

**TENTATIVE
NOVEMBER 17, 2009
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

5:00p.m.

1. Call to order and establish quorum.
2. Work Session.
 - a. **ZTA200900009 Entrance Corridor Administration Process Amendments**
Amend the Zoning Ordinance to change Section 30.6 Entrance Corridor Overlay District (ECOD) and related sections to streamline procedural requirements and improve efficiency and effectiveness in Entrance Corridor (EC) review, and to address recommendations of the Development Review Task Force (DRTF). (Margaret Maliszewski)

6:00p.m.

1. Call to order and establish quorum.
3. Other Matters Not Listed on the Agenda from the Public.
4. Public Hearing Items.
 - a. **CPA200800003 Village of Rivanna Master Plan**
Amend the Land Use Plan section of the Albemarle County Comprehensive Plan by replacing the existing profile of the Village of Rivanna with the Village of Rivanna Master Plan, which establishes new policies, guidelines, recommendations, goals and strategies for future development within the master plan area. The master plan would establish the following for the master plan area: a vision for the area, which would be a distinct small community surrounded by rural Albemarle, and guiding principles; a description of existing conditions pertaining to natural, scenic and historic assets, demographics, land uses, community facilities and the transportation network; a framework for future land use, transportation, and parks and green systems; and a plan for implementing the master plan, including a list of implementation projects. The master plan would provide that residential uses will be the most prominent use in the plan area with a mix of housing types. The master plan proposes to retain the density, design and character of existing residential neighborhoods in the plan area as the area further develops. The existing golf course and recreational facilities within Glenmore and a new Village Center will be the two major focal points for the plan area. Density would diminish as the distance increases from the Village Center, with the lowest densities at the edges of the plan area. A copy of the full text of the Village of Rivanna Master Plan is on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, 401 McIntire Road, Charlottesville, Virginia. (Elaine Echols)
 - b. **ZMA200700002 Hollymead Town Center (TIKI)**
PROPOSAL: Rezone 1.021 acres from PD-MC Planned Development Mixed Commercial - large-scale commercial uses; and residential by special use permit (15 units/ acre) and HC Highway Commercial - commercial and service uses; and residential use by special use permit (15 units/acre) to PD-SC Planned Development Shopping Center - shopping centers, retail sales and service uses.
PROFFERS: Yes
EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Town Center -- Compact, higher density area containing a mixture of businesses, services, public facilities, residential areas and public spaces, attracting activities of all kinds. (6.01-34 dwelling units per acre) and Neighborhood Density Residential - residential (3-6 units/acre) and supporting uses such as religious institutions and schools and other small-scale non-residential uses.
ENTRANCE CORRIDOR: Yes
LOCATION: 450 feet West of the intersection of U.S. Route 29 and Timberwood Boulevard within the

Hollymead Town Center, directly behind the existing CVS Pharmacy in the Community of Hollymead.
TAX MAP/PARCEL: Tax Map 32, Parcel 41 R (portion) and Tax Map 32, Parcel 41D1
MAGISTERIAL DISTRICT: Rio
(Claudette Grant)

c. [ZTA200900001 Wind Turbines](#)

Amend Secs. 3.1, Definitions, 10.2.1, By right, 11.3.1, By right uses, 12.2.1, By right, 13.2.1, By right, 14.2.1, By right, 15.2.1, By right, 16.2.1, By right, 17.2.1, By right, 18.2.1, By right, 19.3.1, By right, 20.3.1, By right, 20A.6, Permitted uses, 20B.2, Permitted uses, 22.2.1, By right, 23.2.1, By right, 24.2.1, By right, 27.2.1, By right, 28.2.1, By right, and add Sec. 5.1.46, Small wind turbines, of Chapter 18, Zoning, of the Albemarle County Code. This ordinance would add small wind turbines as a by right use in all zoning districts and standardize the introduction of each of those sections (Secs. 10.2.1 through 28.2.1 listed above), would amend Sec. 3.1 to add definitions of "small wind turbines" and associated terms and "historic areas," and would add Sec. 5.1.46 to establish substantive and procedural requirements to establish and use small wind turbines. 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. (Mark Graham)

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

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA

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