Joint Meeting of the Albemarle County Planning Commission and Albemarle County Board of Supervisors
December 21, 2016

The Albemarle County Planning Commission and Albemarle County Board of Supervisors held a public joint public hearing on Wednesday, December 21, 2016, at 6:00 p.m., at the County Office Building, Lane Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Call to Order and Establish Quorum:

Ms. Liz Palmer, Chair of Board of Supervisors, called the Board of Supervisors to order at 6:00 p.m.

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

Ms. Palmer said before getting started we are here for one item only and will go directly into our meeting materials for this joint hearing and that is the ZTA for the Barnes Lumber Proffer Amendment that Bill Fritz, Chief of Special Projects, is going to present.

An adjourned meeting of the Board of Supervisors of Albemarle County, Virginia, was held on December 21, 2016, at 6:00 p.m., Lane Auditorium, County Office Building, McIntire Road, Charlottesville, Virginia, to hold a joint public hearing with the Albemarle County Planning Commissions The meeting was adjourned from December 14, 2016.

PRESENT: Mr. Norman Dill, Ms. Ann H. Mallek, Ms. Diantha H. McKeel, Ms. Liz A. Palmer and Mr. Rick Randolph.

ABSENT: Mr. Brad L. Sheffield.

OFFICERS PRESENT: County Executive, Thomas C. Foley, County Attorney, Greg Kamptner, Clerk, Claudette Borgersen, and Senior Deputy Clerk, Travis O. Morris.

Agenda Item No. 1. Call to Order. The Board meeting was called to order at 6:00 p.m., by the Chair, Ms. Palmer.

The Planning Commission was called to order at 6:00 p.m., by the Chair, Mr. Keller.

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Planning Commission Members Present: Mr. Bruce Dotson, Ms. Karen Firehock, Mr. Tim Keller and Ms. Jennie More.

Absent: Mr. Mac Lafferty, Mr. Bill Palmer, Ms. Pam Riley and Ms. Daphne Spain.

Staff: Deputy County Attorney, John Blair, and Clerk to Planning Commission, Sharon Taylor.

Agenda Item No. 2. **PUBLIC HEARING: PROJECT: ZMA 201600020 Barnes Lumber Proffer Amendment.**
MAGISTERIAL DISTRICT: White Hall Magisterial District
TAX MAP/PARCELS: 056A2010007100, 056A20100071B0,
LOCATION: 5707 Three Notch'd Road, 5755 The Square, and property adjacent and south of CSX Railroad (approximately 1,000 east from the intersection of Crozet Ave. and the railroad track).
PROPOSAL: Amend previously approved proffers (ZMA 199500022) on approximately 18.7 acres to add laboratories/research and development/experimental testing, independent offices within existing structures, industrial offices and temporary construction uses to the list of permitted uses. The property is zoned HI, Heavy Industry– industrial and commercial uses (no residential use)
OVERLAYS: Entrance Corridor (EC), Steep Slopes
PROFFERS: Yes
COMPREHENSIVE PLAN LAND USE/DENSITY: Mixed Office/Research & Development/Flex and Commercial which allows a mix of employment, retail, service uses with light industrial and residential uses (up to 36 du/acre) as secondary uses and Downtown which allows commercial, employment, office, institutional, office, research and development, and residential uses (up to 36 du/ac) in the Crozet Community.
(Advertised in the Daily Progress on December 5 and December 12, 2016.)

The staff report presented to the Board and Commission states that the property is located just east of downtown Crozet. The site is the location of 5707 Three Notch'd Road, 5755 The Square. The property is located adjacent and south of Route 240 and the railroad tracks. This property is the former Barnes Lumber yard. Some of the building remain and some have been removed. The slab foundations for the removed buildings remain. The property has a partially abandoned, industrialized character. Downtown Crozet ("The Square") is located to the west. Residential development is located to the south and east.

This proposal is to amend the proffers to allow offices and laboratories/research and development/experimental testing. Other uses, temporary construction uses, are proposed to be added to clarify that construction of offices and buildings may occur.

The property has been used as a lumber yard since the early 1900s.

ZMA-1995000222 was approved on April 3, 1996 and it is these proffers that are proposed to the amended. This rezoning changed the zoning from C1, Commercial to HI, Heavy Industry.

Several boundary line amendment subdivision plats have been approved resulting in the current parcel configuration.

A rezoning request, ZMA201000018 Crozet Square and SP201400001 Barnes Lumber Redevelopment have been under review. That proposal is to amend this property, and other properties, to DCD, Downtown Crozet District and allow residential uses without commercial on the first floor. The rezoning currently under review does not impact ZMA201000018 Crozet Square and SP201400001 Barnes Lumber Redevelopment and those requests will be presented at public hearings at a future date.

Land Use Plan – The land use designation son this property are Mixed Office/Research & Development/Flex and Commercial and Downtown.

> **Mixed Office/Research & Development (R&D)/Flex and Commercial** – This designation, which is a subcategory of Downtown, represents a mixture of employment, retail, and service uses. Retail and service uses that would occur in Downtown are expected in this category of use as well as office, research and development (R&D), and flex uses. Examples of office/R&D uses include research and development of computer software, information systems, communication systems, geographic information systems, and multi-media and video technology. Development, construction, and testing of prototypes may be associated with this use. Such a business does not involve the mass manufacture, fabrication, processing, or sale of products.
>
> Flex describes businesses that may include several uses such as a manufacturing facility with warehouse space for components and completed products, a showroom for sale of the products, and office space where administrative duties for the business take place.
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> Light industrial uses are secondary. They are expected to have limited impacts on surrounding uses (e.g., noise, vibrations, odors), although a use may have a greater traffic impact due to the number of employees. Residential uses are also secondary uses, up to 36 units per acre in the form of upper story apartments. Open space and institutional uses constitute additional secondary uses.
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> **Downtown** – This designation is applied to the most intensely developed area in Crozet. It is a mixed use area, which promotes commercial, employment, and office uses and allows up to 36 residential units per acre in the form of multifamily/mixed use buildings. Institutional uses, such as libraries and County offices, as well as limited amounts of office, research, and development (R&D) uses are present in this area.

Open Space Plan/Green Infrastructure Map: The only portion of this site shown as greenspace is the area adjacent to the stream in the southeast corner of the property. This area is protected by a stream buffer and this rezoning has no impact on the buffer of the protection it offers. This rezoning is consistent with the greenspace designation in the Comprehensive plan.

Relationship between the application and the purpose and intent of the requested zoning district: The following section is an excerpt from the Zoning Ordinance.

The intent of the heavy industry (HI) district is to permit industrial and supporting uses having the potential, if unregulated, to cause public nuisances and therefore requiring enhanced performance standards and review for their impacts on surrounding lands and the environment.

Structures within the heavy industry (HI) district are encouraged to be constructed to the standards required for industrial structures, regardless of their intended use.

This rezoning adds uses previously excluded from the property. By expanding the list of permitted uses this property is able to be used for more HI uses. Staff believes that the proposal meets the intent of the HI district.

Public need and justification for the change: This rezoning adds laboratories/research and development/experimental testing, independent offices within existing structures, industrial offices to the list of permitted uses. The uses added may support targeted industries which is a goal of the Comprehensive Plan and the County's Economic Development goals.

Impact on Environmental, Cultural, and Historic Resources: This site has previously been developed. Utilizing existing sites for redevelopment alleviates the need to develop new properties and therefore has a reduced impact on the environment. The property is adjacent to a National Register of Historic Places and the Crozet Historic District. The use of this site as industrial has been a longstanding pattern of development. Further use of the property should have limited impact on these resources.

Anticipated impact on public facilities and services:

Streets - Due to the accelerated review schedule for this project no VDOT comments are available. However, verbal conversations with VDOT indicate that the proposed amendments are limited in nature and should not have an impact on streets.

Schools – No residential is proposed.

Fire and Rescue – The site will be covered by the Crozet Fire/Rescue Station. Issues of hydrant availability can be addressed during the ministerial review of development applications.

Utilities – This project is in the water and sewer service jurisdictional area. However, the following concerns are provided by the Albemarle County Service Authority (ACSA):

- There are concerns regarding the provision of sewer capacity. An FEB study will begin in Fiscal Year 2015. The applicant has been told that a Rivanna Water & Sewer Authority (RWSA) capacity certification will be required during the final site plan stage. In addition, The ACSA and RWSA are unable to provide waste water capacity certification for a 10 year build out of the project. Capacity cannot be reserved and is on a first come first serve basis at the time

of application for service and a pre-pay connection fee does not reserve capacity within the water or wastewater system.

Anticipated impact on nearby and surrounding properties: The addition of permitted uses to this property will have no impacts greater than could occur under the existing zoning. Staff opinion is that the proposed new uses are of lesser impact than those currently permitted on site.

Attachment B contains the proposed proffers. They maintain the limitations of the previous rezoning on the site, add the following new uses:
- Laboratories/Research and Development/Experimental Testing,
- Temporary construction headquarters (reference 5.1.18),
- Temporary construction storage yards (reference 5.1.18),
- Industrial offices,
- Independent offices; within structure existing or vested on or before April 3, 2014.

The proffers also provide for interconnectivity of the street system.

Staff has identified the following factors, which are favorable to this rezoning request: The rezoning would permit additional use of industrial land for targeted industries.

Staff has found the following factors unfavorable to this rezoning: No unfavorable factors have been identified.

Staff recommends that the Planning Commission recommend approval of ZMA201600020 Barnes Lumber Proffer Amendment and that the Board of Supervisors adopt the attached Ordinance approving ZMA201600020 Barnes Lumber Proffer Amendment (Attachment D).

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Mr. Bill Fritz, Chief of Special Projects, addressed the Board and Planning Commission. He noted that members have a copy of the staff report, so he will not review each item in it. He noted that the Crozet Citizen Advisory Committee has just adopted a resolution. He presented slides, with the first showing an aerial map of the parcel and surrounding area. He said the property is the former site of Barnes Lumberyard and is currently unused, with most of the buildings removed and some vacant building pads remaining. He stated that a rezoning application for Crozet Square has been submitted, which he highlighted on the map. Mr. Fritz said the applicant will continue to pursue a mixed DCD development at Crozet Square. He said the rezoning before the Board is to amend the existing proffers to allow an interim use of the property by research and development type businesses, with an ultimate vision of incorporating these types of businesses into the redevelopment of the property as part of the Crozet Square proposal.

Mr. Fritz stated the property is designated as downtown and mixed office, research and development, and commercial. He said uses in this area include employment, office uses and research and development, which the applicant is proposing, and he pointed out the future road connections through the property. Mr. Fritz stated the applicant is proposing to use the property for research and development offices, and the proffered uses fit the types

of uses envisioned in the plan. He noted the applicant has also made a proffer that accommodates the connections shown in the Comprehensive Plan.

Mr. Fritz presented a slide entitled "Proposed Additional Proffers," which are proposed in addition to the existing proffers: laboratories/research & development/experimental testing; temporary construction headquarters (reference 5.1.18); temporary construction storage yards (reference 5.1.18); industrial offices; independent offices, within the structure existing or vested on or before 4/3/2014; reservation of right-of-way. The owner shall reserve for dedication upon demand of Albemarle County the right-of-way and easements necessary to construct the extension of Library Avenue (Route 867) to Hill Top Street (Route 1041) at Tax Map Parcel 056A2-04-00-000A3. The owner shall reserve for dedication upon demand of Albemarle County the right-of-way and easements necessary to construct the extension from The Square (Route 1217) to the extension of Library Avenue mentioned in the previous sentence.

Mr. Fritz stated that the proffers in the 1990s were to allow expansion of the lumber yard and largely limited activities to those associated with wood processing, which is not going to happen on the property now. He said the proposed proffers add less intensive uses, including office and research uses, as well as address road connection issues of the Comprehensive Plan. He said that since the site has been so developed in the past they do not see a need for a concept plan or proffered plan, and provisions of the HI district could take care of this. He said construction impacts would be addressed by the review of building permits or site plans, if necessary. Mr. Fritz concluded his presentation and invited questions.

Mr. Dotson said Mr. Fritz had indicated the Crozet Square Plan would integrate with this proposal and asked that he elaborate. Mr. Fritz responded that it will replace this proposal and the rezoning allows for an interim, stop-gap use of the property and will not have an impact on future discussions of Crozet Square, and they will have to figure out how to accommodate any users on the property into that development.

Mr. Dotson asked Mr. Fritz to clarify what they are acting on tonight and what area would be part of the Crozet Square rezoning action. Mr. Fritz explained the action tonight affects the blue area noted on the parcel map, and the Crozet Square property includes those two parcels plus the yellow highlighted parcel, which is Parcel 25.

Ms. Palmer opened the joint public hearing and invited the applicant to make a presentation.

Mr. Frank Stoner of Milestone Partners addressed the Board and Commission, stating that he will speak on behalf of Crozet New Town Associates, the property owner. He noted that they also own the CSX property. He said he is joined by Mr. Greg Scharer, Chief Operating Officer for Perrone Robotics, one of the businesses. He expressed his deep gratitude to the Board for considering their request which he hopes will move forward tonight.

Mr. Amil Groth, resident of Indigo Road, addressed the Board. He asked if the residents of Hill Top will be affected, and asked why they did not recite the Pledge of Allegiance at the start of tonight's meeting. Ms. Palmer responded that they will address his question about

Hill Top and that they usually recite the Pledge of Allegiance at regular meetings, but do not recite the pledge or have a moment of silence at special joint meetings.

Mr. Morgan Butler of the Southern Environmental Law Center addressed the Board and expressed their support for the proposed proffer changes. He stated that the HI zoning is not consistent with the Comprehensive Plan designation for the site; however, the additional requested uses to be added by the proffers will make the proposal more consistent with the Comprehensive Plan, which is a plus. Mr. Butler said the SELC appreciates that the applicants are respecting the designated open space and green space areas as designated in the plan, as well as the stream buffer. He stated that the proposal would facilitate expansion of a home grown, high-tech business within the development area, which is in keeping with economic development efforts and what is called for in the Comprehensive Plan.

Mr. Stoner addressed Mr. Groth's question, stating that the development will not affect anyone on Hill Top and that Perrone Robotics will occupy an existing building. He said they will add a temporary, modular office to use until Phase 1 rezoning for Crozet Square is complete and they have the opportunity to build the infrastructure.

Ms. Palmer closed the public hearing.

Mr. Dotson asked Mr. Fritz to point out on the slide which buildings would be occupied. Mr. Fritz referenced the map of the site and pointed out the buildings that would be occupied, as well as the stream buffer and the 100-foot setback. He noted that the property is the southern parcel and goes to the border of Hill Top.

Ms. More **moved** that the Planning Commission approve ZMA 2016-00020 Barnes Lumber Proffer Amendment with submitted proffers. Mr. Dotson **seconded** the motion.

Roll was called and the motion carried by the following recorded vote:

AYES: Mr. Dotson, Ms. Firehock, Mr. Keller and Ms. More.
NAYS: None.
ABSENT: Mr. Lafferty, Mr. Palmer, Ms. Riley and Ms. Spain.

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Ms. Mallek commented that the only thing abbreviated here is the process, and stated that the community has been talking about this type of thing for years, with three community meetings held to discuss this project, which has community support. She said the fast-track process has worked the way it was designed to four years ago, and this is a step in the right direction.

Ms. Mallek **moved** that the Board adopt the proposed Ordinance to approve ZMA 2016-00020 Barnes Lumber Proffer Amendment. Mr. Dill **seconded** the motion.

Roll was called and the motion passed by the following recorded vote:

AYES: Mr. Dill, Ms. Mallek, Ms. McKeel, Ms. Palmer and Mr. Randolph.
NAYS: None.
ABSENT: Mr. Sheffield.

(Note: The ordinance is set out in full below.)

ORDINANCE NO. 16-A(11)
ZMA 2016-00020 BARNES LUMBER PROFFER AMENDMENT

AN ORDINANCE TO AMEND THE PROFFERS APPROVED WITH ZMA 1995-00022 FOR TAX MAP AND PARCEL NUMBERS 056A2-01-00-07100 AND 056A2-01-00-071B0

WHEREAS, the application to amend proffers that were approved with ZMA 1995-00022 for Tax Map Parcel Numbers 056A2-01-00-07100 and 056A2-01-00-071B0 is identified as ZMA 2016-00022 Barnes Lumber Proffer Amendment ("ZMA 2016-20"); and

WHEREAS, staff recommends approval of ZMA 2016-20; and

WHEREAS, the Planning Commission and the Board of Supervisors held a duly noticed joint public hearing on ZMA 2016-20 on December 21, 2016.

BE IT ORDAINED by the Board of Supervisors of the County of Albemarle, Virginia, that upon consideration of the staff report prepared for ZMA 2016-20 and its attachments, including the proffers dated December 14, 2016, the information presented at the joint public hearing, the material and relevant factors in Virginia Code § 15.2-2284, and for the purposes of public necessity, convenience, general welfare and good zoning practices, the Board hereby approves ZMA 2016-20 with the proffers dated December 14, 2016.

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Original Proffers _____
Amendment ___X___

PROFFER STATEMENT

ZMA No. **201600020 Barnes Lumber Proffer Amendment**

Tax Map and Parcel Number(s): **056A2010007100 and 056A20100071B0**

Owner(s) of Record: **Crozet New Town Associates**

Date of Proffer Signature: **December 14, 2016**

18.7 acres to be rezoned from **HI, Heavy Industry** to **HI, Heavy Industry**

Crozet New Town Associates is the owner (the "Owner") of Tax Map and Parcel Number **056A2010007100 and 056A20100071B0** (the "Property") which is the subject of rezoning application ZMA No. **201600020**, a project known as **"Barnes Lumber Proffer Amendment"** (the "Project").

Pursuant to Section 33.3 of the Albemarle County Zoning Ordinance, the Owner hereby voluntarily proffers the conditions listed below which shall be applied to the Property if it is rezoned to the zoning district identified above. These conditions are proffered as a part of the requested rezoning and the Owner acknowledges that the conditions are reasonable.

1. Use of the property shall be limited to the following uses contained in County Code § 18-26.2(a) as that section is in effect on December 21, 2016, a copy of which is attached hereto and incorporated herein as Attachment A:
   a. Sawmills, temporary or permanent; planing mills; wood yards (reference 5.1.15)
   b. Wood preserving operations, which is a use permitted under the Manufacturing/Processing/Assembly/Fabrication/Recycling Classification
   c. Fire, ambulance and rescue squad stations (reference 5.1.09),
   d. Manufacture of building components, which is a use permitted under the Manufacturing/Processing/Assembly/Fabrication/Recycling Classification
   e. Warehousing,
   f. Water, sewer, energy, communications distribution facilities (reference 5.1.12),
   g. Public uses (reference 5.1.12),
   h. Laboratories/Research and Development/Experimental Testing,
   i. Temporary construction headquarters (reference 5.1.18),
   j. Temporary construction storage yards (reference 5.1.18),
   k. Industrial offices,
   l. Independent offices; within structure existing or vested on or before April 3, 2014.

2. The wood-preserving activity shall not include chemical treatment of "softwoods" as defined by the National Hardwood Lumber Association.

3. Reservation of Right-of-way. The Owner shall reserve for dedication upon demand of Albemarle County the Right-of-way and easements necessary to construct the extension of Library Avenue (Route 867) to Hill Top Street (Route 1041) at Tax Map Parcel 056A2-04-00-000A3. The Owner shall reserve for dedication upon demand of Albemarle County the Right-of-way and easements necessary to

construct the extension from The Square (Route 1217) to the extension of Library Avenue mentioned in the previous sentence.

OWNER

By: **Frank R. Stoner, IV**
Title: **Managing Member**
Crozet New Town Associates, LLC

CHAPTER 18

ZONING

SECTION 26

INDUSTRIAL DISTRICTS - GENERALLY

Sections:

26.1	INTENT, WHERE PERMITTED
26.2	PERMITTED PRIMARY AND ACCESSORY USES AND STRUCTURES; PROHIBITED USES AND STRUCTURES
26.3	INDEPENDENT OFFICE AND GENERAL COMMERCIAL USES; ADDITIONAL FACTORS WHEN CONSIDERING SPECIAL USE PERMITS
26.4	STRUCTURE HEIGHT
26.5	MINIMUM YARDS
26.6	SITE DEVELOPMENT AND USE

26.1 INTENT, WHERE PERMITTED

Industrial districts are intended to be for the purpose of providing places of employment and strengthening the local economic base in furtherance of the economic development policy of the comprehensive plan. To this end, the following shall be encouraged: (i) the establishment and continuation of industrial uses and their supporting uses in the locations and at the levels of intensity designated for those uses in the comprehensive plan; (ii) the establishment of new industrial uses that are appropriate for the character of the industrial districts; and (iii) the enlargement and expansion of existing industrial uses.

Industrial districts are intended to be established in areas having all of the following characteristics: (i) the area is served by public water and sewer facilities; (ii) the area is served by major highway, rail or air service, or secondary roads improved to standards approved by the county; and (iii) the area is clearly demonstrated to be suitable for the intended uses, considering the physical characteristics of the land and the intended uses and their relationship to surrounding development.

(§ 26.1, 12-10-80; Ord. 13-18(1), 4-3-13)

26.2 PERMITTED PRIMARY AND ACCESSORY USES AND STRUCTURES; PROHIBITED USES AND STRUCTURES

(Formerly Application, Repealed 4-3-13)

Uses and structures within the industrial districts are permitted as follows:

a. *Primary uses and structures.* Primary uses and structures within the industrial districts are permitted by right, by special use permit, and by special exception as provided in the following table, subject to the applicable requirements of this chapter:

Use	LI	HI	PD-IP Cat. 1	PD-IP Cat. 2
Manufacturing/Processing/Assembly/Fabrication/Recycling*	BR	BR	BR	BR
Asphalt mixing plants.	N	SP	N	SP
Brick manufacturing, distribution.	SP	BR	SP	BR

Use	LI	HI	PD-IP Cat. 1	PD-IP Cat. 2
Cement, lime gypsum manufacture or processing.	N	SP	N	SP
Chemical, plastics manufacture or processing.	SP	SP	SP	SP
Dry cleaning plants (reference 5.1.49).	SP	BR	SP	BR
Foundries (reference 5.1.50).	N	SP	N	SP
Inorganic fertilizer manufacture or processing.	N	SP	N	SP
Materials recovery facilities, privately owned and operated.	SP	BR	SP	BR
Organic fertilizer manufacture or processing.	SP	BR	SP	BR
Petroleum, gasoline, natural gas and manufactured gas bulk storage (reference 5.1.20).	SP	BR	SP	BR
Petroleum refining, including by-products (reference 5.1.20).	N	SP	N	SP
Pulp or paper manufacture or processing.	N	SP	N	SP
Recycling processing center.	SP	BR	SP	BR
Rendering plants (reference 5.1.53).	SP	BR	SP	BR
Sawmills, temporary or permanent; planing mills; wood yards (reference 5.1.15).	SP	BR	SP	BR
Storage/Warehousing/Distribution/Transportation*	BR	BR	BR	BR
Airports.	SP	SP	SP	SP
Heavy equipment and heavy vehicle parking and storage yards.	SP	BR	SP	BR
Heliports (reference 5.1.01).	SP	SP	SP	SP
Helistops (reference 5.1.01).	SP	SP	SP	SP
Junk yards (reference 5.1.10).	N	SP	N	SP
Warehouse facilities where there may be the storage of gasoline, kerosene or other volatile materials, dynamite blasting caps and other explosives, pesticides and poisons, and other materials which may be hazardous to life in the event of accident.	SP	BR	SP	BR
Wholesale businesses where there may be the storage of gasoline, kerosene or other volatile materials, dynamite blasting caps and other explosives, pesticides and poisons, and other materials which may be hazardous to life in the event of accident.	SP	BR	SP	BR
Laboratories/Research and Development/Experimental Testing	BR	BR	BR	BR
Offices**				
Independent offices; within structure existing or vested on or before April 3, 2014.	BR	BR	BR	BR

Use	LI	HI	PD-IP Cat. 1	PD-IP Cat. 2
Independent offices; within structure not established or not vested until after April 3, 2014.	SP	SP	SP	SP
Independent offices; within expanded portion of structure where expansion not established or not vested until after April 3, 2014.	SP	SP	SP	SP
Industrial offices.	BR	BR	BR	BR
Public Uses, Utilities and Services, and Telecommunications Uses**				
Energy and communications transmission facilities (reference 5.1.12).	SP	SP	SP	SP
Fire, ambulance and rescue squad stations (reference 5.1.09).	BR	BR	BR	BR
Personal wireless service facilities, Tier I (reference 5.1.40).	BR	BR	BR	BR
Personal wireless service facilities, Tier II (reference 5.1.40).	BR	BR	BR	BR
Personal wireless service facilities, Tier III (reference 5.1.40).	SP	SP	SP	SP
Public uses (reference 5.1.12).	BR	BR	BR	BR
Stormwater management facilities shown on an approved final site plan or subdivision plat.	BR	BR	BR	BR
Water, sewer, energy, communications distribution facilities (reference 5.1.12).	BR	BR	BR	BR
Temporary Uses**				
Temporary construction headquarters (reference 5.1.18).	BR	BR	BR	BR
Temporary construction storage yards (reference 5.1.18).	BR	BR	BR	BR
Temporary events sponsored by local nonprofit organizations (reference 5.1.27).	SP	SP	SP	SP
Temporary nonresidential mobile homes (reference 5.8).	BR	BR	BR	BR
Commercial Uses**				
Uses permitted by right or by special use permit in the Commercial (C-1), Commercial Office (CO) and Highway Commercial (HC) districts (collectively, "general commercial uses" as used in section 26.3) not otherwise expressly authorized by this section either by right or by special use permit; within structure existing or vested on April 3, 2013.	SP	SP	SP	SP
Farmers' markets conducted in a permanent structure established after May 5, 2010 (reference 5.1.47).	SP	SP	SP	SP
Farmers' markets conducted outdoors or within a temporary or a permanent structure existing on May 5, 2010 (reference 5.1.47).	BR	BR	BR	BR
Hotels, motels, inns.	SP	SP	SP	SP
Outdoor storage, display and/or sales serving or associated with a permitted use, other than a residential, agricultural or forestal use, any portion of which would be visible from a street within the entrance corridor overlay district to which it is contiguous or from any other street within the entrance corridor	SP	SP	SP	SP

Use	LI	HI	PD-IP Cat. 1	PD-IP Cat. 2
overlay district which is located within five hundred (500) feet; provided that review shall be limited to determining whether the outdoor storage, display and/or sales is consistent with the applicable design guidelines.				
Subordinate retail sales for any use permitted by right; use does not exceed 25% of the gross floor area of the primary industrial use.	BR	BR	BR	BR
Subordinate retail sales for any use permitted by right; use exceeds 25% of the gross floor area of the primary industrial use.	SE	SE	SE	SE
Supporting commercial; use does not exceed 25% of the gross floor area of the freestanding building or multiple buildings on an industrial site.	BR	BR	BR	BR
Supporting commercial; use exceeds 25% of the gross floor area of the freestanding building or multiple buildings on an industrial site.	SE	SE	SE	SE
Parking**				
Parking structures, as part of an occupied structure (reference 4.12, 5.1.41).	BR	BR	BR	BR
Parking structures, stand alone (reference 4.12, 5.1.41).	SP	SP	SP	SP
Parking area, stand alone (reference 4.12, 5.1.41).	SP	SP	SP	SP
Uses Not Served By Public Water or Public Sewer**				
Uses permitted by right in the Light Industry (LI) or Heavy Industry (HI) districts, not served by public sewer, involving anticipated discharge of sewage other than domestic wastes.	SP	SP	SP	SP
Uses permitted by right in the Light Industry (LI) or Heavy Industry (HI) districts, not served by public water, involving water consumption exceeding four hundred (400) gallons per site acre per day.	SP	SP	SP	SP
Miscellaneous				
Dwellings and sleeping quarters, on-site (reference 5.1.21).	BR	BR	BR	BR
Fill areas (reference 5.1.28)	BR	BR	BR	BR
Waste areas (reference 5.1.28)	BR	BR	BR	BR

* Applies to all uses within this use classification, as defined, except for those uses expressly identified in unshaded text below that use classification.

**Heading is for organizational purposes only and is not a use classification.

BR: The use is permitted by right.
SP: The use is permitted by special use permit.
SE: The use is permitted by special exception.
N: The use is not permitted.

b. *Planned industrial parks and proffered industrial districts approved prior to April 3, 2013.* Within the following planned industrial parks and proffered industrial districts, the uses permitted by right, by special use permit, and by special exception shall be as follows:

1. *Uses in planned industrial parks.* The uses permitted by right and by special use permit in any planned development -industrial park (PD-IP) district approved prior to April 3, 2013, any industrial park approved as a planned development prior to December 10,1980,

18-26-4

Zoning Supplement #91, 6-3-15

Agenda Item No. 3. Adjourn.

At 6:16 p.m., Ms. Palmer adjourned the meeting of the Board of Supervisors until January 4, 2017.

Mr. Keller adjourned the meeting of the Planning Commission until January 17, 2016 at 6 p.m., Lane Auditorium.

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Andrew Gast-Bray, Secretary

(Submitted by Sharon C. Taylor, Clerk to Planning Commission & Planning Boards)

Approved by Planning Commission
Date: 7-11-2017
Initials: sct