

**TENTATIVE
APRIL 9, 2019
6:00 P.M.
CONFERENCE ROOM 241, 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. [ZMA201800017 Woolen Mills Light Industrial Park](#) (Sign # 63) 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 steep slopes from preserved slopes to managed slopes which would allow the slopes to be disturbed PETITION: Rezone approximately 0.50 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: 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.
(David Benish)
 - b. [ZTA201700011 Definitions of Rules of Construction](#)
The Albemarle County Planning Commission will hold a public hearing on April 9, 2019 at 6:00 p.m. to receive comments on its intent to recommend adoption of the following proposed ordinance to amend Chapter 18 (Zoning) of the Albemarle County Code by:
Adding rules of construction in new sections 18-3.2 and 18-3.3;
Amending section 18-3.1 by consolidating all defined terms throughout Chapter 18 (Zoning) of the Albemarle County Code into section 18-3.1, and updating terms and definitions for consistency and clarity and to codify existing practices;
Repealing sections 18-4.15.3, 18-4.17.3, 18-4.18.2, 18-10.3.3.1, 18-30.2.3, 18-30.3.5 and moving their terms and definitions into section 18-3.1; and
Amending sections 18-4.12.6, 18-4.15.3, 18-4.15.9, 18-5.1.06, 18-5.1.29, 18-5.1.42, 18-5.2, 18-5.2A, 18-9.2, 18-10.2.1, 18-10.2.2, 18-11.3.1, 18-11.3.2, 18-12.2.1, 18-12.2.2, 18-13.2.2, 18-14.2.2, 18-15.2.1, 18-15.2.2, 18-16.2.1, 18-16.2.2, 18-17.2.1, 18-17.2.2, 18-18.2.1, 18-12.2.2, 18-19.3.1, 18-19.3.2, 18-20.3.1, 18-20.3.2, 18-20A.8, 18-20B.2, 18-21.7, 18-22.2.1, 18-22.2.2, 18-23.2.1, 18-23.3.3, 18-24.2.1, 18-24.2.2, 18-26.5, 18-30.3.11, 18-32.7.9.8, and 18-35.1 to reflect the updated terms and definitions in Section 18-3.1. A copy of the proposed ordinance amendments is on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia.
(Leah Brumfield)
 - c. [ZTA201900002 Agricultural Operations Amendment – Phase I](#)
The Albemarle County Planning Commission will hold a public hearing on April 9, 2019 at 6:00 p.m. to receive comments on its intent to recommend adoption of an ordinance amending Albemarle County Code § 18-5.1.58 (Events and Activities at Agricultural Operations) by: amending subsection (d) to require that agricultural operations establishing events on and after the effective date of the ordinance have at least five acres in agricultural production in order to hold “agricultural operation events,” as defined in Albemarle County Code § 18-3.1; amending subsections (e) and (g) to require that agricultural operations send notification to abutting owners and provide an on-site point of contact if a zoning clearance is

required; amending subsection (g) to require that agricultural operations monitor outdoor amplified music for compliance with a sound level meter and to prohibit outdoor amplified music between 10 p.m. Sunday through Thursday nights and 7 a.m. the following mornings, as well as between 11 p.m. on Friday and Saturday nights through 7 a.m. the following mornings; amending subsection (h)(1)(a) to require that the minimum front, side, and rear yard requirements of Albemarle County Code § 18-10.4 apply to all primary and accessory structures used for agricultural operation events or agritourism established after the adoption of the ordinance, provided that the minimum front yard on an existing public road in the Rural Areas (RA) zoning district would remain 35 feet for farm sales structures; amending subsections (h)(2) and (h)(3) to replace the current requirements for both a 75-foot setback from property lines and a 125-foot separation from a dwelling unit for both outdoor event and activity areas and parking areas and portable toilets, respectively, with a requirement for a 125-foot setback from property lines, and to require a 125-foot setback for tents used for agricultural operation events; and making technical changes. (Rebecca Ragsdale)

5. Work Session.

a. [ZTA201900001 Zero Lot Line](#)

Minor amendment to clarify and update the minimum setbacks and building separation in residential districts. This amendment seeks to create consistency with infill, non-infill, and zero lot line developments. The proposed updates will establish a minimum setback of 10' but will continue to allow for residential setbacks to be as close as 0' by clarifying the requirement of a perpetual wall maintenance easement that already exists for zero lot line developments and will achieve the goal of a minimum building separation. (Kevin McCollum)

6. Committee Reports.

7. Review of Board of Supervisors Meeting – March 20, 2019.

8. Old Business/Items for follow-up.

9. New Business.

10. Adjournment—8:00 p.m.

THERE WILL BE NO PLANNING COMMISSION MEETING ON TUESDAY, APRIL 16, 2019. THE NEXT PLANNING COMMISSION MEETING WILL BE TUESDAY, APRIL 23, 2019.

CONSENT AGENDA

a. **Approval of Minutes:** January 29, 2019, February 5, 2019, February 12, 2019, March 5, 2019