

**TENTATIVE
DECEMBER 19, 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 Item.
 - a. **[SP201700017 Greenmont Hopworks Processing Facility](#)**
MAGISTERIAL DISTRICT: Samuel Miller
TAX MAP/PARCEL(S): 12100-00-00-09200
LOCATION: 1463 Plank Road
PROPOSAL: Construct a hops-processing facility, including a 10,000-square-foot structure.
PETITION: Commercial fruit or agricultural produce packing plant under section 10.2.2.23 of the Zoning Ordinance on a 5.75-acre parcel. No dwelling units proposed.
ZONING: RA Rural Area - 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)
5. Work Session.
 - a. **~~CPA201700001 Willow Glen Industrial Area~~**
~~MAGISTERIAL DISTRICT: Rio~~
~~TAX MAP/PARCELS: 03200-00-00-049B0 and portions of 03200-00-00-049I0, 03200-00-00-049J0, and 03200-00-00-049F0~~
~~LOCATION: On the east side of Dickerson Road, approximately 1000 feet north of the intersection of Towncenter Drive and Dickerson Road,~~
~~PROPOSAL: To amend the Comprehensive Plan designation for approximately 3 acres, from Urban Density Residential residential (6.01 — 34 units/ acre) and supporting uses such as religious institutions, schools, commercial, office and service uses to Office/R&D/Flex/Light Industrial which allows commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging; residential is a secondary use (no maximum density).~~
~~ZONING DISTRICT: Planned Residential Development which allows 3 — 34 units/acre with limited commercial uses and Rural Areas which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)~~
~~AIRPORT IMPACT AREA: Yes~~
~~STEEP SLOPES MANAGED: Yes~~
~~(Rachel Falkenstein)~~
TENTATIVELY SCHEDULED FOR JANUARY 23, 2018
 - b. **[ZTA201700001 Transient Lodging](#)**
Work session to identify key components of ordinance changes to broaden opportunities for transient lodging in the County. (Rebecca Ragsdale)
6. Committee Reports.

7. Review of Board of Supervisors Meeting – December 6, 2017 and December 13, 2017.
8. Old Business.
 - a. **CIP Oversight Committee Report back**
(Bruce Dotson)
9. New Business.
10. Adjournment—8:00 p.m.
THERE WILL BE NO PLANNING COMMISSION MEETINGS ON TUESDAY, DECEMBER 26, 2017, JANUARY 2, 2018 AND JANUARY 9, 2018. THE NEXT PLANNING COMMISSION MEETING WILL BE TUESDAY, JANUARY 16, 2018. HAPPY HOLIDAYS!

CONSENT AGENDA

- a. **SUB201700093 Proposed Jamestown Rd Extension in Crozet**
Request for variation to the planting strip design requirements on the northern side of the proposed interconnection and a request for exception to the sidewalk on the southern side of the proposed interconnection in accordance with Section 14-422(F) and Section 14-422(E) of the Subdivision Ordinance.
(J.T. Newberry)