

FINAL ACTIONS
Planning Commission Meeting of April 9, 2019

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. Chair Keller. • PC members present were Chair Keller, Mr. Dotson, Vice-Chair Bivins, Ms. Riley, Ms. More, Ms. Firehock. Ms. Spain and Mr. Carrazana (UVA Rep.). • Staff members present were Rebecca Ragsdale, Kevin McCollum, Lea Brumfield, Amelia McCulley, Andy Herrick, David Benish, Carolyn Shaffer and Sharon Taylor. 	
<p>2. Other Matters Not on the Agenda from the Public None</p>	<p><u>Clerk:</u> No action required</p>
<p>3. Consent Agenda <u>Approval of Minutes:</u> January 29, 2019, February 5, 2019, February 12, 2019 and March 5, 2019 APPROVED, by a vote of 7:0.</p>	<p><u>Clerk:</u> Finalize minutes.</p>
<p>4a. Public Hearing Items. <u>ZMA201800017 Woolen Mills Light Industrial Park</u> (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)</p> <p>RECOMMEND APPROVAL, by a vote of 5:2 (Spain, More Nay), of ZMA201800017 Woolen Mills Light Industrial Park Steep Slope Amendment, to rezone a 19,660 square foot area on TMP 07700-00-0040M0 from Steep Slope-Preserved to Steep Slope-Managed on the Steep Slope Overlay District Map, and as identified in the application plan found as Attachment B of the staff report, as amended with additional comments “Adding hardwood native species to Albemarle County and Virginia.” As shown in Attachment 1</p>	<p><u>Clerk:</u> This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined.</p> <p><u>Staff:</u> Action Letter – Recommendation as noted in the actions as shown in Attachment 1.</p>

<p>Recessed at 7:47 P.M. and reconvened at 7:56 PM</p>	
<p>4b. <u>ZTA201700011 Definitions of Rules of Construction</u> 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. (Lea Brumfield)</p> <p>RECOMMEND APPROVAL, by a vote of 7:0 of ZTA201700011 Definitions of Rules of Construction of the draft ordinance found in Attachment F of the staff report. (See Minutes for details)</p>	<p><u>Clerk</u>: This matter will be forwarded to the Board of Supervisors to be heard on May 15, 2019.</p> <p><u>Staff</u>: Action Letter – Recommendation as noted in the actions.</p>
<p>4c.. <u>ZTA201900002 Agricultural Operations Amendment – Phase I</u> 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</p>	<p><u>Clerk</u>: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined.</p> <p><u>Staff</u>: Action Letter – Recommendation as noted in the actions. (Attachment 3)</p>

<p>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)</p> <p>RECOMMEND APPROVAL, by a vote of 7:0 of ZTA201900002 Agricultural Operations Amendment – Phase I of the draft ordinance found in Attachment C, last revised April 9, 2019 of the staff report. (See Minutes for details)</p>	
<p>5. Work Session 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)</p> <p>RECEIVED: Discussed presentation on ZTA201900001 Zero Lot Line_review and provided input on the proposed changes to amend side setbacks in Section 4.19 and update and align the regulations in Section 4.11.3. After discussion, and suggestion that more research be done on unintended consequences, the consensus of the Planning Commission was that Option 1 (Current Staff Recommendation): 5' side setback with amended language that allows for reductions down to 0' side setback if easement is established. No formal action. (See minutes for detail.)</p>	<p><u>Staff:</u> Continue process on ZTA201900001 Zero Lot Line and schedule public hearing in future and bring back final draft with recommended changes.</p>
<p>6. Committee Reports Postponed until next meeting.</p>	<p><u>Staff:</u> Deferred to next meeting.</p>

7.	Review of Board of Supervisors Meeting – March 20, 2019 Mr. Benish reviewed the actions taken at the meeting.
8.	Old Business/Items for Follow-up Add Steep Slopes under New Business for follow up. Staff: Schedule item for future discussion.
9..	New Business By a vote of 7:0 the Planning Commission added May 28 th to the calendar for an additional meeting. Amended the Planning Commission Calendar to add the May 28 th meeting to the calendar, as there are so many items already on the 2 regularly scheduled meetings.
11.	Adjourn to April 23, 2019 Albemarle County Planning Commission meeting, 6:00 p.m., Lane Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. <ul style="list-style-type: none"> • The meeting adjourned at 9:38 p.m.

ATTACHMENT 1 - ZMA201800017 Woolen Mills Light Industrial Park - Planning Commission Recommendation

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Planning Commission recommends approval of ZMA201800017, Woolen Mills Light Industrial Park Steep Slope Amendment, to rezone a 19,660 square foot area on TMP 07700-00-0040M0 from Steep Slope-Preserved to Steep Slope-Managed on the Steep Slope Overlay District Map, and as identified in the application plan found as Attachment B of the staff report. With additional comments 'Adding hardwood native species to Albemarle County and Virginia.' As shown in Attachment 1 (See minutes for details.)