

TENTATIVE  
MAY 2, 2017  
6:00 P.M.  
CONFERENCE ROOM 241, 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. [ZMAA201600016 Woolen Mills](#)

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 078000000021B0

LOCATION: This property is located at the terminus of East Market Street and Broadway Street. It borders Moores Creek where it joins the Rivanna River. This is the location of the historic Woolen Mills factory.

PROPOSAL: Request to rezone the property from LI, Light Industry to C1, Commercial. The intended uses of the existing buildings include residential development (See Special Use Permit), office space and restaurant space. Other by-right commercial uses would also be permitted. A new building intended for industrial use is also proposed.

PETITION: ZMA201600016 Woolen Mills - Rezoning for 10.4 acres from LI, Light Industry with allows industrial and office uses to C1, Commercial which allows retail sales and service uses and residential by special use permit (15 units/acre).

OVERLAY DISTRICTS: Flood Hazard, Steep Slopes, Airport Impact Area, Entrance Corridor

PROFFERS: Yes

COMPREHENSIVE PLAN: Community Mixed Use - Community Mixed Use – residential (up to 34 units/acre), community scale retail, service and office uses, places of worship, schools, public and institutional uses. 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)

(Bill Fritz)

**AND**

b. [ZMA201600021 Woolen Mills](#)

PROPOSAL: Rezoning 1.54 acres of Steep Slopes Overlay District, Preserved Slopes to Steep Slopes Overlay District, Managed Slopes. The Steep Slopes Overlay District is an Overlay District to protect steep slopes. (Bill Fritz)

**AND**

c. [SP201600027 Woolen Mills](#)

PROPOSAL: Special use permit in the C1, Commercial to allow residential development. R-15 Residential under Section 22.2.2(6) of the Zoning Ordinance. Residential use will consist of 94 multi-family units on 10.4 acres for a total density of 9 units per acre. (Bill Fritz)

**AND**

d. [SP201600028 Woolen Mills](#)

PROPOSAL: Special use permit under Section 30.3.11 of the Zoning Ordinance to allow engineered structures, including, but not limited to, retaining walls and revetments made of non-natural materials such as concrete which are constructed along channels or watercourses for the purpose of water conveyance or flood control. The Flood Hazard is an overlay to provide safety and protection from flooding. (Bill Fritz)

**THE WOOLEN MILL PETITIONS ARE BEING REHEARD DUE TO AN ADVERTISING ERROR.**

4. Presentations.
  - a. **Hydraulic Planning Process Update**  
(Chip Boyles)
  - b. **County Green Maps**  
Staff from the Green Infrastructure Center (GIC) Inc. will present results of a project to map the county's largest intact habitats at the landscape scale – known as habitat cores. Albemarle County was awarded technical assistance for creating habitat maps from the Virginia Department of Forestry through a USDA Forest Service grant. The assistance included technical support from the GIC. Albemarle County matched the grant with in-kind support (volunteer hours). (Karen Firehock)
5. Committee Reports.
6. Old Business.
7. New Business.
  - a. **Crozet Survey Update**  
(Jennie More)
8. Adjournment—8:00 p.m.

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## CONSENT AGENDA

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