TENTATIVE
MARCH 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. Public Hearing Items.

a. **SP201700016 Caliber Collision**
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL(S): 07700-00-00-011F0
LOCATION: West side of Avon Street Extended (Route 742) approximately 300 feet north of the intersection of 5th Street Station Parkway and Avon Street Extended (Route 742).
PROPOSAL: Proposed body shop in a new building of approximately 18,700 which includes approximately 2,200 sq. ft. of office space. The body shop and associated improvements are proposed within the approximately 2.41 acre portion of the property zoned HC Highway Commercial. PETITION: Body shop in the HC Zoning District on a 4.382 acre parcel under Section 24.2.2.17 of the Zoning Ordinance. No dwellings proposed.
ZONING: HC Highway Commercial which allows commercial and service; residential by special use permit (15 units/ acre); and RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots
OVERLAY DISTRICT(S): Entrance Corridor, Airport Impact Area, Flood Hazard Overlay District, Steep Slopes - Preserved
COMPREHENSIVE PLAN: Industrial which allows manufacturing, storage, distribution, office and commercial activities related to industrial use and research and development; and Parks and Green Systems which allows 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 in Neighborhood 4 of the Southern and Western Urban Neighborhoods Master Plan.
(Cameron Langille)

b. **SP201700030 Willow River Veterinary Services**
PROJECT: SP201700030
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL(S): 07700-00-00-04700
LOCATION: 32 Mill Creek Drive
PROPOSAL: Utilize up to 2,900 square feet within the Southside Shopping Center to operate a full service companion animal hospital. No outdoor activity is proposed.
PETITION: Permit a veterinary office and hospital under Section 25.2.2.5 of the Zoning Ordinance on a 5.99 acre parcel. No dwelling units proposed.
OVERLAY DISTRICT(S): Entrance Corridor (EC), Airport Impact Area (AIA), Steep Slopes (Managed)
ZONING: PD-SC Planned Development Shopping Center – shopping centers, retail sales and service uses; residential by special use permit (15 units/acre).
COMPREHENSIVE PLAN: Community Mixed Use – residential (up to 34 units/acre), community scale retail, service and office uses, places of worship, schools, public and institutional uses in Neighborhood 4 of the Southern and Western Neighborhoods Master Plan.
(JT Newberry)

c. **SP201700028 Woodard Dock**
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL(S): 04500-00-00-01000
LOCATION: 1775 Earlysville Road
PROPOSAL: Floating boat dock
PETITION: Water related uses such as boat docks and canoe liveries under section 30.3.11 of the Zoning Ordinance on a 9.49-acre parcel. No new dwelling units proposed.
ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots). FH Flood Hazard – Overlay to provide safety and protection from flooding. Water related uses such as boat docks and canoe liveries (30.3.11).
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)
(David Benish)

4. Committee Reports.

5. Old Business.

6. New Business.

7. Item for follow-up.
   a. **Follow-up on the addition of an Entrance Corridor.**

8. Adjournment—8:00 p.m.
   THERE IS NO PLANNING COMMISSION MEETING ON TUESDAY, MARCH 13, 2018. THE NEXT PLANNING COMMISSION MEETING WILL BE ON TUESDAY, MARCH 20, 2018.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA