FINAL ACTIONS Planning Commission Meeting of July 11, 2017	
July 24, 2017	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order.** • Meeting called to order at 6:00 p.m., by Chair, Mr. Keller. Commissioners present were Spain, Riley, More, Dotson, Lafferty, Chair Keller, Vice-Chair Firehock and Palmer, UVA Rep. Absent was • Also present were Will Cockrell and Wood Hudson (CA – MPO), Francis MacCall, Bill Fritz, Sharon Taylor, Andrew Gast-Bray and John Blair.	
2. **Other Matters Not on the Agenda from the Public.** Max Somers, with Boy Scout Troop 27, said members of his troop were present to learn about how our county government functions.	
3. **Consent Agenda** • **Approval of Minutes:** December 21, 2016, January 18, 2017, March 21, 2017, April 11, 2017 and May 23, 2017. **APPROVED,** by a vote of 7:0.	Clerk: Finalize minutes as noted in actions.
4. **Presentation.** **a. Update of the 2045 Long Range Transportation Plan (LRTP)** (Will Cockrell) Presentation given by The Charlottesville-Albemarle MPO (CA-MPO) staff on the recently initiated update of the region's Long Range Transportation Plan (LRTP), for its 5-year update as a primer for upcoming involvement with the LRTP update. The Commission provided comments and suggestions and asked MPO staff to bring the direction setting/goals and objectives, the different scenarios, and the performance measures that would connect them before the Commission as a body for discussion and public comment. The Commission requested keeping in mind the benefit of a body discussing them as opposed to individuals responding. No formal action taken.	**Next Steps:** MPO staff will return to the Commission in the fall with early data analysis and finalized goals. If there are any questions or comments, please contact Will Cockrell at wcockrell@tjpdc.org or (434)422-4823.
5a. **Public Hearing Items.** **SP-2017-00012 Verizon Wireless**	Clerk: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined.

	"Carters Bridge" (Llandaft LC Property) Tier III PWSF MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 11200-00-00-00900 LOCATION: 4319 Scottsville Rd (Route 20) PROPOSED: Installation of a one hundred and six (106) foot tall steel monopole treetop tower with one (1) antenna array. Associated with the proposal is ground equipment which will be located within a 1,350 square feet fenced compound area and extension of an access road. PETITION: 10.2.2.48 Special Use Permit, which allows for Tier III personal wireless facilities in the RA Zoning District (reference Section 5.1.40) ZONING CATEGORY/GENERAL USAGE: RA, Rural Areas- agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); Entrance Corridor: Yes. Flood Hazard – Overlay to provide safety and protection from flooding COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots) (Francis MacCall) **RECOMMEND APPROVAL,** by a vote of 7:0, of SP-2017-00012 with the condition outlined in the staff report recommended by staff as shown in Attachment 1.	Staff: Action Letter – Recommend Approval as noted in the actions.
5b.	**ZTA-2017-00004 Farmer's Markets** The Planning Commission will hold a public hearing on July 11, 2017 to receive comments on its intent to recommend adoption of the following ordinance changes to the Albemarle County Code: amend Section 18-5.1.47 to establish sketch plan regulations for farmers' markets that address access, on-site parking, outdoor lighting, signage, and minimum yards; amend Sections 18-10.2.1 and 18-10.2.2 to establish farmers' markets as a by-right use in the Rural Areas zoning district; amend Sections 18-12.2.1 and 18-12.2.2 to establish farmers' markets as a by-right use in the Village Residential zoning district; and amend Section 18-35.1 to establish that fees for farmers' markets are matters considered by	Clerk: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined. Staff: Action Letter – Part I was recommended for approval and Part II was recommended for denial as noted in the actions.

	the zoning administrator or other officials rather than fees for a special use permit. A copy of the full text 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. (Bill Fritz) **RECOMMEND APPROVAL,** by a vote of 7:0, of ZTA-2017-00004 for the first part of the motion to amend Section 5.1.47 which replaces the requirement to submit a site plan with a requirement to submit a sketch plan requirement as shown in **Attachment 2**.. **RECOMMEND DENIAL**, by a vote of 7:0, of ZTA-2017-00004 of farmer's market becoming a by-right use unless there was a demonstrated need to revisit the issue.	
4.	Committee Reports The following committee report was given: <u>Daphne Spain</u>: Reported the Pantops CAC met with presentation by Kevin McDermott on the transportation plan; Dan Mahone on greenways and Zack Harmon, TJPDC on bike/ped plan regarding the integration of transportation and greenways and bike/ped. Note for record that September 30 scheduled to be the Rivanna River Festival in conjunction with Rivanna Resonance Meeting on September 29. <u>Jennie More</u>: Reported the Historic Preservation Committee met at the end of June with discussion on the UVA Golf Indoor Facility. She suggested an on-site meeting would be beneficial for the Commission. Reported the Crozet CAC met with presentation on the capacity of Crozet's drinking water by Rivanna Water & Sewer Authority and Albemarle County Service Authority. <u>Bill Palmer</u>:	**Next Steps:** Bill Palmer and staff asked to coordinate on-site meeting with UVA Foundation on the UVA Golf Indoor Facility on July 18th.

	Offered to get in touch with the UVA Foundation to set up a group on-site meeting before the July 25th PC meeting. Mac Lafferty: Reported MPO/Tech meeting cancelled, but the Hydraulic CAC will meet next week.	
	Review of Board of Supervisors Meeting and Schedule – July 5, 2017. Mr. Gast Bray reviewed the items discussed including stakeholder meeting programed for July 20th (provide feedback to panel representative) and residential transient lodging.	**Next Steps**: Request staff to notify Commission of dates for community meetings.
9.	**Old Business.** • July 27, 2017 second charrette on Rio 29. • The second public hearing for the Hydraulic VAP on August 16 (tentative) with the location to be determined. • Error on PC schedule – the second mention of September 5 is supposed to be September 12, 2017.	
10.	**New Business.** Discussion of Upcoming Meetings in July, 2017: • No meeting on July 18, 2017. (potential on-site meeting at UVA Golf Course) • Next Planning Commission Meeting on Tuesday, July 25, 2017.	
11.	Adjourn to July 25, 2017 Planning Commission meeting at 6:00 p.m., Auditorium, COB McIntire. • The meeting adjourned at 7:34 p.m.	

/sct

Attachment 1 – **SP-2017-00012 Verizon Wireless "Carters Bridge" (Llandaft LC Property) Tier III - PWSF –** Planning Commission Recommendation
Attachment 2 – **ZTA-2017-00004 Farmer's Markets –** Planning Commission Recommendation

ATTACHMENT 1

SP-2017-00012 Verizon Wireless "Carters Bridge" (Llandaft LC Property) Tier III - PWSF – Planning Commission Recommendation

CONDITIONS OF APPROVAL:

1. The development of the site and any modifications to the array shall be in general accord with the plan titled *"Verizon: CARTERS BRIDGE 4319 SCOTTSVILLE ROAD"* dated 6/27/17 (hereafter "Conceptual Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in general accord with the Conceptual Plan, development and use shall reflect the following major elements within the development essential to the design of the development, including but not limited to all concealment elements and techniques, as shown and described on the Conceptual Plan and mentioned below:

    a. Color *(monopole - dark brown) (antennas – dark brown) (remote radio heads – dark brown) (ground equipment – dark brown).*
    b. Location of ground equipment

    Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

ORDINANCE NO. 17-18( )

AN ORDINANCE TO AMEND CHAPTER 18, ZONING, ARTICLE II, BASIC REGULATIONS, ARTICLE III DISTRICT REGULATIONS, AND ARTICLE IV PROCEDURE OF THE CODE OF THE COUNTY OF ALBEMARLE, VIRGINIA

BE IT ORDAINED By the Board of Supervisors of the County of Albemarle, Virginia, that Chapter 18, Zoning, Article II, Basic Regulations, Article III District Regulations, and Article IV Procedure, are hereby amended and reordained as follows:

By Amending:

Sec. 5.1.47 Farm Stands and Farmers' Markets
Sec. 10.2.1 By Right
Sec. 10.2.2 By Special Use Permit
Sec. 12.2.1 By Right
Sec. 12.2.2 By Special Use Permit
Sec. 35.1 Fees

CHAPTER 18
ARTICLE II. BASIC REGULATIONS

5.1.47 FARM STANDS AND FARMERS' MARKETS

. . .

1. *Application*. Each application for a zoning clearance shall include a letter or other evidence from the Virginia Department of Transportation establishing that it has approved the entrance from the public street to the proposed use and~~:~~ a sketch plan, which shall be a schematic drawing of the site with notes in a form and of a scale approved by the zoning administrator depicting: (i) all structures that would be used for the use; (ii) how access, on-site parking, outdoor lighting, signage and minimum yards will be provided in compliance with this section and this chapter; and (iii) how potential adverse impacts to adjoining property will be mitigated.

2. If the zoning administrator requires information on the sketch plan or mitigation measures that the applicant objects to the applicant may appeal the requirement to the board of supervisors by submitting a written request for appeal to the clerk of the board of supervisors within ten (10) days after the date of the zoning administrator's request. In acting on an appeal, the board shall consider the recommendation of the zoning administrator and all other relevant evidence. The board may approve or deny the request. In approving a request on an appeal, the board may impose reasonable conditions deemed necessary to protect the public health, safety or welfare.

~~(a) *Farm stands*. For farm stands,~~

~~(b) *Farmers' markets*. For farmers' markets, a site plan showing only the details not excepted under section 32.3.5(a).~~