

**TENTATIVE  
NOVEMBER 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
  - a. [\*\*ZMA201900013 Biscuit Run Park\*\*](#)  
MAGISTERIAL DISTRICT: Scottsville  
TAX MAP/PARCEL(S): 090A0-00-00-001A0, 090A0-00-00-001B0, 090A0-00-00-00300, 090A1-00-00-00100, 09000-00-00-00500, 09000-00-00-006D0 (portion), and 09000-00-00-017D0  
LOCATION: Multiple parcels between Route 20 South and Old Lynchburg Road (State Route 631)  
PROPOSAL: Proposal to rezone from Neighborhood Model District (NMD) to Rural Areas (RA) to allow for a large public park. PETITION: Rezone a total of 1,171 acres from Neighborhood Model District (NMD) (portion of ZMA200500017), which allows residential uses at a density of 3-34 units per acres, mixed with commercial, service, and industrial uses, to Rural Area which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots). No residential is proposed. ZONING: Neighborhood Model District (NMD)- residential (3 – 34 units/acre) mixed with commercial, service and industrial uses OVERLAY DISTRICT(S): Flood Hazard Overlay District; Steep Slopes- Managed and Preserved 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 in the Southern Neighborhood within the Southern and Western Urban Area Master Plan. MONTICELLO VIEWSHED: Yes (portion)  
(Megan Nedostup)
  - b. [\*\*PROJECT: ZTA201900003 Religious Assembly Use in RA\*\*](#)  
The Planning Commission will hold a public hearing to receive comments on proposed amendments to the following sections of the Albemarle County Code: Section 18-3.1 -- to create terms for religious assembly uses in Rural Areas with assembly of not more than 200 persons, and religious assembly uses in Rural Areas with assembly of more than 200 persons; Section 18-5.1 – to institute performance standards and neighbor notice requirements for religious assembly uses in Rural Areas similar to the performance standards for agricultural operations, and to permit by-right minor expansions of a limited nature to non-conforming religious assembly uses in Rural Areas; Section 18-10.2.1 – to permit religious assembly uses in Rural Areas with assembly of not more than 200 persons by right; Section 18-2.2.2 – to permit religious assembly uses in Rural Areas with assembly of more than 200 persons by special use permit. 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.  
(Lea Brumfield)
5. Committee Reports.
6. Old Business/New Business
7. Items for follow-up.

Adjournment—7:00 p.m. **NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, NOVEMBER 12, 2019**

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## CONSENT AGENDA

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- a. Approval of Minutes: September 24, 2019 & October 8, 2019