

**TENTATIVE
JUNE 20, 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. Public Hearing Items.
 - a. [**ZMA201500006 Shadwell Estates \(Sign 35 & 36\)**](#) MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 07900000023F0 LOCATION: Located on North Milton Road (Route 729) across from Stone Robinson Elementary School. PROPOSAL: To amend the proffers for approved ZMA1977-24 to allow up to 7 residential lots. Critical slopes waiver is requested. PETITION: Request to amend proffers for ZMA1977-24 on property zoned Planned Residential Development (PRD) which allows residential (3-34 units/acre) with limited commercial uses. OVERLAY DISTRICT: Entrance Corridor (EC); Flood Hazard (FH) PROFFERS: YES 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). (Rachel Falkenstein)
 - b. [**SP201700006 Westfield Road \(Sign 39\)**](#) MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 061W0-01-0C-00600 LOCATION: 450 Westfield Road PROPOSAL: Motor vehicle sales PETITION: Motor vehicle sales under Section 22.2.2(8) of the Zoning Ordinance. ZONING: C1 Commercial which allows retail sales and service; residential by special use permit (15 units/ acre) OVERLAYS: Entrance Corridor, Airport Impact Overlay, Managed Slopes COMPREHENSIVE PLAN: Urban Mixed Use in Neighborhood Center which allows commercial, retail, and employment uses with supporting residential (3-20 units/acre). (Rachel Falkenstein)
 - c. [**ZTA 2016-00006 Housekeeping**](#) – The Planning Commission will hold a public hearing on June 20, 2017 to receive comments on its intent to recommend adoption of the following ordinance changes to the Albemarle County Code: Amend Section 18-35.5 to waive the zoning text amendment or special use permit fee for a nonconforming use which possesses an Albemarle County business license and has operated continuously at the same location for at least fifteen years and has paid all real estate, business license, and personal property taxes related to such use; Amend Section 18-32.6 to clarify that specifications for recreational facilities comply with Sections 18-4.16-4.16.3; Amend Sections 18-4.15.3, 18-4.15.5, 18-4.15.8, 18-4.15.9, 18-4.15.10, and 18-4.15.11 to amend the definition of advertising vehicle, to establish criteria for a sign permit exemption for qualifying advertising vehicles, to prohibit certain advertising vehicles from displaying signs, exempt certain advertising vehicles from maximum sign number, area, height, and minimum sign setback regulations in Sections 18-4.15.9, 18-4.15.10, and 18-4.15.11, and prohibit certain advertising vehicles in all zoning districts that do not meet the criteria in amended Section 18-4.15.5; Amend Section 18-5.1.11 to remove duplicative language concerning commercial kennels and veterinary and animal hospitals and to clarify the maximum decibel level from all confinements; Amend Section 18-5.1.20 to clarify that underground storage tanks and loading facilities served by the public water supply are not subject to a 100 foot lot line setback applicable to above ground storage tanks and loading facilities; Amend Sections 18-3.1 and 18-5.8 to clarify that the term industrialized building encompasses the term temporary nonresidential mobile home and replace the term temporary nonresidential mobile home with the term temporary industrialized building; Remove condominiums as a by-right or special permit use in Section 18-20B.2; Remove the terms sanitariums, convalescent homes, and rest homes from Sections 18-3.1, 18-4.12.6, 18-14.2.2, 18-15.2.2, 18-16.2.2, 18-17.2.2, 18-18-2.2, 18-20.3.2, 18-20B.2, 18-20B.4, and 18-24.2.2; To amend Sections 18-3.1, 18-10.2.1, 18-10.2.2, 18-12.2.1, 18-13.2.1, 18-14.2.1, 18-15.2.1, 18-16.2.1, 18-17.2.1, 18-18-2.1, and 18-19.3.1 amend the definition of group home, delete the definition of zoning for developmentally disabled persons, establish group homes as a by-right use in the Rural Areas zoning district, and remove the term homes for the developmentally disabled from the Albemarle County Code; Establish a thirty-five foot maximum structure

height in cluster developments located in the R-1, Residential, zoning district; Amend Section 18-22.2.2 to remove fast food restaurant as a use authorized by a special use permit; Amend Section 18-23.2.2 to remove research and development activities and medical or pharmaceutical laboratories as a use authorized by special use permit; Amend Section 18-21.7 to permit commercial zoning district construction activity without a buffer zone when the construction activity occurs in a commercial zoning district across the street from a residential or rural areas zoning district; Amend Section 18-3.1 to establish a definition for temporary family health care structures and to establish Section 18-5.1.62 to establish regulations for temporary family health care structures; Amend Sections 18-30.3.5, 18-30.3.15 and 18-30.3.17 to amend the definition of accessory structure in the Flood Hazard Overlay District, establish regulations for accessory structures located in the floodplain, and establish a variance process for accessory structures larger than 200 square feet but not exceeding 600 square feet to locate in the floodplain; Amend Section 18-30.3.11 to establish a definition of fine grading and to permit flood control, stormwater conveyance, and environmental restoration projects in the floodway and floodway fringe if the projects do not change the base flood plain elevation or horizontal limits to the flood plain; Amend the maximum height regulations to clarify stepback requirements in Sections 18-18-8, 18-17.8, 18-19.7, 18-21.4, and 18-20.8.4; Amend section 18-3.1 to add the definition of religious assembly use; Amend sections 18-3.1, 18-4.12.6, 18-5.1.27, 18-10.2.2, 18-12.2.2, 18-13.2.2., 18-14.2.2, 18-15.2.2, 18-16.2.2, 18-17.2.2., 18-18-2.2, 18-19.3.2, 18-20.3.2, 18-20B.2, 18-22.2.1, 18-23.2.1, 18-24.2.1, and 18-30.2.5.1 to replace the term church with the term religious assembly use; Amend Section 18-4.19 establishing new infill and non infill setback and stepback requirements; and Amend Section 18-4.20 establishing new setback and stepback requirements; Amend Section 18-10.2.2 by removing the reference to adjunct cemetery; and Amend the maximum height regulation in section 18-26.4 to clarify stepback requirements and remove a reference to standard ratios. A copy of the full text of the proposed ordinance amendments 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. (Amelia McCulley)

AND

- d. [STA 2016-00003 Housekeeping](#) – The Planning Commission will hold a public hearing on June 20, 2017 to receive comments on its intent to recommend adoption of the following ordinance changes to the Albemarle County Code: Amend Section 14-403 to clarify that each lot in a subdivision shall have frontage on an existing or proposed public or private street. A copy of the full text of the proposed ordinance amendments 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. (Amelia McCulley)

5. Committee Reports.

6. Review of Board of Supervisors Meeting – June 14, 2017.

7. Old Business.

8. New Business.

- a. Proposed joint meeting with the Board of Supervisors to discuss Rio/29 SAP on Tuesday, August 15, 2017 in Conference Room 241 at 6:00p.m.

9. Adjournment—8:00 p.m.

THERE ARE NO PLANNING COMMISSION MEETINGS ON TUESDAY, JUNE 27, 2017 OR JULY 4, 2017. THE NEXT PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, JULY 11, 2017.

CONSENT AGENDA

- a. [Resolution of Intent](#): Housekeeping II