

**TENTATIVE  
OCTOBER 22, 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
  - a. [\*\*ZMA201900004 Breezy Hill\*\*](#)  
MAGISTERIAL DISTRICT: Scottsville  
TAX MAP/PARCEL(S): 094000000001A0; 09400000000500; 09400000000600; 09400000000800; 094000000008A0; 094000000008C0; 09400000004800; 094000000048A0 LOCATION: South side of Richmond Road (US 250), east of Glenmore Subdivision between Hacktown Road and Running Deer Drive. PROPOSAL: Rezone multiple properties for a maximum of 160 residential units. PETITION: Rezone a total of approximately 84 acres from Rural Areas zoning district, which allows agricultural, forestal, and fishery uses as well as residential uses (0.5 unit/acre density), to R4 Residential, which allows residential uses (4 units/acre density) with the potential for additional units if bonus factors are applied. 160 residential units (maximum) are proposed at a gross density of approximately 1.9 units/acre and a net density of approximately 2.5 units/acre. OVERLAY DISTRICT(S): ENTRANCE CORRIDOR, FLOOD HAZARD, and STEEP SLOPES – MANAGED and – PRESERVED. ENTRANCE CORRIDOR (EC): Yes PROFFERS: Yes COMPREHENSIVE PLAN: Village of Rivanna Comp Plan Area. “Neighborhood Density Residential (Low)” – residential uses (2 units or less/acre) and supporting uses such as places of worship, schools, public and institutional uses; and “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. (Tim Padalino)
5. Action Item
  - a. [\*\*PROJECT: CCP201900003 UVA Encompass Health\*\*](#)  
MAGISTERIAL DISTRICT: Rio  
TAX MAP/PARCELS: 03200000001800, 032000000018B0, 032000000006R0  
LOCATION: Proposed use is on TMP 32-18, located on Airport Road approximately 1,700 feet Northwest of the intersection of Airport Road and Route 29. Current parcel address is 3640 Lonesome Pine Lane, Charlottesville VA 22911. PROPOSAL: Proposed public use in a Planned Development – Industrial Park District per 18-26.2 and VA Code 15.2-2232. PETITION: The University of Virginia and Encompass Health propose to relocate UVA Encompass Health Rehabilitation Hospital to the University of Virginia Research Park. The proposed use is approximately 70-bed and approximately 72,000 square foot rehabilitation hospital on a portion of a 25.92-acre parcel (TMP 32-18). ZONING: Planned Development – Industrial Park – industrial and ancillary commercial and service uses (no residential use). PROFFERS: Yes per ZMA200500003  
ENTRANCE CORRIDOR: Yes OVERLAY DISTRICTS: Airport Impact Area; Entrance Corridor; Flood Hazard Overlay; Steep Slopes – Preserved and Managed COMPREHENSIVE PLAN: Property is in the Places29-North Development Area. Proposed use is in the Office/R&D/Flex/Light Industrial designated portion of TMP 32-18: Office/R&D/Flex/Light Industrial – commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging; residential is a secondary use (no maximum density). Other designations on TMP’s 32-18, 31-18B, and 32-6R include: Uptown – commercial, retail, and employment uses with supporting residential (6.01-80 units/acre); Urban Mixed Use (in Centers) – mix of retail, residential; Privately Owned Open Space; Environmental Features – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other

environmental features; Institutional – civic uses, parks, recreational facilities, and similar uses on County-owned property; Light Industrial – manufacturing from prepared materials, processing, fabrication, assembly, and distribution of products; Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses; Public Open Space – recreation and open space uses. (Tori Kanellopoulos)

6. Committee Reports.
7. Review of Board of Supervisors Meeting – October 15, 2019
8. Old Business/New Business
9. Items for follow-up.

Adjournment—9:00 p.m. ***THERE IS NO MEETING SCHEDULED ON OCTOBER 29, 2019. NEXT MEETING WILL BE HELD NOVEMBER 5, 2019***

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#### CONSENT AGENDA

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THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA