

**TENTATIVE  
AUGUST 23, 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. [SP201600015 Springhill/Towneplace Suites \(Signs 59 & 60\)](#)**

MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 061Z0-03-00-00200 LOCATION: 1305 Seminole Trail (approximately 900 feet north of the intersection of Greenbrier Drive and Route 29) PROPOSAL: Establish a 192 room, five story hotel with associated structured parking (see SP201600016 for structured parking information) PETITION: Hotel, motels and inns under Section 22.2.2(7) of the Zoning Ordinance. ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) OVERLAYS: Entrance Corridor, Managed Steep Slopes, Airport Impact Area COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses; Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space in Neighborhood 2 of Places29 (JT Newberry)

**AND**

**[SP201600016 Springhill/Towneplace Suites Parking Structure \(Signs 59 & 60\)](#)**

MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 061Z0-03-00-00200 LOCATION: 1305 Seminole Trail (approximately 900 feet north of the intersection of Greenbrier Drive and Route 29) PROPOSAL: Establish structured parking associated with a 192 room, five story hotel (see SP201600015 for hotel information) PETITION: Stand-alone parking and parking structures under Section 22.2.2(9) of the Zoning Ordinance. ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) OVERLAYS: Entrance Corridor, Managed Steep Slopes, Airport Impact Area COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses; Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space in Neighborhood 2 of Places29 (JT Newberry)

**b. [SP201600009 Faith Christian Center International](#) & [SP201600013 Faith Christian Center International – Daycare Amendment \(Sign 102\)](#)**

MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 078000000047A0 LOCATION: 2184 Richmond Rd PROPOSAL: Amend existing special use permits to change planting standards in stream buffer PETITION: Church, as permitted under Section 10.2.2.35 of the Zoning Ordinance. Day care facility, as permitted under Section 10.2.2.7 of the Zoning Ordinance. No dwellings proposed. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) (Scott Clark)

**c. [SP201600010 Cornerstone Community Church Addition \(Sign 105\)](#)**

MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 045000000031D0 LOCATION: 2001 Earlysville Rd PROPOSAL: Expansion of existing church from 180 to 250 seats. PETITION: Church, as permitted under Section 10.2.2.35 of the Zoning Ordinance. No dwellings proposed. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)

COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots)

d. **SP201600001 Kapp Driveway – Stream Crossing (Signs 75 & 77)**

MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 098000000004C0 LOCATION: Sutherland Road (Route 697), approximately 1.5 miles west of its intersection with Monacan Trail Road (US 29) PROPOSAL: Grading in the floodplain for two culvert stream crossings for road access PETITION: Grading activities in the Flood Hazard overlay zoning district under Section 30.3.11 of zoning ordinance; No dwellings proposed. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); FH Flood Hazard – Overlay to provide safety and protection from flooding COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) (Scott Clark)

e. **ZMA201600007 Hollymead Town Center, A-2 (Signs 24 & 31)**

MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 03200000004500, 03200000005000 LOCATION: Hollymead Town Center Area A-2, the southwest quadrant of Seminole Trail (US 29) and Towncenter Drive to the west of Area A-1 in the Hollymead Development Area. PROPOSAL: Request to amend proffers for ZMA 201000006 related to provision of for-sale affordable units, revise how the percentage of affordable units are calculated from total number of units within the development to total market rate units, to reduce the cash proffer amount from \$12,400/townhouse or condominium and \$11,900/apartment to \$3,845 for these units, to eliminate a cash proffer for County recreational facilities, to add recreational facilities to the site, and to revise the phasing plan for residential and commercial use. PETITION: Amendment to rezoning for 44.5 acres on property zoned Neighborhood Model District zoning district which allows residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Existing density is 27 units/acre. No change to density is proposed. OVERLAY DISTRICT: EC-Entrance Corridor; AIA-Airport Impact Area; Managed and Preserved Steep Slopes PROFFERS: Yes COMPREHENSIVE PLAN: Urban Mixed Use (in Centers) –retail, residential (6.01-60 units/acre in Destination Centers), commercial, employment, office, institutional, and open space; Commercial Mixed Use -retail, residential, commercial, employment, office, Institutional, and open space; Urban Density Residential (residential (6.01 – 34 units/ acre) - supporting uses such as religious institutions, schools, commercial, office and service uses; and Light Industrial - manufacturing from prepared materials, processing, fabrication, assembly, and distribution of products. (Rebecca Ragsdale)

4. Other public comments.
5. Old Business.
6. New Business.
7. Adjournment—8:30 p.m.

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**CONSENT AGENDA**

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***THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA***