Albemarle County Planning Commission
November 1, 2016

The Albemarle County Planning Commission held a regular meeting on Tuesday, November 1, 2016, at 6:00 p.m., at the County Office Building, Lane Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Tim Keller, Chair; Jennie More, Daphne Spain, Pam Riley, and Bruce Dotson. Absent were Karen Firehock, Vice Chair; Mac Lafferty and Bill Palmer, UVA representative.

Other officials present were Andrew Gast-Bray, Assistant Director of CDD/Director of Planning; Sharon Taylor, Clerk to Planning Commission and John Blair, Deputy County Attorney.

Call to Order and Establish Quorum:

Mr. Keller, Chair called the meeting to order at 6:00 p.m. and established a quorum.

Other Matters Not Listed on the Agenda from the Public:

Mr. Keller invited comment from the public on other matters not listed on the agenda from the public.

Neal Williamson, Free Enterprise Forum, discussed the Community Development's development activity and staffing report attachment for tomorrow's Board of Supervisors meeting and suggested discussion of things not mandated, staff demands and costs of delays. He thanked the Commission for the opportunity to speak.

There being no further public comments, the meeting moved to the next item.

Committee Reports:

Mr. Keller suggested the Commission should hold the committee reports until we have the full body here.

The meeting moved to the next item.

Review of Board of Supervisors Meeting – October 5, 2016 and October 12, 2016.

Mr. Gast-Bray reviewed the actions taken on October 5, 2016 and October 12, 2016.

The meeting moved to the next agenda item.

Items Requesting Deferral.

ZTA-2016-00003 Farm winery, brewery, and distillery events – The Planning Commission will hold a public hearing to receive comments on its intent to recommend adoption of an

ordinance amending Secs. 18-3.1, Definitions, 18-5.1.25, Farm wineries, 18-5.1.57, Farm breweries, 18-5.1.59, Farm distilleries, 18-10.2.1, By right (Rural Areas district (RA)), 18-10.2.2, By special use permit (RA), 18-11.3.1, By right uses (Monticello Historic district (MHD)), 18-11.3.2, By special use permit (MHD), of Chapter 18, Zoning, of the Albemarle County Code. This ordinance would amend Sec. 18-3.1 by amending the definitions of farm wineries, farm breweries, and farm distilleries to require that such sites established on and after the effective date of the ordinance have at least the minimum agriculture production and use, along with beverage-related uses on-site in order to hold specified events and activities on-site; amend cross-references in the definitions of farm winery event, farm brewery event, and farm distillery event in Sec. 18-3.1, and in the use classifications in Sec. 18-10.2.1, 18-10.2.2, 18-11.3.1, and 18-11.3.2; amend Secs. 18-5.1.25, 18-5.1.57, and 18-5.1.59 as follows: (1) amend sub. (b) by moving farm winery, farm brewery, and farm distillery ("FWBD") events, weddings, wedding receptions, and "other uses" to sub. (c); (2) amend sub. (c) to allow by right FWBD events, weddings, wedding receptions, "other uses," and up to 4 education events related to agriculture or beverage making, if attendance at one time is 200 persons or less, and by special use permit if attendance at one time is more than 200 persons; establish method for calculating attendance; define "other uses"; and require notification to abutting owners and a point of contact if a zoning clearance is required; (3) amend sub. (d) to require a traffic management plan to be submitted with an application for a special use permit; (4) amend sub. (e) to prohibit outdoor amplified music between 10 p.m. Sunday thru Thursday nights and 7 a.m. the following mornings, and between 11 p.m. on Friday and Saturday nights thru 7 a.m. the following mornings; (5) amend sub. (f) to establish 125 foot setbacks for tents, off-street parking areas, and toilets, with a grandfathering provision and provision for special exceptions; and (6) delete sub. (h), which is addressed in amended sub. (c). A copy of the full text of the ordinance 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. (Mandy Burbage) ***STAFF REQUESTING DEFERRAL TO DECEMBER 6, 2016.***

Mr. Keller said the Commission has a request from staff to defer to the December 6 meeting. Mr. Keller opened the public hearing and invited public comment from anyone present to speak on the item. Hearing none, he closed the hearing and asked for a motion to accept the deferral.

Motion: Ms. Riley moved and Mr. Dotson seconded to defer ZTA-2016-00003 Farm winery, brewery, and distillery events to December 6, 2016.

The motion was approved by a vote of 5:0:2 (Firehock, Lafferty absent).

Mr. Keller noted that the request was deferred to December 6, 2016.

The meeting moved to the next item.

ZMA-2016-00015 Oakleigh (Sign #83)
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL: 45000000026A0
LOCATION: Located on the south side of Rio Road West across from its intersection with Woodburn Road PROPOSAL: Request to amend previously approved Proffers, Code of

Development and application Plan to permit the construction of an assisted living facility on the rear half of the site.
PETITION: Rezone 8.80 acres from Neighborhood Model district for which allows residential uses mixed with commercial, service and industrial uses at a density of 3-34 units per acre to Neighborhood Model district which allows residential uses mixed with commercial, service and industrial uses at a density of 3-34 units per acre.
OVERLAYS: Entrance Corridor (EC), Steep Slopes (Managed) and Airport Impact Area (AIA)
PROFFERS: Yes
COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 1 of the Places29 Master Plan. (JT Newberry)
DUE TO ADVERTISING ERROR THIS ITEM WILL NEED TO BE DEFERRED TO THE DECEMBER 6, 2016 PLANNING COMMISSION MEETING.

Mr. Keller said due to an advertising error this item will need to be deferred. He opened the public hearing and invited public comment from anyone present to speak on the item. Hearing none, Mr. Keller closed the public hearing and asked for a motion to accept the deferral.

Motion: Mr. Dotson moved and Ms. Spain seconded that the Planning Commission defer and reconsider ZMA-2016-00015 Oakleigh to December 6, 2016.

The motion was approved by a vote of 5:0:2 (Firehock, Lafferty absent).

Mr. Keller noted the request was deferred to December 6, 2016.

The meeting moved to the next item.

Other Public Comments.

Mr. Keller invited other public comments. There being none, the meeting moved to new business.

Old Business

Mr. Keller invited old business. There being no old business, the meeting moved to new business.

New Business

Mr. Keller invited old business.

Mr. Gast-Bray gave a brief review of the November/December meeting schedule.

- ***THERE ARE NO PLANNING COMMISSION MEETING ON TUESDAY, NOVEMBER 8, NOVEMBER 15 AND NOVEMBER 29 2016.***
- ***THE NEXT PLANNING COMMMISSION MEETING WILL BE HELD ON TUESDAY, NOVEMBER 22, 2016.***

Mr. Keller congratulated John Blair for being featured as the spotlighted employee.

There being no further new business, the meeting moved to adjournment.

Adjournment

With no further items, the meeting adjourned at 6:11 p.m. to the Tuesday, November 22, 2016 meeting at 6:00 p.m. at the County Office Building, Second Floor, Room 241, 401 McIntire Road, Charlottesville, Virginia.

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Andrew Gast-Bray, Secretary

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

Approved by Planning Commission
Date: 1-17-2017
Initials: SCT