Albemarle County Planning Commission
April 10, 2018

The Albemarle County Planning Commission held a public hearing on Tuesday, April 10, 2018, at 6:00 p.m., at the County Office Building, Lane Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Tim Keller, Chair; Julian Bivins, Bruce Dotson, Karen Firehock, Jennie More, Daphne Spain and Bill Palmer, UVA representative. Absent was Vice Chair Riley.

Other officials present were Chris Perez, Senior Planner; Elaine Echols, Chief of Community Development; Andrew Gast-Bray, Assistant Director of Community Development/Director of Planning; Sharon Taylor, Clerk to Planning Commission and John Blair, Deputy County Attorney.

Call to Order and Establish Quorum

Mr. Keller, Chair, called the regular meeting to order at 6:00 p.m. and established a quorum.

The meeting moved to the next agenda item.

From the Public: Matters Not Listed for Public Hearing on the Agenda

Mr. Keller invited comment from the public on other matters not listed on the agenda. Hearing none, he said the meeting would move to the consent agenda.

Consent Agenda

a. **Approval of Minutes**: December 19, 2017
b. **Resolution of Intent**: Comprehensive Plan Amendment (Birdwood Master Plan – Area B Study)

Mr. Keller asked if any Commissioner would like to pull an item from the consent agenda. Hearing none, he asked for a motion.

Ms. Firehock moved for approval of the consent agenda.

Mr. Dotson seconded the motion.

The motion was approved by a vote of 6:0 (Riley absent). The resolution of intent was approved as follows.

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.

The meeting moved to the next item.

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 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

Mr. Keller asked staff to explain the deferral request.

Mr. Perez said the applicant requested deferral of the request earlier this week and they are planning to resubmit soon because they want to come back to the Commission in May. He said since the next submittal date is June 26 that is what we are looking at for the resubmittal but other than that he does not know the changes they are proposing but they want to go back to the School Board to discuss the changes.

Mr. Keller invited questions. Hearing none, he asked for a motion.

Mr. Dotson moved, Ms. More seconded for indefinite of SP-2017-00026 Western Albemarle High School - Tier III Personal Wireless Service Facility as per the applicant's request.

The motion passed by a vote of 6:0.

The meeting moved to the next item.

Committee Reports

Mr. Keller invited committee reports.

Mr. Dotson reported:

- Places29/Rio CAC met and working on dividing area into four 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.

There being no further committee reports, the meeting moved to the next item.

Review of Board of Supervisors Meeting

Mr. Gast-Bray postponed the review to the next meeting.

The meeting moved to the next item.

Old Business

Mr. Keller invited old business. Hearing none, the meeting moved to the next item.

New Business

Mr. Keller invited new business.

Rebecca Ragsdale briefed on an upcoming item and community meeting:

PROPOSED ORDINANCE AMENDMENTS (ZTA-2018-00002 - 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 6:30 p.m., Rm 241 at 401 McIntire Road

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.

The meeting moved to the next item.

Items for Follow-up

Mr. Keller invited items for follow-up. Hearing none, the meeting moved to adjournment.

Adjournment
There being no further business, the meeting adjourned at 6:31 p.m. to the Planning Commission meeting on Tuesday, April 16, 2018 at 6:00 p.m. in the COB-McIntire, Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Andrew Gast-Bray, Secretary

(Recorded and transcribed by Sharon C. Taylor, Clerk to Planning Commission & Planning Boards)

Approved by Planning Commission
Date: 3.19.19
Initials: SLB