

**TENTATIVE
MAY 10, 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. Review of Board of Supervisors Meeting –May 4, 2016.
4. Deferred Items.
 - a. [SP201600005 Verizon Wireless “Southland”/River’s Edge, LLC.](#)
MAGISTERIAL DISTRICT: Rivanna
TAX MAP/PARCEL: 078B0010010100
LOCATION: Winding River Lane, approximately 700 feet from the intersection of Route 250 and Route 20
PROPOSAL: Construction of PWSF on an existing high tension power transmission to include a monopole extension with antenna placed at 135’ and associated ground equipment within a 450 square foot lease area
PETITION: Tier III PWSF under section 22.2.2(14) of the Zoning Ordinance
ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre)
OVERLAY DISTRICT: EC Entrance Corridor; FH Flood Hazard; Steep Slopes Overlay - Preserved Slopes; SC Scenic Byways
COMPREHENSIVE PLAN: Neighborhood 3-Pantops; River Corridor – parks, golf courses, greenways, natural features and supporting commercial and recreational uses
(Rebecca Ragsdale)
DEFERRED FROM THE APRIL 26, 2016 PLANNING COMMISSION MEETING.
5. Public Hearing Items.
 - a. [ZMA20160002 Hollymead Town Center \(A-1\)](#)
PROPOSAL: Request to amend a Proffer on property zoned PD-MC which allows large-scale commercial uses; and residential by special use permit (15 units/ acre).
PURPOSE OF NOTICE AND HEARING: Amend ZMA 2012-00005 Proffer #4 Public Transit Operating Expenses. The Applicant is proposing an alternate proffer contribution amount over seven (7) years, or a one time lump sum towards transit operating expenses.
ENTRANCE CORRIDOR: Yes
PROFFERS: Yes
EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space.
LOCATION: Hollymead Town Center Area A-1, the southwest quadrant of Seminole Trail (US 29) and Towncenter Drive in the Hollymead Development Area
TAX MAP/PARCEL: 032000000042A0, 03200000004400 (portion), 03200000004500 (portion), 04600000000500
MAGISTERIAL DISTRICT: Rio
(Elaine Echols)
 - b. [ZMA201500008 Adelaide](#)
MAGISTERIAL DISTRICT: White Hall
TAX MAP/PARCEL: 056000000108A0; 056000000026A2
LOCATION: 5444 Brownsville Road and Rockfish Turnpike (Route 250)
PROPOSAL: Request to rezone parcels from R1-Residential to R6-Residential for a maximum of 80 residential units.

PETITION: Rezone 19.975 acres from R1-Residential zoning district which allows residential uses at a density of 1 unit per acre to R6-Residential zoning district which allows residential uses at a density of 6 units per acre.

OVERLAY DISTRICT: EC- Entrance Corridor; Scenic By-Way; Managed and Preserved Steep Slopes
PROFFERS: Yes

COMPREHENSIVE PLAN: Greenspace; 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. (Megan Yaniglos)

c. [CPA201600001 Comprehensive Plan – Cash Proffer Policy](#)

The Planning Commission will hold a public hearing to receive comments on its intent to recommend repealing the cash proffer policy, which is part of Appendix 3, Growth Management, of the Albemarle County Comprehensive Plan. The cash proffer policy established a maximum cash contribution per residential unit to address impacts to certain public facilities resulting from a zoning map amendment. Copies of the full text of the cash proffer policy proposed to be repealed 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)

6. Old Business.
7. New Business.
8. Adjournment—9:00 p.m.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA