

**TENTATIVE  
OCTOBER 15, 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. [ZMA201800012 Galaxie Farm](#)  
MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 09100000000900; 09100000001500  
LOCATION: 193 Galaxie Farm Lane PROPOSAL: Rezone property from residential to a higher density residential development with a mixture of unit types. PETITION: Rezone 13.36 acres from R1 Residential zoning district, which allows residential uses at a density of 1 unit per acre to Planned Residential Development (PRD) that allows residential (3 – 34 units/acre) with limited commercial uses. A maximum of 72 units are proposed for a gross density of approximately 6 units per acre and a net density of 7 units per acre. OVERLAY DISTRICT(S): Entrance Corridor; Steep Slopes- Managed and Preserved; Scenic Byways PROFFERS: Yes COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as places of worship, schools, public and institutional uses and small-scale neighborhood serving retail and commercial; 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 in the Southern Neighborhood 4 within the Southern and Western Urban Area Master Plan. MONTICELLO VIEWSHED: No (Megan Nedostup)
  - b. [ZTA201900005 Submittal of Special Use Applications](#)  
The Albemarle County Planning Commission will hold a public hearing on October 15, 2019 at 6:00 p.m. in the Lane Auditorium of the County Office Building at 401 McIntire Road, Charlottesville, Virginia, to receive comments on proposed amendments to the following sections of the Albemarle County Code: Section 18-33.32 -- to authorize electric cooperatives to submit special use permit applications; and Section 18-33.34 -- to require written notice to the owner of the parcel for which a special use permit application is sought when an application is filed by an electric cooperative. The full text of the proposed ordinance amendments is on file with the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. (Lea Brumfield)
5. Work Session
  - a. [ZTA201900006 Rio-29 Form-based Code](#)  
ZTA201900006 Rio-29 Form Based Code  
In March 2019, staff was directed to draft a zoning text amendment to implement the vision outlined in the Rio29 Small Area Plan. Staff seeks input from the Planning Commission on the housing, architecture, and placemaking components of a form based code for Rio29.  
(Rachel Falkenstein & Michaela Accardi)
6. Committee Reports.
7. Review of Board of Supervisors Meeting – October 1, 2019
8. Old Business/New Business

9. Items for follow-up.

Adjournment—8:00 p.m. ***NEXT MEETING WILL BE HELD ON TUESDAY, OCTOBER 22, 2019***

---

**CONSENT AGENDA**

---

a. Approval of Minutes: September 17, 2019