FINAL ACTIONS Planning Commission Meeting of December 5, 2017	
December 6, 2017	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order.** • Meeting called to order at 6:00 p.m., by Chair Keller. Commissioners Keller, More, Riley, Spain, and Firehock were present. Absent were Lafferty, Dotson and Palmer (UVA Rep). • Others present were Cameron Langille, Andrew Knuppel, David Benish, Bill Fritz, Amelia McCulley, Leah Brumfield, Sharon Taylor, Andrew Gast-Bray and John Blair.	
2. **Other Matters Not on the Agenda from the Public.** • None.	
3. **Regular Item.** **SUB-2017-00146 Old Trail Creekside V, Phase II – Final Plat** MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 05500-00-00-078C0 LOCATION: 6129 Jarmans Gap Road (Route 691) approximately one mile west of Crozet Avenue (Route 240) PROPOSAL: Request for final plat approval of a bonus level cluster development to create 5 single-family lots and one open space parcel on 4.107 acres with a proposed density of 1.217 units/acre. The application is utilizing density bonus factors for provision of significant landscaping in the form of street trees, dedication of land to public use not otherwise required by law, and for serving the development with an internal street. The applicant has requested two waivers to allow a cul-de-sac under Section 14-409 Coordination and extension of streets. ZONING: R1 Residential (1.45 du/acre with bonus density)	Staff: Action Letter – Approved waiver request for coordination of streets as noted in the actions. In addition, make sure to forward suggestion to Board of Supervisors as noted in the actions about pedestrian connections.

	OVERLAY DISTRICT: No ENTRANCE CORRIDOR: No PROFFERS: No COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units/acre) with supporting uses such as religious institutions, schools and other small-scale non-residential uses in the Crozet Master Plan. (Cameron Langille) **APPROVED,** by a vote of 3:2:2 (Keller, Riley No) (Lafferty, Dotson Absent), the request for an exception to the coordination of streets requirement, Section 14-409(A) of the Subdivision Ordinance with the finding that the location of the site being the potential road connection is what lines up directly with Gray Rock that creates potential for an unsafe traffic pattern that should not be promoted. **CONSENSUS** of the Planning Commission to encourage the applicant to work with staff to ensure the pedestrian connections and the connection from this side of Creek Side to Gray Rock are put on the plats and this information needs to be shown to staff and forwarded to the Board of Supervisors.	
4a.	**Public Hearing Items.** **SP-2017-00020 Re-Store'N Station Amendment** MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 055B0000000100 LOCATION: 6115 Rockfish Gap Turnpike PROPOSAL: Amend fuel-dispensing conditions, hours of operation and update condition to reflect compliance with approved site plan. No change in permitted water use is proposed.	Clerk: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined. Staff: Action Letter – Recommend Denial as noted in the actions.

	PETITION: Amend the existing conditions of SP200900034 which was a request to permit water consumption exceeding four hundred (400) gallons per site acre per day as permitted under Section 24.2.2(13) of the zoning ordinance. The site contains 4.06 acres. ZONING: HC, Highway Commercial– retail sales and service; residential by special use permit (15 units/ acre) OVERLAY DISTRICT: EC- Entrance Corridor PROFFERS: No COMPREHENSIVE PLAN: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/residential density 0.5 unit/acre in development lots. (Bill Fritz) **RECOMMEND DENIAL**, by a vote of 3:2:2 (Riley, Firehock No) (Lafferty, Dotson Absent), of SP-2017-00020 Re-Store'N Station Amendment with the findings it is inconsistent with the Comprehensive Plan and that the Board of Supervisors approved the prior special use permit with these conditions in place.	
4b.	**ZTA-2017-00008 Manufactured Homes** The Planning Commission will hold a public hearing on December 5, 2017 to receive comments on its intent to recommend adoption of the following ordinance changes to the Albemarle County Code: Amend Sections 18-3.1, 18-5.3, 18-5.3.2, 18-5.3.2, 18-5.3.3, 18-5.3.4, 18-5.3.5, 18-5.3.6, 18-5.3.7, 18-5.3.7.1, 18-5.3.7.2, 18-5.3.7.3, 18-5.3.7.4, 18-5.3.7.5, 18-5.3.8, 18-5.3.8.1, 18-5.3.8.2, 18-5.3.8.3, 18-5.3.8.4, 18-5.3.8.5, 18-5.3.8.6, 18-5.3.8.7, 18-5.5, 18-5.5.1, 18-5.5.2, 18-5.5.3, 18-5.5.4, 18-5.5.5, 18-5.5.6, 18-5.6, 18-5.7, 18-5.7.1, 18-10.2.1, 18-10.2.2, 18-11.3.1, 18-12.2.1, 18-12.2.2, 18-12.4.3, 18-13.2.2, 18-14.2.2, 18-15.2.2, 18-16.2.2, 18-17.2.2, 18-18.2.2, and 18-24.2.1 to	Clerk: This matter will be forwarded to the Board of Supervisors to be heard on January 18, 2018. Staff: Action Letter – Recommend Approval as noted in the actions.

replace the term "mobile home" with manufactured home; Amend Sections 18-5.3, 18-5.5, and 18-5.7 to replace a numeric ordering system with an alphabetical and numeric ordering system; Amend Section 18-5.8 to establish new regulations for temporary industrialized buildings including a written statement provided by the site owner to the Zoning Administrator detailing the purpose and activities to be conducted in the temporary industrialized building, new diligent pursuit or good cause requirements for an extension of the temporary industrialized building's location on the site, and permitting the Zoning Administrator to impose reasonable conditions on temporary industrialized buildings; Amend Sections 18-5.3, 18-5.7, and 18-5.8 to capitalize the term Zoning Administrator; Amend Sections 18-5.3, 18-5.5, to capitalize the term Board of Supervisors; Amend Section 18-5.3 to remove the Planning Commission's authority to issue a special use permit for a manufactured home park, capitalize the terms Building Official and Fire Marshal, establish new design guidelines for streets located in manufactured home parks, replace the term Virginia Department of Highways and Transportation with Virginia Department of Transportation, and require all exterior lighting in a mobile home park to be approved by the Zoning Administrator; Amend Sections 18-5.3 and 18-5.8 to update manufactured home and temporary industrialized building skirting requirements; Amend Section 18-5.5 to replace the term conventional homes with single-family dwellings, remove the Planning Commission's authority to issue a special use permit for a manufactured home subdivision, and replace the term Code of Albemarle with County Code; Amend Section 18-5.6 to	

	replace the term zoning districts with districts, and to restate that manufactured homes may only be used as primary residences on individual lots; Amend Section 18-5.7 to capitalize the term Building Official, delete the requirement that water and sewerage facilities must be approved by the Zoning Administrator and to restate that the property owner must certify the intended use of the manufactured home; and Amend Sections 18-22.2.1, 18-24.2.1, 18-26.2, and 18-30.6.5 to replace the term temporary mobile homes with temporary industrialized buildings. 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. (Leah Brumfield) **RECOMMEND ADOPTION,** by a vote of 5:0 (Lafferty, Dotson absent), of ZTA-2017-8 Manufactured Homes draft ordinance found in Attachment C of the staff report.	
5.	**Committee Reports.** **Commissioner More reported**: The Crozet Community Advisory Committee met and discussed Restore'N Station. **Commissioner Spain reported**: The Pantops Community Advisory Committee met and discussed the master plan update to take place over the next year.	Clerk: No action required
6.	**Old Business.** a. Final 2018 Planning Commission meeting schedule – Accepted b. Commissioner More requested a revised projection schedule on Master Plan updates.	
7.	**New Business.** **a.** Joint meeting with Board of	

	Supervisors/School Board/Planning Commission on Tuesday, February 13, 2018 from 3:00p.m. – 5:00p.m. **Tim Keller**: • No Planning Commission meeting on Tuesday, December 12, 2017. • The next meeting will be held on Tuesday, December 19, 2017 at 6:00 p.m.	
8.	Adjourn to December 19, 2017, 6:00 p.m., Lane Auditorium, Second Floor, COB McIntire. The meeting adjourned at 9:31 p.m.	

/sct