FINAL ACTIONS Planning Commission Meeting of April 24, 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 Ms. More, Mr. Dotson, Chair Keller, Mr. Bivins, Ms. Spain, Vice-Chair Riley, and Mr. Palmer (UVA Rep). Ms. Firehock was absent. • Staff members present were J.T. Newberry, Rebecca Ragsdale, Andrew Gast-Bray, Sharon Taylor and John Blair.	
2. **Other Matters Not on the Agenda from the Public** None Mr. Bivins introduced Ron Williams from the Greene County Planning Commission.	Clerk: No action required
3a. **Public Hearings** **ZMA-2017-01 Charlottesville-Albemarle SPCA Renovation and Expansion** (Sign #95) MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 04500-00-00-08800 LOCATION: Approximately 500 feet northwest of the intersection of Berkmar Drive and Woodbrook Drive PROPOSAL: Rezone to match zoning of adjacent parcel containing the CASPCA facility PETITION: Rezone 2.53 acres from R6 Residential zoning district, which allows residential uses at a density of 6 units per acre to C-1 Commercial, which allows retail sales and service and residential by special use permit (up to 15 units/ acre). OVERLAY DISTRICT(S): AIRPORT IMPACT AREA, STEEP SLOPES – MANAGED PROFFERS: NO COMPREHENSIVE PLAN: Urban Density Residential in Neighborhood 1, Places29 Master Plan, Rio CAC area. (JT Newberry) **RECOMMEND APPROVAL**, by a vote of 6:0 (Firehock absent), of ZMA-2017-01 Charlottesville-Albemarle SPCA Renovation and Expansion with	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.

	the understanding that the applicant is proffering restriction of use to the expansion needs of the SPCA and recommending the conditions as outlined in the staff report as shown in **Attachment 1.**	
3b.	**SP-2017-00022 Charlottesville-Albemarle SPCA Renovation and Expansion (Sign #95)** MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 04500-00-00-08600, 04500-00-00-08800 LOCATION: 3355 Berkmar Drive, approximately 500 feet northwest of the intersection of Berkmar Drive and Woodbrook Drive PROPOSAL: Construct several additions to the existing CASPCA facility totaling approximately 12,500 square feet, expand and relocate outdoor area for exercise, and provide additional parking and a stormwater facility. Request includes the ability to expand the use and additional structures including a training facility without a limit on square footage on TMP 04500-00-00-08800. PETITION: Expand existing animal shelter permitted under Section 22.2.2.13 of the zoning ordinance on a total of 8.9 acres. No dwelling units proposed. OVERLAY DISTRICT(S): AIRPORT IMPACT AREA, STEEP SLOPES – MANAGED ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) and R-6 Residential - 6 units/acre. COMPREHENSIVE PLAN: Office R&D Flex Light Industrial and Urban Density Residential in Neighborhood 1, Places29 Master Plan, Rio CAC area. (JT Newberry) **RECOMMEND APPROVAL,** by a vote of 6:0 (Firehock absent) of SP-2017-00022 Charlottesville-Albemarle SPCA Renovation and Expansion with the conditions outlined in the staff report as shown in **Attachment 2**. **Note**: The special exceptions is a matter for the Board of Supervisors and not addressed in the motion.	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.	**ZTA-2017-01 Residential Tourist Lodging** The Planning Commission will hold a public hearing on April 24, 2018 at 6:00 p.m. in the County Office Building, 401 McIntire Road, Charlottesville, Virginia 22902, to receive comments on its intent to recommend adoption of the following ordinance changes	Staff: Action Letter – Recommendation as noted in the actions. Staff to bring back list of companion issues at May 22 PC meeting. **ZTA-2017-01** to be heard by the Board of Supervisors at a work session on June 13, 2018.

	to the Albemarle County Code: Amend Section 18-3.1 to remove the definitions of bed and breakfast and tourist lodging and add a definition for homestay; Remove and Retitle Section 18-5.1.17 to Homestays; Retitle Section 18-5.1.48 from Bed and Breakfast to Homestays; Amend Section 18-5.1.48 to clarify that residency on a parcel requires at least 180 days of residency within a calendar year, require homestay owners to provide the owners' contact information to abutting property owners, permit an entire residence in the Rural Areas Zoning District to be rented for a maximum of 45 days in a calendar year and a maximum of seven days in any one month during the calendar year, and to permit homestays in duplexes, townhouses, and single family attached units in residential zoning districts; Amend Section 18-10.2.1 to replace the term bed and breakfast with homestay; Amend Sections 18-12.2.1, 18-13.2.1, 18-14.2.1, 18-15.2.1, 18-16.2.1, 18-17.2.1, 18-18.2.1, and 18-20A.6 to replace the term tourist lodgings with the term homestays; Amend Sections 18-19.3.1 and 18-20.3.1 to add homestays as a by-right use; Amend Section 18-4.12.6 to replace the terms tourist lodging and bed and breakfast with homestay and require one off-street parking space per guest room in addition to the parking required for a single family dwelling; Add Section 7-600, et seq. to establish a registration process for homestays including penalties for failing to register as well as a prohibition for offering a specific property for homestays if the property is the subject of multiple violations of applicable state and local laws and ordinances . A copy of the full text of the proposed ordinance amendments is on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. (Rebecca Ragsdale) **RECOMMEND APPROVAL,** by a vote of 6:0 (Firehock absent) of ZTA-2017-0001 Residential Tourist Lodging and include the companion issues that was discussed by the Planning Commission on April 24, 2018.	
5.	**Committee Reports** The following committee reports were	

	given: Daphne Spain reported: - Pantops CAC met and discussed updating the master plan from 2008 and heard from several County staff and about 50 members of the public about the plans for trails and bikeways and specifically access to the river and Old Mills Trail. Jenny More reported: - Crozet CAC met with the main topic on the Buck's Elbow Mountain Radio Tower, which is a special exception that goes straight to the Board. Pam Riley reported: - Fifth and Avon Street CAC met and held a visioning session to identify the key problems and issues for the Avon Street Corridor Plan being developed.	
6.	**Review of Board of Supervisors Meeting** None	
7.	**Old Business** **None**	
8.	**New Business** None	
9.	**Items for follow-up** None	
10.	Adjourn to May 1, 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 8:07 p.m.	

ATTACHMENT 1 - **ZMA-2017-00008 Charlottesville-Albemarle SPCA Renovation and Expansion** – Planning Commission Recommendation

ATTACHMENT 2 - **SP-2017-00022 Charlottesville-Albemarle SPCA Renovation and Expansion** – Planning Commission Recommendation

ATTACHMENT 1 -

ZMA-2017-00008 Charlottesville-Albemarle SPCA Renovation and Expansion

RECOMMEND APPROVAL, by a vote of 6:0 (Firehock absent), of ZMA-2017-08 Charlottesville-Albemarle SPCA Renovation and Expansion with the understanding that the applicant is proffering restriction of use to the expansion needs of the SPCA and recommending the conditions as outlined in the staff report**.**

ATTACHMENT 2 –

SP-2017-00022 Charlottesville-Albemarle SPCA Renovation and Expansion
Planning Commission Recommendation

The Planning Commission recommends approval of SP201700022 with the following conditions:

1. Development and use shall be in general accord with the conceptual plan titled "Charlottesville Albemarle SPCA Rezoning/Special Use Permit Application" prepared by Timmons Groups and dated December 18, 2017, last updated April 5, 2018, (hereafter "Conceptual Plan"), as determined by the Director of Planning and the Zoning Administrator. To be in accord with the Conceptual Plan, the proposed development and use shall reflect the following major elements essential to the design of the site:
    - location of buildings and structures (not including fenced outdoor exercise areas)
    - location of parking areas
    - no parking lots, driveways, or permanent structures within 30 feet of the property lines adjoining parcels zoned residentially
    - dedication of right-of-way along Berkmar Drive
    - landscaping and screening at the perimeter of the site as noted on the plan
    - a 30' buffer zone on TMP 04500000008800

    Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance.

2. Additional buildings, structures, fencing, and parking may occur in the area shown for SPCA expansion in accordance with the Conceptual Plan.

3. Fundraising activities and other special events shall not occur unless a zoning clearance has been issued by the Department of Community Development;

4. Animals may be walked and/or exercised outside only between the hours of 8:00 a.m. and 7:00 p.m. While animals are outside, they must be supervised and be either on a leash if outside the fenced area or contained within a fenced area if not on a leash;

5. Support facilities located on TMP 45-88 must be shown on an approved site plan and fenced to the satisfaction of the Zoning Administrator;

6. Fencing, other than for outdoor exercise areas, shall be of the same or a similar material identified on the plan entitled "Charlottesville/Albemarle S.P.C.A. ZMA-2000-005, SP-2000-022, revised November 6, 2007."

Final wording of the proposed conditions may change after review by the County Attorney.