FINAL ACTIONS Planning Commission Meeting of November 14, 2017	
November 15, 2017	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order.** • Meeting called to order at 6:00 p.m., by Chair Keller. Commissioner Keller, More, Riley, Dotson, Spain and Palmer (UVA Rep) were present. Absent was Commissioner Lafferty and Firehock. • Others present were Scott Clark, Rachel Falkenstein, Trevor Henry, Sharon Taylor, Andrew Gast-Bray and John Blair.	
2. **Other Matters Not on the Agenda from the Public.** • None.	
3. **Consent Agenda.** **SUB-2017-00176 Wintergreen Farm Phase 2B – Bonus Density Request** A request for a density increase of 10 percent for the construction of a 10-foot wide multi-use path along the west side of Sunset Avenue Extended. The property is zoned R-1. Section 13.4.2 allows for a density increase of up to 20 percent for the provision of road improvements not otherwise required by the ordinance, to be agreed upon by the Planning Commission and the applicant. (Rachel Falkenstein) **APPROVED,** by a vote of 5:0:2. (Lafferty, Firehock absent).	Staff: Action Letter – Approved request for density increase as noted in actions.
4a. **Public Hearing Items.** **AFD-2017-00001 Free Union Addition** Notice is hereby given that the Albemarle County Planning Commission will hold a public hearing to receive public comments regarding the addition of the following parcels to the Free Union Agricultural and Forestal District (Albemarle County Code § 3-213) on November 14, 2017, at 6 p.m., in the Auditorium of the Albemarle County Office Building, 401 McIntire Road, Charlottesville, Virginia. The parcels	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.

	proposed for addition (Tax map 16, parcels 3 and 3D) are approximately 25.35 acres in size and are located at 3506 Peavine Hollow Road. The Albemarle County Agricultural and Forestal Districts Advisory Committee has recommended approval of this addition. (Scott Clark) By a vote of 5:0:2 (Firehock, Lafferty absent), **RECOMMEND APPROVAL** of the addition to AFD-2017-1 Free Union Addition.	
4b.	**AFD-2017-00002 Hardware District Review** Periodic (10-year) review of the Hardware Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district includes the properties described as Tax map 72, parcel 51C; tax map 73, parcels 38, 39C7, 41A, 41B1, 41B2, 42, 42A, 43, 44; tax map 74, parcels 6H, 6N, 26, 28, 28B; tax map 75, parcels 4A, 5; tax map 86, parcels 14, 16, 16A, 16C, 16D, 16E, 16F, 16H, 27, 27A; tax map 87, parcels 10, 13A, 13E (part consisting of 89.186 acres), 16A; tax map 88, parcels 2A, 3M, 3R, 3T, 3U, 3V, 6A, 20A, 20B, 20C, 20D, 20F, 23, 23E, 23F, 24, 24A, 24B, 26B, 29, 40, 42; tax map 99, parcels 10(part), 29, 52, 52B. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (Scott Clark) By a vote of 5:0:2 (Firehock, Lafferty absent), **RECOMMEND RENEWAL** of AFD-2017-00002 Hardware District Review for a ten-year period minus the requested withdrawals to the Board of Supervisors; and if the Board decides to consider removing parcels without development rights from the District as part of this review, the Commission requests that the Board send the item back to the Commission for further review and recommendation before acting.	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.

4c.	**AFD-2017-00003 Nortonsville District Review** Local District Review Periodic (10-year) review of the Nortonsville Local Agricultural and Forestal District, as required in section 15.2-4406 of the Code of Virginia. The district includes the properties described as Tax map 8, parcels 26, 26B and 28 (part consisting of 2 acres). The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (Scott Clark) By a vote of 5:0:2 (Firehock, Lafferty absent), **RECOMMEND APPROVAL** of the renewal of AFD-2017-00003 Nortonsville Local District for an **(8)-year** period.	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.
4d.	**AFD-2017-00004 Ivy Creek Addition** Notice is hereby given that the Albemarle County Planning Commission will hold a public hearing to receive public comments regarding the addition of the following parcels to the Ivy Creek Agricultural and Forestal District (Albemarle County Code § 3-217) on November 14, 2017, at 6 p.m., in the Auditorium of the Albemarle County Office Building, 401 McIntire Road, Charlottesville, Virginia. The parcels proposed for addition are Tax Map 44 Parcel 18 (7.65 acres, located at 735 Woodlands Road) and Tax Map 44 Parcel 21A3 (4.23 acres, located at 741 Woodlands Road). The Albemarle County Agricultural and Forestal Districts Advisory Committee has recommended approval of these additions. (Scott Clark) By a vote of 5:0:2 (Firehock, Lafferty absent), **RECOMMEND APPROVAL** of the additions to AFD-2017-4 Ivy Creek Addition.	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.
5a.	**Presentation.** **FY 19 CIP** Staff will provide a review of the results of the Technical Review Committee (TRC) phase of the FY 19 CIP development process. This information will provide the Planning Commission an opportunity to provide feedback in	**Next Steps**: The Commission's comments and suggestions will be taken to the Oversight Committee by their representative, Mr. Dotson.

	general along with specific guidance to their representative on the Oversight Committee. (Trevor Henry) **Received** staff's presentation, took public comment and provided feedback and direction to Mr. Henry and Mr. Dotson for the Oversight Committee. No formal action was taken.	
6.	**Committee Reports.** ***Commissioner Riley*** reported: The Village of Rivanna CAC met last night with change of leadership and leadership trail restoration funds funded by BOS last week.	Clerk: No action required
7.	**Review of Board of Supervisors – November 8, 2017** • Andrew Gast-Bray reviewed the actions from the November 8, 2017 Board of Supervisors meeting.	
8.	**Old Business.** None	
9.	**New Business.** **a. 2018 Planning Commission meeting schedule –** Distributed for review, comment and future adoption. **b. Density and connectivity discussion -** The Commission asked staff to schedule an educational workshop during the first of the year on density bonuses, Section 13.4.2, connectivity issues on sidewalk, alternative path and bike trails and the consent agenda process. **c.** The Planning Commission requested the message be passed on that the federal historic preservation and low income tax credits being eliminated next year will affect affordable housing and historic resource protection funding. **Tim Keller**: • No Planning Commission meeting on Tuesday, November 21, 2017 and November 28, 2017. • The next meeting will be held on Tuesday, December 5, 2017 at 6:00 p.m.	Staff**:** • 2016 Schedule Adoption • Request for workshop to be scheduled on density bonuses, etc. during the first of the year. • Forward message on federal historic preservation and low income tax credits.

8.	Adjourn to December 5, 2017, 6:00 p.m., Lane Auditorium, Second Floor, COB McIntire. • The meeting adjourned at 8:38 p.m.	

/sct

Attachment 1 – SUB-2017-00176 Wintergreen Farm Phase 2B – Bonus Density Request – Conditions of Approval

ATTACHMENT 1

SUB-2017-00176 Wintergreen Farm Phase 2B – Bonus Density Request – Conditions of Approval

1. An easement plat and deed of dedication for the public use of the path and a maintenance agreement demonstrating HOA maintenance of the path shall be submitted and approved prior to approval of the final plat.