapter 18, Zoning, of the Albemarle County Code. This ordinance would amend Sec. 18-4.12.6 by amending or deleting definitions or portions thereof that pertain to stacking spaces serving drive-through lanes, and Secs. 18-20A.6 through 18-25.2.2 referenced above by allowing drive-through windows by right instead of by special use permit; and would add Sec. 18-5.1.60 to establish design and performance standards for drive-through windows which, if satisfied, would allow drive-through windows by-right. 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. (Bill Fritz)

d. [CPA201500002 Cash Proffer Policy](#)

The Planning Commission will hold a public hearing to receive comments on its intent to recommend amending the Cash Proffer Policy, which is part of Appendix 3, Growth Management, of the Comprehensive Plan. The proposed amendments would reduce the maximum per unit cash proffer amounts from the current amounts stated in the policy of \$17,500 (adjusted for inflation to currently be \$21,594.77) for each new single family detached dwelling (SFD), \$11,900 (adjusted for inflation to currently be \$14,684.44) for each new single family attached dwelling or townhouse (SFA/TH), and \$12,400 (adjusted for inflation to currently be \$15,301.43) for each new multifamily dwelling (MF) to amounts not less than approximately \$4,918 for each new SFD, \$3,845 for each new SFA/TH, and \$5,262 for each new MF; require that adjustments to the maximum cash proffer amount be considered every two years based on the then-currently adopted Capital Improvement Program and Capital Needs Assessment; and amend the credits to provide an express credit for existing by-right development. Copies of the full text of this Policy 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)

4. Old Business.
5. New Business.
6. Adjournment—8:00 p.m.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA