

**TENTATIVE
MAY 3, 2016
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

1. Call to order and establish quorum.
2. Committee Reports.
3. Other Matters Not Listed on the Agenda from the Public.
4. Public Hearing Items.
 - a. **SP201600006 Generations Montessori School**
MAGISTERIAL DISTRICT: Rivanna
TAX MAP/PARCEL: 06200-00-00-025C0
LOCATION: 1525 Stony Point Road
PROPOSAL: Request for approval of a private school for up to 50 students in the existing Broadus Memorial Baptist Church facility.
PETITION: Private schools under Section 10.2.2.5 of the Zoning Ordinance. No dwelling units proposed.
ZONING: RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)
ENTRANCE CORRIDOR: Yes
MANAGED AND PRESERVED STEEP SLOPES: Yes
FLOOD HAZARD OVERLAY: Yes
SCENIC BYWAYS OVERLAY: Yes
COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as religious institutions, schools, commercial, office and service uses within Neighborhood 3 – Pantops Master Plan. (JT Newberry)
 - b. **SP201500031 Rio Salam LLC – Motor Vehicle Sales**
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL: 061W0020A00200
LOCATION: 1189 Seminole Trail. East side of Seminole Trail (Rt. 29), 200 feet south of intersection with Greenbrier Drive (Rt. 866).
PROPOSAL: To permit the sale of motor vehicles associated with existing auto repair shop and proposed body shop.
PETITION: Motor vehicle sales in communities and the urban area as designated in the Comprehensive Plan under Section 22.2.2(8) of the Zoning Ordinance. No dwelling units proposed. Concurrent with SP application SP201500034.
ZONING: C1 – Commercial, which allows retail sales and service; residential by special use permit (15 units/ acre).
ENTRANCE CORRIDOR: Yes
AIRPORT IMPACT OVERLAY: Yes
COMPREHENSIVE PLAN: Urban Mixed Use (in Centers) - retail, residential, commercial, employment, office, institutional, and open space within Places29 Master Plan. (JT Newberry)
- c. **SP201500034 Salam LLC – Body Shop**
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL: 061W0020A00200

AND

LOCATION: 1189 Seminole Trail. East side of Seminole Trail (Rt. 29), 200 feet south of intersection with Greenbrier Drive (Rt. 866).

PROPOSAL: To permit a body shop in conjunction with the existing auto repair shop and proposed motor vehicle sales.

PETITION: Body shop under Section 22.2.2(12) of the Zoning Ordinance. No dwelling units proposed.

Concurrent with SP application SP201500031.

ZONING: C1 – Commercial, which allows retail sales and service; residential by special use permit (15 units/ acre).

ENTRANCE CORRIDOR: Yes

AIRPORT IMPACT OVERLAY: Yes

COMPREHENSIVE PLAN: Urban Mixed Use (in Centers) - retail, residential, commercial, employment, office, institutional, and open space within Places29 Master Plan. (JT Newberry)

d. [ZTA201600005 Family Day Home](#)

The Planning Commission will hold a public hearing to receive comments on its intent to recommend adoption of an ordinance amending Sec. 18-5.1.56 to reduce the maximum number of children receiving child care services in a dwelling unit that would be considered and regulated as a single family use from 5 to 4 children, and to reduce the minimum number of children receiving child care services in a dwelling unit licensed and regulated as a family day home by the Virginia Department of Social Services from 6 to 5 children, all as provided by Virginia Code § 15.2-2292 and other State laws. 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. (Rebecca Ragsdale)

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

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA