Albemarle County Planning Commission
December 18, 2007

The Albemarle County Planning Commission held a meeting and a public hearing on Tuesday, December 18, 2007, at 6:00 p.m., at the County Office Building, Lane Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Marcia Joseph, Chairman; Duane Zobrist, Jon Cannon; Bill Edgerton; Pete Craddock; Eric Strucko and Calvin Morris, Vice-Chairman. Julia Monteith, AICP, Senior Land Use Planner for the University of Virginia was present.

Other officials present were David Benish, Chief of Planning; Glenn Brooks, County Engineer; Bill Fritz, Chief of Community Development; Joan McDowell, Principal Planner; Wayne Cilimberg, Director of Planning; Judith Wiegand, Senior Planner; Tamara Ambler, Water Resources Manager; Rebecca Ragsdale, Senior Planner and Greg Kamptner, Deputy County Attorney.

Call to Order and Establish Quorum:

Ms. Joseph called the meeting to order at 6:02 p.m. and established a quorum.

Other Matters Not Listed on the Agenda from the Public:

Ms. Joseph invited comment from the public on other matters not listed on the agenda. There being none, the meeting moved to the next item.

Review of Board of Supervisors Meeting – December 12, 2007.

Mr. Cilimberg summarized the actions taken by the Board of Supervisors on December 12, 2007.

Consent Agenda:

Approval of Minutes: April 17, 2007, April 24, 2007 and October 16, 2007

SUB-2007-00358 Keith Curtin – Critical Slopes Waiver
The request is for approval of a critical slopes waiver to enable construction of a 384 square foot storage building/workshop, which would replace an existing (smaller) shed. This property is zoned RA - Rural Areas, and is approximately 1.133 acres. The parcel is described as Tax Map 60A, Section 10, Parcel 5 and is located in the Jack Jouett Magisterial District on Old Forge Road (Rte. 1472) 750 feet from its intersection with Sturbridge Road (Rte. 1473) within the existing Hessian Hills Subdivision. The Comprehensive Plan designates this property as Rural Areas in Rural Area 1. (David Pennock)

Ms. Joseph asked if any Commissioner would like to pull an item from the consent agenda for discussion.
Motion: Mr. Zobrist moved and Mr. Morris seconded for approval of the consent agenda.

The motion passed by a vote of 7:0.

Mr. Fritz updated the Planning Commission on the Community Development Department as follows:

- David Pennock has announced his resignation and will be leaving in January to go to Henrico County. Staff is not looking forward to his departure.
- John Shepherd has moved from Current Development back to the Zoning Division and taken his old position back as Manager of Zoning. Therefore, he would not be coming to the Commission meetings regularly. Mr. Fritz said that he has resumed the role of Chief of Current Development and will be present at the Commission meeting on a regular basis.

Items Requesting Deferral:

SDP-2007-00117 Bruce Property/Verizon Tier II PWSF - Final

The request is for approval of a treetop personal wireless service facility with a steel monopole that would be approximately 77 feet tall (753 feet AMSL) and 10 feet AMSL above the height of the tallest tree within 25 feet, with a 12'x 30' x 10.58' (W x L x H) shelter/equipment cabinet. This application is being made in accordance with section 10.1.22 of the Zoning Ordinance, which allows for Tier II wireless facilities by right in the Rural Areas. The site contains 20.18 acres, and is described as Tax Map 41, Parcel 28. The property is located in the Whitehall Magisterial District and is zoned RA, Rural Areas. The Comprehensive Plan designates the property as Rural Area in Rural Area 3. (Gerald Gatobu)

SDP-2007-00118 Mawyer Property/Verizon Tier II PWSF - Final
The request is for approval of a treetop personal wireless service facility with a steel monopole that would be approximately 131 feet tall (10 feet AMSL above the height of the tallest tree within 25 feet), with a 12-foot high 320 square foot shelter/equipment cabinet that will be contained within a 3,600 square foot lease area. This application is being made in accordance with Section 10.1.22 of the Zoning Ordinance, which allows for Tier II wireless facilities by right in the Rural Areas. The property is 48.83 acres, described as Tax Map 98, Parcel 22, is located in the Samuel Miller Magisterial District and is zoned RA, Rural Areas. The Comprehensive Plan designates the property as Rural Area in Rural Area 3. (Megan Yaniglos)

Mr. Fritz noted that this is a joint request for deferral from the applicant and staff. They cannot confirm that all of the notifications were sent out properly. The applicant brought that to staff's attention. Staff thinks that it is best to renotify and bring it back to the Commission. The new hearing date has not been selected, but it will be as soon as possible. It will probably be in February, but staff does not have a specific date.

Mr. Morris said that the Commissioners received an email from an individual beekeeper who was concerned about the effect of the radio waves, etc. on bees. Since it is an absolute national crisis that the bee population is decreasing this is something that needs to be looked at. He understands that probably by law they cannot say no because of that, but they need to look at it because it is a national crisis issue.

Ms. Joseph reiterated that Mr. Morris wanted some information on the affects on bees from staff before these two items come back.

Mr. Fritz said that staff would try to find something.

Mr. Craddock noted that he had spoken with Mr. Waller who said that they are getting that information together.

Ms. Joseph opened the public hearing and invited public comment on both requests. There being none, the public hearing was closed and the matter before the Commission.

Motion: Mr. Morris moved, Mr. Edgerton seconded, for approval of the applicant's deferral request for SDP-2007-00117 Bruce Property/Verizon Tier II PWSF and SDP-2007-00118 Mawyer Property/Verizon Tier II PWSF.

The motion passed by a vote of 7:0.

Ms. Joseph stated that SDP-2007-00117, Bruce Property/Verizon Tier PWSF and SDP-2007-00118, Mawyer Property/Verizon Tier II PWSF were indefinitely deferred.

Public Hearing Items:

SP-2007-00048 Mt. Alto Baptist Church (Sign # 63)
PROJECT: SP 2007-48 Mt. Alto Baptist Church Building Addition
PROPOSED: Amend SP 2007-16 to allow additional square footage of an approved expansion of church alter area, additional choir space
ZONING CATEGORY/GENERAL USAGE: RA -- Rural Areas: agricultural, forestal, and fishery uses; residential density (0.5 unit/acre)

SECTION: 10.2.2.35 Church building and adjunct cemetery
COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (.5 unit/ acre)
ENTRANCE CORRIDOR: No
LOCATION: 4330 Mt. Alto Road, off Howardsville Turnpike, Esmont
TAX MAP/PARCEL: Tax Map 133, Parcel 16
MAGISTERIAL DISTRICT: Scottsville
(Joan McDowell)

Ms. McDowell presented a power point presentation and summarized the staff report. (See Staff Report)

- This is a special use permit to allow for a church expansion. In July, 2007 a special use permit was approved to allow a 320 square foot expansion of the sanctuary to accommodate the choir and organ. The church has found that they need additional square footage. This expansion will not provide additional seating in the sanctuary or require additional parking. It will not be visible from adjacent residences. The concept plan submitted by the applicant shows the location of the expansion.
- The one change made by staff was to remove the 320 square feet and not impose a regulation that gives specific dimensions or the specific square feet.

Ms. Joseph asked if there were any questions for staff.

Mr. Edgerton asked about condition 5, and Ms. McDowell agreed that it needs to be changed.

Ms. Monteith asked if the planned addition would be visible from the front of the building. She asked if the building would become wider.

Ms. McDowell said that the expansion is at the back of the church. The church is on a gravel road miles from the main highway and it was up on a rise and would be difficult to be seen from the road.

Ms. Monteith said that she was just interested in the historic character of the building.

Mr. Morris said that prior to this the church had a specific square footage stipulation. His understanding from the staff report was that they were just leaving that wide open. He suggested a specific of no greater than 600 or 700 square feet so that they have something to go on.

Ms. McDowell noted that the zoning administrator and she felt that in these circumstances they are not going to let any expansion go too far beyond. In some cases they would want to tie it down to what they ask for or some other particular number and be very specific with it. But, staff is finding recently that the applicants are back again asking for another special use permit when they do that. That requires the applicant to go through the process the second time to change that square footage. She agreed that they could come up with a random number that they felt comfortable with, but staff felt very comfortable with in general accord. It does not change the seating in the sanctuary. It is a very small church. There is already a condition that states the number of seats.

Ms. Joseph asked which drawing it needs to be in general accord with since there were 2 drawings in the packet.

Ms. Joseph asked which drawing she was referring to. She asked if it was the drawing with the dimensions on it.

Ms. McDowell noted that the applicant gave 2 drawings. One says addition and that is the one she was talking about.

Ms. Joseph asked staff to make it clear which drawing they were talking about. She felt that it would be a shame for the church to have to put another driveway around the building if the addition gets too big.

There being no further questions for staff, Ms. Joseph opened the public hearing and invited the applicant to come forward and address the Commission.

Lawrence Randall, Trustee of Mt. Alto Church, said that previously they put in an application for an addition. They were working with Craft Tech and somehow they put the wrong dimensions on the plan. They noticed that when they received the building permit. They want an amendment to make the corrections on the dimensions. It was 320 and Craft Tech asked that it be changed to 448 square feet. They had been approved before and just want to make an amendment to the previous approval for the enlargement of the project.

Ms. Joseph invited other public comment. There being none, the public hearing was closed and the matter before the Commission.

Mr. Edgerton agreed with Mr. Morris' suggestion particularly with the confusion with the two separate drawings. He suggested that the addition can be no larger than 500 square feet.

Mr. Strucko agreed.

Mr. Morris said that it gives what the applicant what they want plus a little extra.

Ms. Joseph invited the applicant to come forward and address the issue about the square footage condition.

.Mr. Randall said that 500 square feet would be acceptable.

Mr. Cilimberg said that the general accord aspect of the conditions and making sure that it refers to the right plan won't catch them if it turns up being 502 square feet. If it ends up being 502 square feet they would have a zoning violation. That is why for something like this in consulting with the zoning administrator it is felt that general accord would be sufficient.

Mr. Edgerton asked that they identify which drawing they will be in general accord with.

Mr. Cilimberg agreed that the correct drawing needed to be referenced. They could keep it at 500 square feet and then if there is anything that needs to be modified before the Board they can do it. They don't want to catch people with small additions with a 2', 4' or 5' problem and then have to come back and ask for another amendment.

Ms. Joseph agreed if it was the plan without dimensions and the driveway. That plan was not showing any parking or any travel way going around the other side of that 20' X 30' building. In general accord means that addition can't get but so close to the 20' X 30' building and still keep that travel way there or comply with the building.

Mr. Cilimberg said that if it was this plan the addition comes out at 448 square feet. So in general accord means that they would need to be in that area of 448 square feet. He felt that they were okay with the 500, but just wanted to point out what could be a problem sometimes when they put specific numbers in.

Motion: Mr. Edgerton moved and Mr. Morris seconded, for approval of SP-2007-00048, Mt. Alto Baptist Church, with the conditions recommended in the staff report, as amended, as follows:

1. Special Use Permit 2007-48 shall be developed in general accord with the concept application plan, provided by the applicant and received February 26, 2007. However, the Zoning Administrator may approve revisions to the concept application plan to allow compliance with the Zoning Ordinance.
2. The addition shall be limited to a maximum of not more than 500 square feet.
3. The area of assembly shall be limited to a maximum 175 seat sanctuary; occasional church gatherings beyond the normal capacity of the sanctuary shall be permitted.

4. There shall be no day care center or private school on site without approval of a separate special use permit.
5. Construction of the addition shall commence within 5 years from the approval by the Board of Supervisors of SP 2007-48 or this special use permit shall expire.

The motion for approval passed by a vote of 7:0.

Ms. Joseph stated that SP-2007-00048, Mt. Alto Baptist Church, would go before the Board of Supervisors on January 9, 2008 with a recommendation for approval.

Work Sessions:

SP-2007-00057 Hartman Property – Floodplain (Sign # 86)
PROPOSED: Floodplain disturbance for a mixed use development, including impacting portions of the flood plain for parking areas, residential building lots, streets
ZONING CATEGORY/GENERAL USAGE: R-1 Residential (1 unit/acre) - Proposed Zoning (ZMA 2007-024) Neighborhood Model District (residential [3 - 34 units/acre] mixed with commercial, service and industrial uses); FH Flood Hazard Overlay District - agricultural, recreational, and utility location uses which will not pose a danger to life or property in the event of a flood; EC Entrance Corridor Overlay District - overlay to protect properties of historic, architectural or cultural significance from visual impacts of development along routes of tourist access. Section 30.3.5.2.2.3 of the Zoning Ordinance which allows for fill in the floodplain
EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY Urban Density Residential - residential (6.01-34 units/acre) and supporting uses such as religious institutions, schools, commercial, office and service uses in Pantops (Neighborhood 3).
ENTRANCE CORRIDOR: Yes
LOCATION: Located on the west side of Stony Pointe Road/Route 20 and the east side of Free Bridge Lane/Route 1421, approximately 350 feet south of the intersection of Route 20/Elks Drive.
TAX MAP/PARCEL: Tax Map 78, Parcel 58
MAGISTERIAL DISTRICT: Rivanna
(Tamara Ambler)

AND

ZMA2007-00024 Hartman Property (Sign # 86)
PROPOSAL: Rezone 18.6 acres from R1 (1 unit/acre) to NMD Neighborhood Model District - residential (3 - 34 units/acre) mixed with commercial, service and industrial uses. Proposed use is 54 multifamily units and up to 54 single family attached/detached units for a gross density of 5.8 units/acre and 30,000 square feet of office buildings.
PROFFERS: No
EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY Urban Density Residential - residential (6.01-34 units/acre) and supporting uses such as religious institutions, schools, commercial, office and service uses in Pantops (Neighborhood 3).
ENTRANCE CORRIDOR: Yes
LOCATION: Located on the west side of Stony Pointe Road/Route 20 and the east side of Free Bridge Lane/Route 1421, approximately 350 feet south of the intersection of Route 20/Elks Drive.
TAX MAP/PARCEL: Tax Map 78, Parcel 58
MAGISTERIAL DISTRICT: Rivanna
(Rebecca Ragsdale)

Ms. Ragsdale presented a power point presentation and summarized the staff report.

Tamara Ambler, Water Resources Manager, was present to answer questions about the fill in the floodplain special use permit.

Glenn Brooks, County Engineer, was present to answer questions on the technical aspects of the proposal.

Ms. Joseph invited the applicant to address the Commission.

Kelly Strickland, of Dominion Development, presented a Power-point presentation and explained the proposal.

Justin Shimp, representative for the applicant, explained the floodplain aspects of the proposal.

Ms. Joseph invited public comment.

Mike Sienda, an adjacent property owner, requested that an environmental study be done. He noted concerns about the floodplain, adjacent Rivanna trail, traffic on the narrow road, stormwater, run-off and detention.

There being no further public comments, the Planning Commission discussed and commented on the questions posed by staff as noted in the following summary.

In summary, a work session on SP-2007-00057 Hartman Property – Floodplain and ZMA-2007-00024 Hartman Property was held by the Planning Commission. In a power point presentation, staff reviewed the applicant's proposal. The Commission reviewed and discussed the proposal, answered the questions posed by staff and made comments and suggestions. The applicant made a presentation. Public comment was taken. No formal action was taken.

The Planning Commission made the following comments regarding the questions posed by staff:

- Does the Commission support staff's recommendation that the proposed extensive fill in the flood plain should not be permitted?

In consensus, the Planning Commission agreed that fill in the flood plain should not be permitted. The Commission emphasized the recommendations of the Draft Pantops Master Plan for protection of the Rivanna River in making this recommendation.

- Is the mix of land uses proposed appropriate for this site, including density and amount of office space proposed?

In consensus, the Planning Commission believed that the proposed density was too high and that the applicant should not include the undevelopable flood plain acreage of approximately 8 acres towards density calculations. The Commission recommended that the lower range of Neighborhood Density, or 3-6 units on the developable portion of the property, would be an appropriate density. The Neighborhood Model principles and design/layout of the proposed development should also be considered when evaluating density of the project.

The Commission recommended that non-residential square footage for the project should not exceed 20,000 gross square feet of building area. The Commission acknowledged that the master plan has not been adopted and that by right the applicant could do 26 units with the bonus density. However, the Commission recommended that the percentage mix of land uses would be a more appropriate way of evaluating the amount of non-residential to residential square footage proposed in the development. Since the Commission recommended decreasing the residential density, they also recommended that the non-residential/office square footage should also be proportionally reduced.

The Planning Commission took a break at 7:42 p.m.

The meeting reconvened at 7:59 p.m.

Places 29, Chapter 5

Staff led a discussion of the Places29 Future Land Use Framework Map, Neighborhoods 1 and 2, Hollymead, and Piney Mountain. Staff explained several needed changes and asked for the Commission's advice on other possible changes. (Judy Wiegand)

In summary, a work session on Places 29, Chapter 5 was held by the Planning Commission. In a power point presentation, staff presented several suggested changes to the Future Land Use Framework Map and requested guidance from the Commission on the proposed changes. No formal action was taken.

The Planning Commission made the following comments regarding the questions posed by staff:

The Planning Commission held two work sessions to provide guidance on staff's suggested changes to the Places29 Future Land Use Framework maps. The changes are all minor and intended to correct certain land uses and to revise others. The first five items were discussed on November 27, the remaining ones on December 18:

Neighborhoods 1 and 2

1. **Portion of Albemarle Place directly west of Sperry Marine that is currently shown as Urban Density Residential:** the Commission supported staff's recommendation to change the designation to Urban Mixed Use. This would permit a wider range of uses should the owners of Albemarle Place decide to change the proposed townhouses to something else.
2. **Two parcels (TMP 61-26 and 26A) on the south side of Whitewood Road currently shown as Neighborhood Density Residential:** the Commission supported staff's recommendation to change the designation to Office/R&D because Office/R&D reflects existing uses and coordinates with the Office/R&D to the north.
3. **Intersection of Commonwealth Drive and Westfield Drive—the three corners currently shown as Urban Density Residential:** the Commission supported staff's recommendation to change these corners to Office/R&D to reflect current uses and the fact that residential development is unlikely. Office/R&D uses will also buffer other residential designations from traffic on Commonwealth Drive.
4. **Proposed Neighborhood Service Center just east of Commonwealth Drive/Westfield Drive intersection (#4):** the Commission supported staff's recommendation to change this NS Center to an Employment Mixed Use designation, rather than the Urban Mixed Use shown on the map. This change will support the employment uses around the Center.
5. **Area bounded by US 29 to the west, Westfield Road to the north, and Greenbrier Drive to the east and south currently shown as Urban Mixed Use and Urban Density Residential:** the Commission supported staff's recommendation to change this designation to Office/R&D based on current uses and likely continued uses.
6. **Area on the north and south sides of Berkmar Drive between US 29 and Rio Road that's currently designated a Neighborhood Service Center:** the Commission supported staff's suggestion that there are enough centers in this area, so the whole area between US 29, Berkmar Drive, and Rio Road, as well as the strip on the south side of Berkmar should be designated Urban Mixed Use. This will allow maximum flexibility for uses in the area.

   The Commission also discussed the possibility of designating some of these parcels Light Industrial, since there are some light industrial uses in the area now. However, the Commission concluded that the land south of the South Fork of the Rivanna is probably too expensive for most light industrial users; it would be more constructive to look for larger areas to designate Light Industrial where the land would be less expensive.

   The Commission also recommended that staff look at ways to accommodate light industrial by making changes in the Zoning Ordinance. Changes could be made in some of the districts to allow more flexibility for uses. For example, some light industrial buildings look just light office buildings and the uses have no more impact on surrounding properties than an office use would. So, these uses might be permitted either by-right or with a special use permit in a commercial district.

7. **TMP 45-26A just south of Rio Road, which is currently designated Office/R&D:** after some discussion, the Commission supported staff's recommendation that this parcel be changed to Urban Density Residential. The residential designation would reflect the current rezoning proposal before the County and would be compatible with the surrounding uses. The Commission considered recommending that this parcel be designated a park because of the extensive tree cover and terrain issues. Commissioners expressed concern that more public park space had not been designated in the Places29 Master Plan thus far. Staff indicated that some of the park and green space does not show up on the Land Use Map, but is reflected on the Parks & Green Systems Map. Also, the Centers are expected to provide at least a small green space; larger centers will have larger green spaces. After a discussion of how parks could be identified and funded, staff agreed to look for additional park/green areas.
8. **Northwest quadrant of US 29 and Rio Road, between Rio Road and the Community Center:** the Commission agreed with staff's recommendation that the proposed roads should serve as the boundary between different designations instead of having small fragments of one designation isolated on the other side of the road from the rest of the designation. Staff pointed out that this area will be included in the Small Area Plan process for the US 29/Rio Road intersection, so these land uses could be revised during the process of preparing that more detailed plan. The Commission noted that, until the Small Area Plan is complete, the uses shown now are temporary.
9. **TMP 45-68C2 on the west side of Berkmar Drive currently designated Neighborhood Service Center:** the Commission supported staff's recommendation that this piece of the Neighborhood Service Center would be more appropriately designated Office/R&D like the parcels just south of it.
10. **The strip of land on the east side of US 29 between the proposed Northtown Center and the proposed "jug handle" road at the Hilton Heights/US 29 intersection that is currently designated Commercial Mixed Use:** the Commission supported staff's recommendation to change the designation on vacant parcels in this strip to Office/R&D. Some of this area already has offices and staff would like to provide a break in the continuous commercial strip on this side of US 29. Changing the designation to Office/R&D would also provide more employment opportunities near the housing and commercial uses.
11. **The strip along the southwest side of the Woodbrook neighborhood that's currently designated Urban Density Residential:** the Commission supported staff's recommendation that these lots are part of Woodbrook and so should be designated Neighborhood Density Residential. The consultants proposed Urban Density as a transition between Woodbrook and the Neighborhood Service Center. However, these lots are part of Woodbrook, so they should be designated the same way.
12. **TMPs 61-148, -146, and -146D, a strip between Rio Road and the railroad tracks currently designated Urban Mixed Use:** the Commission supported staff's recommendation to change this designation to Light Industrial because the uses currently in this location are light industrial in nature.
13. **The area south of Brookway Drive currently designated open space:** current uses include a daycare center and an auto body shop. The Commission indicated that the current open space designation should remain, rather than change it to one that supports the current uses.
14. **The Neighborhood Service Center shown on TMP 61-167C just south of CATEC:** staff noted that the Jones & Jones Study recommended a neighborhood center to serve this area and placed it approximately in the middle of this parcel, rather than right up against the proposed Meadowcreek Parkway. The Commission supported staff's recommendation to shift the proposed Neighborhood Service Center slightly to the south, more in the center of the parcel.

<u>Hollymead & Piney Mountain</u>

15. **Both sides of US 29 from Polo Grounds Road to Ashwood Blvd. will have a green buffer:** the Commission supported staff's recommendation that this buffer be shown on the Future Land Use Framework Map as well as the Parks & Green Systems Map. Staff noted that preserving the rural character of this stretch of US 29 was one of the major desires expressed by the public throughout the Places29 public events held thus far.
16. **The parcel in the southeast corner of US 29 and Ashwood Blvd.:** the Commission supported staff's recommendation that this parcel be designated Institutional because it is County-owned. The "jug handle" road currently shown on the parcel north of Ashwood Blvd. will be shifted to this County parcel, too.

David Benish also informed the Commission that the County has recently decided to change the community facilities plan to recommend a single library facility in the Places29 area, rather than the two that were previously recommended. The County is currently considering a location for the library and this parcel, because it is County-owned, is one of those being considered.

17. **The strip in the southeast corner of Airport Road and Dickerson Road currently designated Neighborhood Density Residential:** the Commission supported staff's recommendation that this strip be redesignated Office/R&D because there is now an office building on a part of this site and because it is unlikely that residences would be built fronting on Airport Road.
18. **The parcels south of Airport Road and east of the Post Office currently designated Office/R&D:** the Commission recommended that this area remain Office/R&D, rather than being redesignated Light Industrial. This property, like that south of the South Fork discussed earlier, is probably going to be too expensive for Light Industrial uses.
19. **On the opposite side (north) of Airport Road, two parcels currently designated Neighborhood Density Residential (part of Airport Acres):** staff suggested that these two parcels are unlikely to develop residentially because they front on Airport Road and suggested two possible alternative designations: Office/R&D or extending the Neighborhood Service Center that's just to the east. The Commission recommended that the Neighborhood Service Center be expanded to include these two parcels.
20. **The six parcels on the east side of Dickerson Road just south of the northern boundary of the Airport:** the Commission supported staff's recommendation that these parcels be redesignated Light Industrial. This is an excellent location for LI properties and one of these is already in the process of being rezoned light industrial.
21. **The strip on the east side of US 29 between the two "ends" of Boulders Road:** the Commission supported staff's recommendation that this area be designated open space since it has both stream valleys and steep slopes that are likely to prevent it from being developed into either Office/R&D or Urban Density Residential.
22. **An open space area in Piney Mountain on the east side of US 29:** staff indicated that efforts are underway to locate a park in this area, as previously discussed with the Commission. There is no park or open space facility in the area now. This open space area may be designated specifically or it may be conceptual—left up to the developer to locate, but required in the general area.
23. **The small green dot in the Community Center in the proposed North Pointe development:** staff noted that this will be changed to a blue dot (Institutional) because it is the proffered site for a library facility.

Old Business

Ms. Joseph asked if there was any old business.

- Staff will provide the status of the Rivanna Master Plan via email.

There being no further old business, the meeting proceeded.

New Business

Ms Joseph asked if there was any new business.

- Mr. Edgerton asked staff to schedule a presentation by Tom Frederick on the infrastructure for water and sewer. As a community they are facing serious infrastructure issues in the future.

- The Commissioners thanked Marcia Joseph for being the Chairman for the past two years.

- There will be no Planning Commission meetings on December 25, January 1 and January 8. The Planning Commission's next meeting will be Tuesday January 15, 2008. HAPPY HOLIDAYS!

There being no further business, the meeting proceeded.

Adjournment

With no further items, the meeting adjourned at 9:13 p.m. to the Tuesday, January 15, 2008 meeting at 6:00 p.m. at the County Office Building, Second Floor, Auditorium, 401 McIntire Road, Charlottesville, Virginia.

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V. Wayne Cilimberg, Secretary

(Recorded and transcribed by Sharon C. Taylor, Clerk to Planning Commission & Planning Boards)