FINAL ACTIONS Planning Commission Meeting of April 10, 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, Ms. More, Ms. Firehock and Mr. Palmer (UVA Rep). Vice-Chair Riley was absent. • Staff members present were Chris Perez, Elaine Echols, Andrew Gast-Bray, Sharon Taylor and John Blair.	
2. **Other Matters Not on the Agenda from the Public** None	Clerk: No action required
3. **Consent Agenda** a. **Approval of Minutes**: December 19, 2017 b. **Resolution of Intent**: Comprehensive Plan Amendment (Birdwood Master Plan – Area B Study) **APPROVED,** by a vote of 6:0 (Riley absent).	Clerk: **a.** Finalize minutes. **b.** Resolution of Intent – proceed with CPA process.
4. **Item Requesting Deferral** **SP-2017-00026 Western Albemarle High School - Tier III Personal Wireless Service Facility** MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 056000000017C0 LOCATION: Western Albemarle High School located at 5941 Rockfish Gap Turnpike, Crozet, VA 22932 PROPOSAL: Construct of a one hundred and forty five (145) foot tall steel monopole with five (5) antenna arrays. Special exceptions have been requested to allow more than three (3) arrays, to allow mounting equipment to exceed the maximum standoff distance, and to allow disturbance of critical slopes	Staff: Action Letter – Indefinitely deferred as noted in the actions.

	onsite. The tower is located behind the bleachers adjacent to the football field on the eastern side of the parcel. PETITION: Section 10.2.2(48) of the zoning ordinance which allows for Tier III personal wireless service facilities in the RA, Rural Areas district. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) 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. Rural Areas 3 Comp Plan Area. ***APPLICANT REQUESTS INDEFINITE DEFERRAL*** **APPROVE INDEFINITE DEFERRAL,** by a vote of 6:0 (Riley absent), of SP-2017-00026 Western Albemarle High School - Tier III Personal Wireless Service Facility as per the applicant's request.	
4.	**Committee Reports** **Mr. Dotson reported:** • Places29/Rio CAC met and working on dividing area into 4 sub areas to create watch list of concerns to be prepared for future funding starting with East Rio. • School Long Range Planning Advisory Committee to meet tomorrow. **Mr. Bivins reported**: • Recommended going onto the Route 29 Solutions website to look at Hydraulic Road intersection work since final report comes out on Thursday. Mr. Gast-Bray noted next week Mark Graham will be presenting the Hydraulic results for the Planning Commission. **Ms. Spain reported:** • Pantops CAC met in third meeting	

	to discuss revisions of the Comprehensive Plan. **Ms. Firehock reported:** • Met with Ms. Riley who attended CAC meeting to discuss Southwood site and phasing of the development. • Stormwater Utility meeting with Supervisor Palmer last Thursday at Ruritan Club to discuss rural residents concerns. **Ms. More reported**: • Crozet CAC met and discussed deferred item from tonight. • PRFA met and discussed name change. • ACE met twice with discussion of five properties and how rank properties.	
5.	**Review of Board of Supervisors Meeting** *Postponed.*	**Staff** Schedule for next PC meeting on April 17.
6.	**Old Business** - **None**	
7.	**New Business** **Rebecca Ragsdale briefed on an upcoming item and community meeting:** PROPOSED ORDINANCE AMENDMENTS (ZTA201800002 At the direction of the Board of Supervisors, the County is considering revisions to the Zoning Ordinance regulating Commercial and Industrial zoned properties not served by public water. Proposed changes will replace the current special use permit requirement for water consumption exceeding 400 gallons per site acre per day with a list of permitted uses and uses by special use permit. The purpose of these changes is to better align the Zoning Ordinance with the Comprehensive Plan goals of resource protection and Rural Area policy. **April 16, 2018** Informational Meeting at 6:30p.m. Rm 241 at 401 McIntire Road	Staff: • None.

	May 8, 2018 Planning Commission Public Hearing at 6 p.m. Auditorium at 401 McIntire Road June 13, 2018 Board of Supervisors Public Hearing Auditorium at 401 McIntire Road **Mr. Keller announced**: • Meet and greet to be held on Tuesday, April 16 at 5:00 p.m. in 2nd floor lobby. • The next meeting will be on Tuesday, April 16 in Auditorium at 6:00 p.m.	
7.	**Items for Follow-up** **None**	
8.	Adjourn to April 16, 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 6:31 p.m.	

Attachment 1: Adopted Resolution of Intent – CPA Birdwood Master Plan / Area B Study Southern and Western Urban Neighborhoods Master Plan

Attachment 1 - **Resolution of Intent**

RESOLUTION OF INTENT
COMPREHENSIVE PLAN AMENDMENT
BIRDWOOD MASTER PLAN / AREA B STUDY
SOUTHERN AND WESTERN URBAN NEIGHBORHOODS MASTER PLAN

WHEREAS, the Birdwood Property (hereinafter "the Property") is located on Tax Map Parcel Number 07500-00-00-06300, within Area B, which is an area covered by a 3-Party Agreement among the City of Charlottesville, the University of Virginia, and Albemarle County; and

WHEREAS, the three entities have agreed to engage one another in cooperative planning activities regarding the future use of properties that are intended to serve the University of Virginia but which are owned by the University of Virginia (real estate) Foundation; and

WHEREAS, the University of Virginia Foundation, which exists to serve University purposes, is the owner of property within Area B and, as a separate property owner is committed to abide by all City and County land use laws and regulations; and

WHEREAS, the University of Virginia Foundation and Albemarle County, Virginia, desire to undertake an Area B study of the Property and develop a Birdwood Master Plan (hereinafter "Birdwood Master Plan") that will address various aspects of the current and potential future uses of the Property, including new and/or more intensive land uses, green infrastructure, and potential opportunities for multi-modal connectivity; and

WHEREAS, elements of the Birdwood Master Plan will be evaluated for inclusion as an amendment into the Comprehensive Plan's Southern and Western Urban Neighborhoods Master Plan; and

WHEREAS, the Comprehensive Plan may be amended by the Board of Supervisors, acting upon a recommendation by the Planning Commission, in response to criteria first adopted by the Board of Supervisors on April 17, 1985, and amended December 11, 1991, effective April 1, 1992; and

WHEREAS, one of the criteria is whether there is updated information since the future land use designation was established for the Property.

NOW, THEREFORE, BE IT RESOLVED THAT for purposes of public necessity, convenience, general welfare and good land use planning practices, the Albemarle County Planning Commission hereby adopts a resolution of intent to amend the Comprehensive Plan for the Birdwood Property which is part of Area B.