FINAL ACTIONS Planning Commission Meeting of March 20, 2018		
	AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1.	**Call to Order**. • Meeting called to order at 6:00 p.m. by the Chair Keller. • PC members present were Mr. Dotson, Chair Keller, Mr. Bivins, Ms. Spain, Vice-Chair Riley, Ms. More, Ms. Firehock and Mr. Palmer (UVA Rep). Firehock and Riley arrived at 6:02 p.m. • Staff members present were Cameron Langille, Elaine Echols, Rebecca Ragsdale, Heather McMahon, Sharon Taylor and John Blair.	
2.	**Other Matters Not on the Agenda from the Public** None	Clerk: No action required
3a.	**Public Hearings** **SP-2017-00019 1640 Seminole Trail Auto Dealership** PROPOSAL: To establish an auto dealership with outdoor display/storage/sale of vehicles ZONING: Highway Commercial - commercial and service; residential by special use permit (15 units/acre) COMPREHENSIVE PLAN: Urban Mixed Use (in areas around Centers) - commercial and retail uses that are not accommodated in Centers in Neighborhood 1 - Places 29. ENTRANCE CORRIDOR: Yes AIRPORT IMPACT AREA: Yes LOCATION: 1640 Seminole Trail TAX MAP/PARCEL: 061000000120P0 MAGISTERIAL DISTRICT: Rio (Heather McMahon) **RECOMMEND APPROVAL,** by a vote of 7:0, of SP-2017-00019 1640 Seminole Trail Auto Dealership Outdoor Sales Storage and Display with conditions outlined in this staff report as shown in Attachment 1.	Clerk: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined. Staff: Action Letter – Recommendation as noted in the actions.
3b.	**SP-2017-00010 City Church** MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 06100-00-00-	Clerk: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined.

	153A1 LOCATION: 1010 and 1012 Rio Road E, Charlottesville, VA 22901 PROPOSAL: Amend existing special use permit, SP200400045, to remove the existing 10,400 sq. ft. church building and replace with a new two-story church building with a gross floor area of up to 43,000 sq. ft. The application also proposes reconfiguration of the existing parking lot and additional parking spaces. PETITION: Religious assembly in the R4 Zoning District on a 4.23 acre parcel under Section 15.2.2.12 of the Zoning Ordinance. No dwellings proposed. ZONING: R4 Residential (4.0 units/acre) OVERLAY DISTRICT(S): Airport Impact Area, Steep Slopes – Managed COMPREHENSIVE PLAN: Urban Density Residential which allows residential uses (6.01 – 34 units/ acre) and supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 2 of the Places 29 Master Plan. (Cameron Langille) **RECOMMEND APPROVAL,** by a vote of 7:0 of SP-2017-00010 City Church with the conditions outlined in the staff report, as amended, and shown in Attachment 2.	Staff: Action Letter – Recommendation as noted in the actions.
4.	**Work Session** **ZTA-2017-00001 Residential Tourist Lodging** Review potential ordinance changes and provide feedback to staff to be used in the development of a draft ordinance for public hearing. (Rebecca Ragsdale) **HELD.** Planning Commission provided input and feedback on potential ordinance changes and asked regarding the parking in the development areas and resident either owner/manager in the rural areas to be issues/comments noted for the Supervisors to review. (See minutes for details.	Staff: Work on draft ordinance changes. Schedule PC public hearing and Board work session. .
5.	**Committee Reports** *Postponed to next meeting due to weather*.	**Committee Reports** • Schedule for next PC meeting on April 10.

6.	**Review of Board of Supervisors Meeting** *Postponed to next meeting due to weather.*	
7.	**Old Business** - **None**	Secretary: • None
8.	**New Business** **Mr. Keller announced**: • No meeting on March 27, 2018 and April 4, 2018. • The next meeting will be on Tuesday, April 10 in Conference Room 241 at 6:00 p.m.	Staff: • None.
9.	Adjourn to April 10, 2018 Albemarle County Planning Commission meeting, 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. • The meeting adjourned at 8:36 p.m.	

ATTACHMENT 1 - SP-2017-00019 1640 Seminole Trail Auto Dealership – Planning Commission Recommendation
ATTACHMENT 2 - SP-2017-00010 City Church – Planning Commission Recommendation

ATTACHMENT 1 -

SP-2017-00019 1640 Seminole Trail Auto Dealership

1. Use of this site shall be in general accord with the concept plan "SP2017-19: 1640 Seminole Trail Auto Dealership (TMP 06100-00-00-120P0) - Application Plan," last revised January 29, 2018, as determined by the Director of Planning and the Zoning Administrator. To be in general accord with this plan, development and use of the site shall:
    a. reflect the general size, arrangement, and location of the vehicle display and storage areas, which shall be striped/marked on the site;
    b. preclude any vehicle display and storage areas from being located on any existing grass or landscape areas;
    c. reflect the landscape plan with the final selection of plant species subject to approval of the Director of Planning or his designee.

    Permitted modifications may include those required by the ARB, those necessary to satisfy the conditions of this special use permit, and additional landscaping/screening approved by the Site
    Plan Agent.
2. Vehicles shall not be elevated anywhere on site.

ATTACHMENT 2 –

SP-2017-00010 City Church – Planning Commission Recommendation

The Planning Commission recommended approval of SP-2017-00010 City Church with the conditions outlined in the staff report, as amended, revised as follows:

1. Development and use shall be in general accord with the revised conceptual plan entitled, "City Church SP Application Plan," prepared by Terra Engineering and Land Solutions, PC and last updated October 16, 2017 (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, as shown on the Conceptual Plan:
    a. Location of proposed building;
    b. Location of parking;
    c. Pedestrian access across the property frontage.

    Minor modifications to the plan that do not otherwise conflict with the elements listed above may be made to ensure compliance with the Zoning Ordinance.
2. Building elevations visible from Rio Road shall not be blank walls. Instead, building elevations shall incorporate at least two of the following types of elements: fenestration **(preferred)**, **trellises with vegetation,** architectural detailing with a minimum projection of 6 inches, or recesses/projections in the building wall with a minimum depth of 18 inches. These features shall be distributed across the entire elevation. Compliance with this condition shall be determined by the Director of Planning or designee prior to approval of the church's final site plan.
3. The area of assembly shall be limited to a maximum 500-seat sanctuary (or maximum 15,000 square feet).
4. Installation of improvements in the parking area and travel way shall not preclude a future interconnection between the subject property and Tax Map Parcel 06100-00-00-15300 as shown on the Concept Plan.
5. Residential non-infill setback standards, as outlined in Section 4.19 of the Albemarle Zoning Ordinance, shall apply to the primary structure.
6. There shall be no day care center or private school on site without approval of a separate special use permit.
7. The use shall commence on or before [date **five** ~~three~~ years from Board approval] or the permit shall expire and be of no effect.