FINAL ACTIONS Planning Commission Meeting of May 2, 2017	
May 7, 2017	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order.** • Meeting called to order at 6:00 p.m., by Chair, Mr. Keller. Members attending were Tim Keller, Chair; Karen Firehock, Vice-Chair; Daphne Spain, Mac Lafferty, Pam Riley and Bruce Dotson. Absent were Jennie More and Bill Palmer, University of Virginia Representative. • Also present were Elaine Echols, Sharon Taylor, Bill Fritz, Chip Boyles and John Blair.	
2. **Other Matters Not on the Agenda from the Public.** Neil Williamson, Free Enterprise Forum, noted concerns about the Crozet Survey Update placed on the final agenda and questioned how outside information would be used in the development of the comp plan.	
3. **a. ZMA-2016-00016 Woolen Mills** MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 078000000021B0 LOCATION: This property is located at the terminus of East Market Street and Broadway Street. It borders Moores Creek where it joins the Rivanna River. This is the location of the historic Woolen Mills factory. PROPOSAL: Request to rezone the property from LI, Light Industry to C1, Commercial. The intended uses of the existing buildings include residential development (See Special Use Permit), office space and restaurant space. Other by-right commercial uses would also be permitted. A new building intended for industrial use is also proposed. PETITION: ZMA201600016 Woolen Mills - Rezoning for 10.4 acres from LI, Light Industry with allows industrial and office uses to C1, Commercial which allows retail sales and service uses and residential by special use permit (15 units/acre).	Clerk: This matter will be forwarded to the Board of Supervisors to be heard on May 10, 2017. Staff: Action Letter – Recommend Approval as noted in the actions for ZMA-2016-16, ZMA-2016-21, SP-2016-27 and SP-2016-28.

OVERLAY DISTRICTS: Flood Hazard, Steep Slopes, Airport Impact Area, Entrance Corridor
PROFFERS: Yes
COMPREHENSIVE PLAN: Community Mixed Use - Community Mixed Use – residential (up to 34 units/acre), community scale retail, service and office uses, places of worship, schools, public and institutional uses. 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)
(Bill Fritz)

AND

b. <u>ZMA-2016-00021 Woolen Mills</u>
PROPOSAL: Rezoning 1.54 acres of Steep Slopes Overlay District, Preserved Slopes to Steep Slopes Overlay District, Managed Slopes. The Steep Slopes Overlay District is an Overlay District to protect steep slopes. (Bill Fritz)

AND

c. <u>SP-2016-00027 Woolen Mills</u>
PROPOSAL: Special use permit in the C1, Commercial to allow residential development. R-15 Residential under Section 22.2.2(6) of the Zoning Ordinance. Residential use will consist of 94 multi-family units on 10.4 acres for a total density of 9 units per acre. (Bill Fritz)

AND

d. <u>SP-20160-0028 Woolen Mills</u>
PROPOSAL: Special use permit under Section 30.3.11 of the Zoning Ordinance to allow engineered structures, including, but not limited to, retaining walls and revetments made of non-natural materials such as concrete which are constructed along channels or watercourses for the purpose of water conveyance or flood control. The Flood Hazard is an overlay to provide safety and protection from flooding. (Bill Fritz)

RECOMMEND APPROVAL, by a vote of 6:0 (More absent), of **ZMA-2016-16 Woolen Mills** with the acceptance of the proffers offered by the applicant. **RECOMMEND APPROVAL,** by a vote of 6:0 (More absent), of **ZMA-2016-21 Woolen Mills.** **RECOMMEND APPROVAL,** by a vote of 6:0 (More absent), of **SP-2016-27 Woolen Mills** with the conditions outlined in the staff report and shown in Attachment 1. **RECOMMEND APPROVAL,** by a vote of 6:0 (More absent), of **SP-2016-28 Woolen Mills** with the conditions outlined in the staff report and shown in Attachment 1.	
4. **Presentations.** **a. Hydraulic Planning Process Update** (Chip Boyles) Presentation given regarding an update of the Hydraulic Planning Process, the small area plan and the upcoming schedule. (See Route29Solutions website for Advisory Council presentations and comments as well as the live stream.) The Commission discussed and provided comments. No formal action was taken.	Staff: Regular updates and follow up to be provided as planning process continues at Hydraulic and 29 and the surrounding area.
The Planning Commission took a break at 6:41 and the meeting reconvened at 6:44 p.m.	
b. County Green Maps Staff from the Green Infrastructure Center (GIC) Inc. will present results of a project to map the county's largest intact habitats at the landscape scale – known as habitat cores. Albemarle County was awarded technical assistance for creating habitat maps from the Virginia Department of Forestry through a USDA Forest Service grant. The assistance included technical support from the GIC. Albemarle	Staff: Request county staff to utilize and reference these maps (tools) in certain kind of project analysis in the future and work on how to keep the maps updated in the future.

	County matched the grant with in-kind support (volunteer hours). (Karen Firehock) Andrew Walker and Karen Firehock provided a project overview of the results in the creation of habitat maps in the county. Discussion held about what is green infrastructure at the landscape scale and some of the benefits of doing this work in looking at some of the maps and data products that were produced as part of this as well as applications. Dan Mahon discussed the benefits of the overlay maps for the greenways trails. Comments given by the Commission and public. No formal action taken.	
5.	**Committee Reports** The following committee report was given: **Commissioner Spain** reported: • The Pantops CAC met last week and Ms. Echols helped set the priorities for the projects identified for the NIFI projects with bus stop improvements first, sidewalk improvements and green way work in general around the river. **Commissioner Dodson** reported: • The Places29 CAC met for the prioritizing and bus stops was tied for first and the land area opposite KTEC ranging from a wild life meadow owned and maintained by VDOT, making into park with benches and an improved bus stop and making it partly a parking area for people to use the Warner Trail. **Commissioner Lafferty** reported: • CTAC Meeting to be held tomorrow night.	
6.	**Old Business.** • None.	**Next Steps**: • None.
10.	**New Business.** **Crozet Survey Update** (Jennie More) Mr. Keller read Jennie More's statement to give a brief overview of a survey that will be given to the Crozet Community and surrounding area with follow-up comments by Ms. Echols. (See written minutes for details.) **PC member availability on Oct. 26, 2017**	**Next Steps**: • Mr. Keller to follow-up with Ms. More and Mr. Palmer to confirm the October 25 joint meeting with the School Board date.

	<u>for Joint Meeting with School Board at 5:00 p.m.</u> The Commission generally agreed to the Oct. 26 date and Mr. Keller to confirm date. Elaine Echols briefly discussed short-term transient tourist lodging that was being discussed at the Board meeting tomorrow. <u>Tim Keller announced</u>: • No meeting on May 9, 2017 and May 16, 2017. • Next Planning Commission Meeting on Tuesday, May 23, 2017.	
11.	Adjourn to May 23, 2017 Planning Commission meeting at 6:00 p.m., Auditorium, COB McIntire. • The meeting adjourned at 8:19 p.m.	

/sct

Attachment 1 – ZMA-2016-00016, ZMA-2016-21, SP-2016-28, & SP-2016-27 Woolen Mills – Planning Commission Recommendation

ATTACHMENT 1

ZMA-2016-00016, ZMA-2016-00021, SP-2016-00027 & SP-2016-000028 Woolen Mills –
Planning Commission Recommendations

ZMA-2016-00016 Woolen Mills
RECOMMEND APPROVAL, by a vote of 7:0, of **ZMA-2016-19 Woolen Mills** with the acceptance of the proffers offered by the applicant.

ZMA-2016-00021 Woolen Mills
RECOMMEND APPROVAL, by a vote of 7:0, of **ZMA-2016-21 Woolen Mills** to change preserved slopes to managed slopes with the acceptance of the proffers offered by the applicant.

SP-2016-00027 Woolen Mills RESIDENTIAL DEVELOPMENT IN THE C-1 DISTRICT:

RECOMMEND APPROVAL, by a vote of 7:0, of **SP-2016-27 Woolen Mills** in the C1, Commercial to allow residential development.with the conditions outlined in the staff report, as follows:

1. A maximum of 94 residential units is permitted.

SP-2016-00028 Woolen Mills ACTIVITY IN THE FLOODPLAIN:
RECOMMEND APPROVAL, by a vote of 7:0, of **SP-2016-28 Woolen Mills** with the conditions outlined in the staff report, as follows:

1. Prior to final site plan approval or permitting of a land disturbance in the floodplain, the applicant shall obtain a Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA) and a Floodplain Development Permit from Albemarle County. In addition, the applicant shall copy the County Engineer on all correspondence with FEMA. Construction and installation of flood wall(s) shall be in compliance with approved plans and FEMA approved CLOMR and applicant shall obtain a FEMA approved LOMR upon completion of fill activities.