

**TENTATIVE
DECEMBER 6, 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. Deferred Items.
 - a. [**ZMA201600006 Glenmore K2C Proffer Amendment**](#)
MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 093A5000000100, 093A5K20B00800, 09400000001600 LOCATION: Approximately 1,500 feet southwest of the intersection of Carrol Creek Road and Waterside Way. PROPOSAL: Reduce the currently approved cash proffer amount of \$16,590 per lot to the cash proffer amount recommended by the Fiscal Impact Advisory Committee of \$4,918 per lot. PETITION: Request to amend proffers on property zoned PRD which allows a variety of development for residential purposes and ancillary uses. No new dwellings proposed.
OVERLAYS: Entrance Corridor, Steep Slopes (Managed and Preserved), Flood Hazard
PROFFERS: Yes COMPREHENSIVE PLAN: Neighborhood Density (Low) – residential (2 units or less/acre); supporting uses such as places of worship, schools, public and institutional uses in the Village of Rivanna Master Plan. (JT Newberry)
DEFERRED FROM SEPTEMBER 13, 2016 PC MEETING
5. Public Hearing Items.
 - a. [**ZMA201600015 Oakleigh**](#)
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 045000000026A0 LOCATION: Located on the south side of Rio Road West across from its intersection with Woodburn Road PROPOSAL: Amend previously approved Proffers, Code of Development and Application Plan to allow a 140-bed assisted living facility on the rear half of the site. The amended plan also seeks to allow the site to develop according to the existing approved Application Plan with a revised Code of Development and Proffers. PETITION: Rezone 8.82 acres from Neighborhood Model district which allows residential uses mixed with commercial, service and industrial uses at a density of 3-34 units per acre to Neighborhood Model district which allows residential uses mixed with commercial, service and industrial uses at a density of 3-34 units per acre. This request seeks to amend the Code of Development to add a 140-bed assisted living facility in Blocks III, IV or V of a revised Application Plan, which would reduce the total maximum dwelling units from 109 units at a density of 12.3 units per acre to 36 units at a density of 4.0 units per acre. This request also seeks to preserve the ability to develop the existing approved Application Plan that proposes a maximum of 109 dwelling units at 12.3 units per acre. Under either Application Plan, the request seeks to amend Proffers #1, 2, 4 and 6 as follows: amend Proffer #1 to provide \$19,100 cash per required affordable housing unit to meet the 15% Affordable Requirement after the certificate of occupancy is issued for the 52nd dwelling unit (the existing proffer requires constructing 7.5% of total required affordable housing units and providing \$19,100 cash in lieu of 7.5% remaining required affordable housing units); amend Proffer #2 to reduce cash proffers from \$17,500 to \$7,333.18 for each single-family detached dwelling, from \$11,900 to \$5,447.57 for each single-family attached dwelling that is not an affordable dwelling unit, and from \$12,400 to \$7,419.91 for each multi-family dwelling unit that is not an affordable unit; amend Proffer #4 to reduce the number of trees preserved under the plan with an assisted living facility from 39 trees to 13 trees and reduce the required bonding from \$29,000 to \$10,000; eliminate Proffer #6 which required additional erosion and sediment controls to achieve a sediment removal rate of 80% for the property. OVERLAYS: Entrance Corridor (EC), Steep Slopes (Managed) and Airport Impact Area (AIA) PROFFERS: Yes COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious

institutions, schools, commercial, office and service uses and Urban Mixed Use (in Centers); supporting uses such as retail, residential, commercial, employment, office, institutional, and open space in Neighborhood 1 of the Places29 Master Plan. (JT Newberry)

- b. [ZTA 2016-00003 Farm winery, brewery, and distillery events](#) – 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, 18-5.1.25, Farm wineries, 18-5.1.57, Farm breweries, 18-5.1.59, Farm distilleries, 18-10.2.1, By right (Rural Areas district (RA)), 18-10.2.2, By special use permit (RA), 18-11.3.1, By right uses (Monticello Historic district (MHD)), 18-11.3.2, By special use permit (MHD), of Chapter 18, Zoning, of the Albemarle County Code. This ordinance would amend Sec. 18-3.1 by amending cross-references in the definitions of farm winery event, farm brewery event, and farm distillery event, and in the use classifications in Secs. 18-10.2.1, 18-10.2.2, 18-11.3.1, and 18-11.3.2; amend Secs. 18-5.1.25, 18-5.1.57, and 18-5.1.59 as follows in each respective section: (1) amend sub. (b) by moving farm winery, farm brewery, and farm distillery (“FWBD”) events, weddings, wedding receptions, and “other uses” to sub. (c); (2) amend sub. (c) to require that FWBD uses established on and after the effective date of the ordinance have at least the minimum agriculture production and use, along with beverage-related uses on-site in order to hold FWBD events, weddings, wedding receptions, and “other uses” on-site; allow by right FWBD events, weddings, wedding receptions, “other uses,” and up to 4 education events related to agriculture or beverage making, if attendance at one time is 200 persons or less, and by special use permit if attendance at one time is more than 200 persons; establish method for calculating attendance; define “other uses”; and require notification to abutting owners and an on-site point of contact if a zoning clearance is required; (3) amend sub. (d) to require a traffic management plan to be submitted with an application for a special use permit; (4) amend sub. (e) to prohibit outdoor amplified music between 10 p.m. Sunday thru Thursday nights and 7 a.m. the following mornings, and between 11 p.m. on Friday and Saturday nights thru 7 a.m. the following mornings; (5) amend sub. (f) to establish 125 foot setbacks for tents, off-street parking areas, and toilets, with a grandfathering provision and provision for special exceptions; and (6) delete sub. (h), which is addressed in amended sub. (c). 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.
6. Other public comments.
7. Old Business.
8. New Business.
9. Adjournment—8:30 p.m.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA