

**TENTATIVE
MARCH 5, 2019
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. [SP201800020 WVIR-TV Replacement of Existing TV Broadcasting Tower](#)
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL: 09100000002800
LOCATION: Off Route 53, in Carters Mountain Orchard.
PROPOSAL: Replace an existing 314.25 feet tall guy-wired television broadcasting tower with a new 314.25 feet tall self-supporting television broadcasting tower in the same location. A special exception to setbacks under Section 4.10.3.1 is needed.
PETITION: Section 10.2.2(6) of the zoning ordinance which allows for communication transmission facilities in the RA, Rural Areas district. Supplemental regulation apply to this use under Section 5.1.12.
ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)
OVERLAY DISTRICT: Southern Albemarle Rural Historic District, Mountain Protection Areas, and Critical Slopes.
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. Rural Areas 4 Comp Plan Area.
(Chris Perez)
 - b. [SP201800022 Dogtopia](#)
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL(S): 04500000010900
LOCATION: 315 Rivanna Plaza Dr, Ste 120, Charlottesville, VA 22901
PROPOSAL: Use an existing, commercial building space as an indoor kennel.
PETITION: Indoor commercial kennels are permitted by special use permit in the Highway Commercial (HC) zone under Section 24.2.2(10) of the zoning ordinance. This development would be located in a portion of an existing strip commercial building on 3.32 acres of land. No dwelling units proposed.
ZONING: HC Highway Commercial – commercial and service; residential by special use permit (15 units/acre)
OVERLAY DISTRICTS: EC Entrance Corridor – Overlay to protect properties of historic, architectural or cultural significance from visual impacts of development along routes of tourist access; AIA Airport Impact Area – Overlay to minimize adverse impacts to both the airport and the surrounding land; Managed Steep Slopes
COMPREHENSIVE PLAN: Commercial Mixed Use which allows commercial, retail, employment uses, with supporting residential (no maximum density), office, or institutional uses in Neighborhood 1 of the Places29 Development Area.
(Mariah Gleason)

c. [ZMA201800017 Woolen Mills – Light Industrial Park](#)

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 077000000040B0

LOCATION: Property is located in the southeast corner of the intersection of Franklin Street and Broadway Street

PROPOSAL: Request to change the zoning designation of square feet from preserved slopes to managed slopes which would allow the slopes to be disturbed

PETITION: Rezone approximately .50 acres from Steep Slopes Overlay District (preserved) which allows uses under Section 30.7.4(b) to Steep Slopes Overlay District (managed) which allows uses under Section 30.7.4(a). No dwellings proposed.

OVERLAY DISTRICT: Steep Slopes (SS); Flood Hazard (FH)

PROFFERS: No

COMPREHENSIVE PLAN: Industrial Service – warehousing, light industry, heavy industry, research, office uses, regional scale research, limited production and marketing activities, supporting commercial, lodging and conference facilities, and residential (6.01-34 units/acre) in Neighborhood 4 (David Benish)

5. Work Session.

a. [ZTA201900002 Agricultural Operations Amendment – Phase I](#)

Discuss ordinance changes to align regulations for events at Agricultural Operations with those for events at Farm Wineries, Breweries, and Distilleries (Rebecca Ragsdale)

6. Committee Reports.

7. Old Business/Items for follow-up.

8. New Business.

9. Adjournment—8:00 p.m.

THERE WILL BE NO PLANNING COMMISSION MEETING ON TUESDAY, MARCH 12, 2019. THE NEXT PLANNING COMMISSION MEETING WILL BE TUESDAY, MARCH 19, 2019.

CONSENT AGENDA

a. **Approval of Minutes**

- February 5, 2018
- February 20, 2018
- April 17, 2018
- May 8, 2018
- August 21, 2018
- November 20, 2018
- December 18, 2018
- January 15, 2019