

**TENTATIVE  
OCTOBER 10, 2017  
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. Consent Agenda (on next sheet).
4. Informational.
  - a. **Stream Buffer Review**  
Presentation on the stream buffer review process that is currently underway by county staff.  
(David Hannah)
5. Public Hearing Items.
  - a. **SP201700015 Stony Point Volunteer Fire Co – Tier III Personal Wireless Service Facility**  
MAGISTERIAL DISTRICT: Rivanna  
TAX MAP/PARCEL: 048000000018D0  
LOCATION: 3827 Stony Point Road  
PROPOSED: Installation of a one hundred and thirty five (135) foot tall steel monopole with 4 antenna arrays. Two special exceptions are requested: the 1st to allow more than three arrays on the monopole, and the 2nd to allow mounting equipment a standoff distance greater than 12" from the monopole. Associated with the proposal is ground equipment located within a 2,500 square feet fenced compound area located on 8.02 acres.  
PETITION: Section 12.2.2 (16), which allows for Tier III personal wireless facilities in the Village Residential zoning district (reference Section 5.1.40).  
ZONING CATEGORY/GENERAL USAGE: VR - Village Residential: agriculture, compact residential (0.7 unit/acre); EC - Entrance Corridor: Overlay to protect properties of historic, architectural or cultural significance from visual impacts of development along routes of tourist access. Southwest Mountains Rural Historic District – Yes.  
PROFFERS: No  
COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre)  
(Chris Perez)
  - b. **SP201700014 Charlottesville Music Institute LLC**  
MAGISTERIAL DISTRICT: Scottsville  
TAX MAP/PARCEL: 07700-00-00-040K0, 07700-00-00-040L0, 07700-00-00-040J0  
LOCATION: 1740 Broadway Street  
PROPOSAL: Use of approximately 8,000 square feet of the existing building for a music school to serve up to 500 students per year for a period of up to 5 years.  
PETITION: Private schools under section 27.2 of the Zoning Ordinance.  
ZONING: LI Light Industrial – industrial, office, and limited commercial uses (no residential use)  
OVERLAYS: Managed Steep Slopes  
COMPREHENSIVE PLAN: Office/R&D/Flex/Light Industrial – professional office, commercial; research and development, design, development of prototypes, engineering; light manufacturing, fabrication, distribution if with a non-industrial use; Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams.  
(Rachel Falkenstein)

6. Committee Reports.
7. Old Business.
8. New Business.
9. Adjournment—8:00 p.m.  
***ADJOURN TO JOINT MEETING WITH EDA/BOS OCTOBER 17, 2017, 4:00P.M., CONFERENCE ROOM 241.  
THERE WILL BE A REGULAR PLANNING COMMISSION MEETING FOLLOWING BEGINNING AT 6:15P.M.,  
IN LANE AUDITORIUM.***

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## CONSENT AGENDA

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- a. Approval of Minutes: August 8, 2017