

**TENTATIVE  
MARCH 21, 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. [SP201700001 North Garden Farmers' Market](#)  
MAGISTERIAL DISTRICT: Samuel Miller  
TAX MAP/PARCEL(S): 08800-00-00-006A1  
LOCATION: Monacan Trail Road (US 29) and Red Hill School Road (Route 760)  
PROPOSAL: Farmers' market  
PETITION: Farmers' market under section 10.2.2.54 of the zoning ordinance  
ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)  
OVERLAY DISTRICT(S): Entrance Corridor  
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)  
(Scott Clark)
  - b. [ZMA 201600019 Riverside Village Amendments](#)  
MAGISTERIAL DISTRICT: Rivanna  
TAX MAP/PARCEL: 078G0-00-01-000A0  
LOCATION: Northwest quadrant of Stony Point Road (Rt. 20) and Trailside Drive.  
PROPOSAL: Increase maximum number of dwellings from 16 units to 36 units in Block 1.  
PETITION: Modify application plan, Code of Development, and proffers for Block 1 which contains 2.41 acres and zoned Neighborhood Model District, which allows residential (3 – 34 units/acre) mixed with commercial and service uses. Changes in Block 1 would increase the maximum number of units from 16 to 36 which results in an increase in density from 6.6 units per acre to units 15 units/acre; 2) reduce the minimum commercial sq. ft. from 16,000 to 8,000 sq. ft. in Block 1; 3) replace a single 5,000 sq. ft. plaza with multiple smaller plazas totaling 5,000 sq. ft.; 4) reduce the minimum build-to line on Trailside Drive from 50' to 25'; 5) make accessory uses and buildings by-right rather than by special use permit; 6) modify proffers to provide 15% affordable units in Block 1; and 7) provide a cash proffer for the 36 additional units of \$7,419.91 for each new multi-family dwelling unit.  
OVERLAY DISTRICT(S): Entrance Corridor  
PROFFERS: Yes  
COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as religious institutions, schools and other small-scale non-residential uses; greenspace – sensitive environmental features including stream buffers, flood plain, and adjacent slopes. and River Corridor – parks, golf courses, greenways, natural features and supporting commercial and recreational uses in Neighborhood 3 – Pantops Development Area.  
POTENTIALLY IN MONTICELLO VIEWSHED: Yes  
(Elaine Echols)
  - c. [ZMA201600016 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**

d. [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**

e. [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**

f. [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)

5. Committee Reports.
6. Review of Board of Supervisors Meeting – March 8, 2017.
7. Old Business.
8. New Business.

a. [Residential Work Group](#) (Former FIAC)

(Andrew Gast-Bray)

9. Adjournment—8:30 p.m.

***THERE IS NO PLANNING COMMISSION MEETING ON TUESDAY, MARCH 28, 2017. THE NEXT PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, APRIL 4, 2017.***

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**CONSENT AGENDA**

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a. [Rules of Procedure Amendments](#)

(John Blair)