TENTATIVE
FEBRUARY 6, 2018
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD

1. Call to order and establish quorum.

2. Other Matters Not Listed on the Agenda from the Public.

3. Consent Agenda (on next sheet).

4. Public Hearing Items.

a. **SP201700024 By Word of Mouth Automotive**
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL(S): 061W0010C00100
LOCATION: 442 Westfield Road and 446 Westfield Road, Charlottesville, VA 22902
PROPOSAL: Motor vehicle sales as an accessory use to automobile repair service on 0.76-acre parcel.
PETITION: Motor vehicle sales and rental under Section 18-22.2.2-(8) of the zoning ordinance. No new dwellings proposed.
ZONING: C1 Commercial – retail sales and service; residential by special use permit (15 units/ acre)
OVERLAY DISTRICT(S): Entrance Corridor (EC), Airport Impact Area (AIA), and Steep Slopes – Managed.
COMPREHENSIVE PLAN: Urban Mixed Use – Neighborhood Service Center in Neighborhood 1, which allows for commercial, retail, and employment uses with supporting residential (3-20 units/acre).
(Tim Padalino)

b. **SP201700004 James River Runners Amendment**
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL(S): 13600-00-00-012A0, 13600-00-00-014A0
LOCATION: 10092 Hatton Ferry Rd
PROPOSAL: Amend special use permit SP197800074 for canoe livery by expanding the camping area accessory to the canoe livery to allow 5 campsites on a new parcel of 1.8 acres (13600-00-00-014A0)
PETITION: Expansion of canoe livery with accessory camping under Section 10.2.2.29 of the Zoning Ordinance, which permits boat landings and canoe liveries.
ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)
OVERLAY DISTRICT(S): Flood Hazard Overlay District
COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots)
(David Fox)

c. **SP201700018 Rivanna Solar Project**
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL(S): 09400-00-00-017A0
LOCATION: 2631 Buck Island Rd
PROPOSAL: Solar-energy electrical generation facility, with solar panels occupying approximately 90 acres
PETITION: Solar energy system allowed by special use permit under section 10.2.2.58 of the Zoning Ordinance on a 149-acre parcel. No new dwelling units proposed.
ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)
OVERLAY DISTRICT(S): Entrance Corridor, Flood Hazard Overlay District

COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots)
(Scott Clark)

5. Work Session.
   a. **CPA201700001 Willow Glen Industiral Area**
   MAGISTERIAL DISTRICT: Rio
   TAX MAP/PARCELS: 03200-00-00-049B0 and portions of 03200-00-00-049I0, 03200-00-00-049J0, and 03200-00-00-049F0
   LOCATION: On the east side of Dickerson Road, approximately 1000 feet north of the intersection of Towncenter Drive and Dickerson Road,
   PROPOSAL: To amend the Comprehensive Plan designation for approximately 3 acres, from Urban Density Residential residential (6.01 – 34 units/ acre) and supporting uses such as religious institutions, schools, commercial, office and service uses to Office/R&D/Flex/Light Industrial which allows commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging; residential is a secondary use (no maximum density).
   ZONING DISTRICT: Planned Residential Development which allows 3 – 34 units/acre with limited commercial uses and Rural Areas which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)
   AIRPORT IMPACT AREA: Yes
   STEEP SLOPES MANAGED: Yes
   (Rachel Falkenstein)

6. Committee Reports.

7. Old Business.

8. New Business.

9. Items for follow-up.
   a. **Worksession topics.** *(Materials will be handed out at the meeting)*
   (Andrew Gast-Bray)

10. Adjournment—8:00 p.m.
    a. ***ADJOURN TO JOINT MEETING WITH SCHOOL BOARD, BOARD OF SUPERVISORS AND PLANNING COMMISSION ON TUESDAY, FEBRUARY 13, 2018 FROM 3:00P.M. - 5:00P.M., IN CONFERENCE ROOM 241.***
    b. ***PLEASE NOTE: THE FEBRAURY 20, 2018 PLANNING COMMISSION MEETING WILL BE HELD IN CONFERENCE ROOM 241 BEGINNGING AT 6:00P.M.***

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA