

**TENTATIVE
DECEMBER 5, 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. Regular Item.
 - a. [SUB201700146 Old Trail Creekside V, Phase II – Final Plat](#)
MAGISTERIAL DISTRICT: White Hall
TAX MAP/PARCEL: 05500-00-00-078C0
LOCATION: 6129 Jarmans Gap Road (Route 691) approximately one mile west of Crozet Avenue (Route 240)
PROPOSAL: Request for final plat approval of a bonus level cluster development to create 5 single family lots and one open space parcel on 4.107 acres with a proposed density of 1.217 units/acre. The application is utilizing density bonus factors for provision of significant landscaping in the form of street trees, dedication of land to public use not otherwise required by law, and for serving the development with an internal street. The applicant has requested two waivers to allow a cul-de-sac under Section 14-409 Coordination and extension of streets.
ZONING: R1 Residential (1.45 du/acre with bonus density)
OVERLAY DISTRICT: No
ENTRANCE CORRIDOR: No
PROFFERS: No
COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units/acre) with supporting uses such as religious institutions, schools and other small-scale non-residential uses in the Crozet Master Plan.
(Cameron Langille)
5. Public Hearing Items.
 - a. [SP201700020 Re-Store'N Station Amendment](#)
MAGISTERIAL DISTRICT: White Hall
TAX MAP/PARCEL: 055B0000000100
LOCATION: 6115 Rockfish Gap Turnpike
PROPOSAL: Amend fuel dispensing conditions, hours of operation and update condition to reflect compliance with approved site plan. No change in permitted water use is proposed.
PETITION: Amend the existing conditions of SP200900034 which was a request to permit water consumption exceeding four hundred (400) gallons per site acre per day as permitted under Section 24.2.2(13) of the zoning ordinance. The site contains 4.06 acres.
ZONING: HC, Highway Commercial– retail sales and service; residential by special use permit (15 units/acre)
OVERLAY DISTRICT: EC- Entrance Corridor
PROFFERS: No
COMPREHENSIVE PLAN: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/residential density 0.5 unit/acre in development lots.
(Bill Fritz)

b. [ZTA201700008 Manufactured Homes](#)

The Planning Commission will hold a public hearing on December 5, 2017 to receive comments on its intent to recommend adoption of the following ordinance changes to the Albemarle County Code: Amend Sections 18-3.1, 18-5.3, 18-5.3.2, 18-5.3.2, 18-5.3.3, 18-5.3.4, 18-5.3.5, 18-5.3.6, 18-5.3.7, 18-5.3.7.1, 18-5.3.7.2, 18-5.3.7.3, 18-5.3.7.4, 18-5.3.7.5, 18-5.3.8, 18-5.3.8.1, 18-5.3.8.2, 18-5.3.8.3, 18-5.3.8.4, 18-5.3.8.5, 18-5.3.8.6, 18-5.3.8.7, 18-5.5, 18-5.5.1, 18-5.5.2, 18-5.5.3, 18-5.5.4, 18-5.5.5, 18-5.5.6, 18-5.6, 18-5.7, 18-5.7.1, 18-10.2.1, 18-10.2.2, 18-11.3.1, 18-12.2.1, 18-12.2.2, 18-12.4.3, 18-13.2.2, 18-14.2.2, 18-15.2.2, 18-16.2.2, 18-17.2.2, 18-18.2.2, and 18-24.2.1 to replace the term “mobile home” with manufactured home; Amend Sections 18-5.3, 18-5.5, and 18-5.7 to replace a numeric ordering system with an alphabetical and numeric ordering system; Amend Section 18-5.8 to establish new regulations for temporary industrialized buildings including a written statement provided by the site owner to the Zoning Administrator detailing the purpose and activities to be conducted in the temporary industrialized building, new diligent pursuit or good cause requirements for an extension of the temporary industrialized building’s location on the site, and permitting the Zoning Administrator to impose reasonable conditions on temporary industrialized buildings; Amend Sections 18-5.3, 18-5.7, and 18-5.8 to capitalize the term Zoning Administrator; Amend Sections 18-5.3, 18-5.5, to capitalize the term Board of Supervisors; Amend Section 18-5.3 to remove the Planning Commission’s authority to issue a special use permit for a manufactured home park, capitalize the terms Building Official and Fire Marshal, establish new design guidelines for streets located in manufactured home parks, replace the term Virginia Department of Highways and Transportation with Virginia Department of Transportation, and require all exterior lighting in a mobile home park to be approved by the Zoning Administrator; Amend Sections 18-5.3 and 18-5.8 to update manufactured home and temporary industrialized building skirting requirements; Amend Section 18-5.5 to replace the term conventional homes with single-family dwellings, remove the Planning Commission’s authority to issue a special use permit for a manufactured home subdivision, and replace the term Code of Albemarle with County Code; Amend Section 18-5.6 to replace the term zoning districts with districts, and to restate that manufactured homes may only be used as primary residences on individual lots; Amend Section 18-5.7 to capitalize the term Building Official, delete the requirement that water and sewerage facilities must be approved by the Zoning Administrator and to restate that the property owner must certify the intended use of the manufactured home; and Amend Sections 18-22.2.1, 18-24.2.1, 18-26.2, and 18-30.6.5 to replace the term temporary mobile homes with temporary industrialized buildings. 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.
(Leah Brumfield)

6. Committee Reports.
7. Review of Board of Supervisors Meeting.
8. Old Business.
 - a. [Final 2018 Planning Commission meeting schedule](#)
9. New Business.
10. Adjournment—8:00 p.m.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA