

**TENTATIVE  
MAY 28, 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. Public Hearing Items.
  - a. [ZMA201800005 Proposed Hotel](#)

MAGISTERIAL DISTRICT: Rivanna  
TAX MAP/PARCEL(S): 07800000006400, 07800000006500  
LOCATION: Northwest side of State Farm Boulevard approximately ¼ mile from the intersection of State Farm Blvd. and US Rte. 250 (Richmond Rd.).  
PROPOSAL: Request for approval of an Application Plan for an existing planned development district to allow the development of a 109-room hotel.  
PETITION: The two parcels totaling 4.42 acres are currently zoned Planned District Mixed Commercial (PDMC), which allows for retail sales, service establishments, public establishments, and offices as permitted by right in the Commercial Districts, as well as residential by special use permit (15 units/acre). The proposed zoning would remain PDMC. Approval of an Application Plan is requested pursuant to Sections 8.5.5.5.a and 33.15. A.2. The proposed use is a 109-room hotel pursuant to Sections 25A.2.1-(1) and 24.2.1- (20). No residential units are proposed.  
OVERLAY DISTRICT(S): Steep Slopes – Managed and Preserved  
ENTRANCE CORRIDOR (EC): No  
PROFFERS: Yes  
COMPREHENSIVE PLAN: Urban Mixed Use, which allows retail, commercial services, office, and a mix of residential types (6.01 – 34 units/acre); and Parks, which allows public and semi-public parks, greenways, and active recreation areas. In the Neighborhood 3 (Pantops) Comp Plan Area within the Development Area.  
POTENTIALLY IN MONTICELLO VIEWSHED: Yes  
(Tim Padalino)
  - b. [ZMA201900002 Hollymead Town Center, Area A-1 Proffer Amendment](#)

MAGISTERIAL DISTRICT: Rio  
TAX MAP/PARCEL(S): 032000000042A0, 03200000004400, 03200000004500 (portion), 04600000000500  
LOCATION: Hollymead Town Center Area A-1, the southwest quadrant of Seminole Trail (US 29) and Towncenter Drive in the Hollymead Development Area.  
PROPOSAL: Amend approved proffers to modify the contribution towards transit service.  
PETITION: Request to amend the approved proffers on property zoned Planned Development-Mixed Commercial (PD-MC) which allows large scale commercial uses and residential by special use permit (15 DU/Ac.) OVERLAY DISTRICT(S): Entrance Corridor (EC); Steep Slopes; Airport Impact Area (AIA)  
PROFFERS: Yes  
COMPREHENSIVE PLAN: Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space uses; Commercial Mixed Use – commercial, retail, employment uses, with supporting residential (no maximum density), office, or institutional uses.  
(David Benish)

c. [ZTA201900004 New Residential Proffers](#)

The Albemarle County Planning Commission will hold a public hearing May 28, 2019 at 6:00 p.m. in the County Office Building, 401 McIntire Road, Charlottesville, Virginia 22902, to receive comments on its intent to recommend adoption of the following ordinance changes to the Albemarle County Code:

- Amend Section 18-33.21 to allow the County to require rezoning applications include studies to determine impact on public facilities.
- Amend Section 18-33.22 to allow the County to accept proffers addressing impacts from new residential developments or uses as permitted by the Code of Virginia.

A copy of the full text 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.

Anyone desiring further information about the above may contact the Department of Community Development, County Office Building, North Wing, 401 McIntire Road, Charlottesville, between the hours of 8:00 a.m. and 5:00 p.m., or telephone 296-5832 ext. 3255. Copies of the proposed plans, ordinances, amendments, and/or applications may be examined at such location. Reasonable accommodations will be provided to persons with disabilities, if requested.

(Bill Fritz)

4. Committee Reports.

5. Old Business/Items for follow-up.

6. New Business.

7. Adjournment—8:00 p.m.

**ADJOURN TO REGULAR SCHEDULED PLANNING COMMISSION MEETING ON TUESDAY, JUNE 4 2019,  
6:00P.M., LANE AUDITORIUM**

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**CONSENT AGENDA**

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***THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA***