TENTATIVE
APRIL 24, 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. Consent Agenda (on next sheet).

4. Public Hearing Items.

   a. **ZMA201700008 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)

   b. **SP201700022 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)

   c. **ZTA 201700001 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 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)

5. Committee Reports.

6. Review of Board of Supervisors Meeting.

7. Old Business.

8. New Business.

9. Items for follow-up.

10. Adjournment—8:00 p.m.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA