FINAL ACTIONS Planning Commission Meeting of October 10, 2017	
October 18, 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, Chair Keller, Vice-Chair Firehock and Palmer, UVA Rep. Absent was Lafferty. • Also present were Chris Perez, Rachel Falkenstein, Bill Fritz, David Hannah, David Benish, Sharon Taylor, Andrew Gast-Bray and John Blair.	
2. **Other Matters Not on the Agenda from the Public.** Mr. Keller welcomed the UVA students and Boy Scout Troop.	
3. **Consent Agenda** • **Approval of Minutes:** August 8, 2017. **APPROVED,** by a vote of 6:0. (Lafferty absent)	Clerk: Finalize minutes as noted in actions.
4a. **Public Hearing Items.** **SP-2017-00015 Stony Point Volunteer Fire Co – Tier III Personal Wireless Service Facility** MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL: 048000000018D0 LOCATION: 3827 Stony Point Road PROPOSED: Installation of a one hundred and thirty five (135) foot tall steel monopole with 4 antenna arrays. Two special exceptions are requested: the 1st to allow more than three arrays on the monopole, and the 2nd to allow mounting equipment a standoff distance greater than 12" from the monopole. Associated with the proposal is ground equipment located within a 2,500 square feet fenced compound area located on 8.02 acres. PETITION: Section 12.2.2 (16), which allows for Tier III personal wireless facilities in the Village Residential zoning district (reference Section 5.1.40).	Clerk: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined. Staff: Action Letter – Recommend Approval for SP and 2 special exceptions as noted in the actions.

	ZONING CATEGORY/GENERAL USAGE: VR - Village Residential: agriculture, compact residential (0.7 unit/acre); EC - Entrance Corridor: Overlay to protect properties of historic, architectural or cultural significance from visual impacts of development along routes of tourist access. Southwest Mountains Rural Historic District – Yes. PROFFERS: No 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) (Chris Perez) **RECOMMEND APPROVAL,** by a vote of 4:2 (Firehock, More No) (Lafferty absent), of the Special Exceptions to Section 5.1.40(b)(2)(a) and Section 5.1.40(b)(2)(c) for the reasons outlined in the staff report for SP-2017-15 as shown in Attachment 1. **RECOMMEND APPROVAL,** by a vote of 4:2 (Firehock, More No) (Lafferty absent), of SP-2017-00015 with the conditions outlined in the staff report recommended by staff as shown in Attachment 1.	
4b.	**SP-2017-00014 Charlottesville Music Institute LLC** MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 07700-00-00-040K0, 07700-00-00-040L0, 07700-00-00-040J0 LOCATION: 1740 Broadway Street PROPOSAL: Use of approximately 8,000 square feet of the existing building for a music school to serve up to 500 students per year for a period of up to 5 years. PETITION: Private schools under section 27.2 of the Zoning Ordinance. ZONING: LI Light Industrial – industrial, office, and limited commercial uses (no residential use) OVERLAYS: Managed Steep Slopes	Clerk: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined. Staff: Action Letter – Recommend Approval as noted in the actions.

	COMPREHENSIVE PLAN: Office/R&D/Flex/Light Industrial – professional office, commercial; research and development, design, development of prototypes, engineering; light manufacturing, fabrication, distribution if with a non-industrial use; 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. (Rachel Falkenstein) **RECOMMEND APPROVAL,** by a vote of 6:0 (Lafferty absent), of SP-2017-00014 with the conditions outlined in the staff report recommended by staff as shown in Attachment 2.	
5a.	**Informational.** **Stream Buffer Review** Presentation on the stream buffer review process that is currently underway by county staff. (David Hannah) **RECOMMEND,** by a vote of 6:0 (Lafferty absent), to the Board of Supervisors that the Planning Commission is willing to provide advice as well as consultation about any stream buffer regulations in support of the effort they have initiated.	Staff: Forward recommendation to the Board of Supervisors for their December 6, 2017 work session as noted in the action.
6	**Committee Reports** None	
7.	**Old Business.** • None	
8.	**New Business.** Mr. Gast-Bray announced: • An updated Planning Commission schedule was distributed. • Joint School Board meeting scheduled for January 25, 2018 at 5:00 p.m. and asked Commissioners to respond by email. Mr. Keller announced: • Joint Meeting with EDA/BOS/PC on October 17, 2017 at 4:00 p.m. Conference Room, 241. There will	

	be a regular Planning Commission Meeting following beginning at 6:15 p.m., in Lane Auditorium, COB McIntire.	
9.	Adjourn to Joint Meeting with EDA/BOS/PC on October 17, 2017 at 4:00 p.m. Conference Room, 241 with a regular Planning Commission Meeting following beginning at 6:15 p.m., in Lane Auditorium, COB McIntire. • The meeting adjourned at 8:31 p.m.	

/sct

Attachment 1 – SP-2017-00015 Stony Point Volunteer Fire Co., - Tier III Personal Wireless Service Facility – Planning Commission Recommendation
Attachment 2 – SP-2017-00014 Charlottesville Music Institute LLC – Planning Commission Recommendation

ATTACHMENT 1

SP-2017-00015 Stony Point Volunteer Fire Co., - Tier III Personal Wireless Service Facility – Planning Commission Recommendation

CONDITIONS OF APPROVAL:

1. The development of the site, and any modifications to the arrays, shall be in general accord with the plan titled *"Milestone Communications – Shentel at Stony Point Volunteer Fire Co."* prepared by John Caborgoudy, and dated 9/19/17 (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 technique, as shown and described on the Conceptual Plan and mentioned below:

    a. Height (135 feet tall)
    b. Monopole location
    c. The farthest point of the back of the antennas shall be no more than 18 inches from the monopole

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

2. Prior to the issuance of a building permit a VSMP permit will be required.

Zoning Ordinance Special Exceptions:

1. Section 5.1.40(b)(2)(a) *Number of Arrays.* - Modification to permit 4 arrays instead of the 3 arrays permitted by the ordinance.

2. Section 5.1.40(b)(2)(c) *Antenna Projection.* - Modification to permit the closest point of the back of the antenna to be more than 12 inches from the monopole. The request does not seek to permit the furthest point of the back of the antenna to be more than 18 inches from the monopole.

ATTACHMENT 2
SP-2017-00014 Charlottesville Music Institute LLC – Planning Commission Recommendation

CONDITIONS OF APPROVAL:

1. The use shall be limited to no more than twenty percent (20%) of the production area as shown on the Charlottesville Music Institute Concept Plan, dated 7/17/2017 (Attachment A). All parking for the facility shall be located in areas designated on the plan, referenced above.
2. The use shall commence on or before [date two years from Board approval] or the permit shall expire and be of no effect.
3. The Special Use Permit shall expire 5 years from the date that the zoning clearance for the use is approved. Upon written request received by the Director of Planning before the 5 year period expires, the Director may grant one extension of the permit for a period of up to 18 months to account for delays with siting or construction of the applicant's new facility.