| FINAL ACTIONS<br>Planning Commission Meeting of May 1, 2018 | |
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| **AGENDA ITEM/ACTION** | **FOLLOW-UP ACTION** |
| 1. **Call to Order**.<br>• Meeting called to order at 6:00 p.m. by Chair Keller.<br>• PC members present were Ms. Spain, Ms. More, Chair Keller, Mr. Bivins, Vice-Chair Riley, Ms. Firehock and Mr. Palmer (UVA Rep). Absent was Mr. Dotson.<br>• Staff members present were Tim Padalino, Andrew Gast-Bray, Sharon Taylor and John Blair. | |
| 2. **Other Matters Not on the Agenda from the Public**<br>None | Clerk:<br>No action required |
| 3. **Regular Item.**<br>**ZMA-2017-00007 Hogwaller Farm**<br>MAGISTERIAL DISTRICT: Scottsville<br>TAX MAP/PARCEL(S): 07700000002000<br>LOCATION: East side of Nassau Street near intersection with Florence Road; west side of Moores Creek across from Moores Creek Treatment Plant. Adjacent to properties within the City of Charlottesville.<br>PROPOSAL: Rezone property from Light Industrial (LI) to Rural Areas (RA).<br>PETITION: Rezone the 7.52-acre parcel from Light Industrial (LI) which allows industrial, office, and limited commercial uses (no residential uses), to Rural Areas (RA) which allows agricultural, forestal, and fishery uses as well as residential uses (maximum density of 0.5 unit/acre in development lots). The proposed uses are agriculture, forestry, and fishery uses except as otherwise expressly provided. No residential units are proposed.<br>OVERLAY DISTRICT(S): Entrance Corridor; Flood Hazard; Steep Slopes - Preserved<br>PROFFERS: Yes<br>COMPREHENSIVE PLAN: Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor | Clerk: This matter will be forwarded to the Board of Supervisors to be heard on a date to be determined.<br><br>Staff: Action Letter – Recommendation as noted in the actions. |

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| | sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams.<br>POTENTIALLY IN MONTICELLO VIEWSHED: Yes<br>(Tim Padalino)<br>**RECOMMEND DENIAL,** by a vote of 5:1 (Spain Nay) (Dotson absent), of ZMA-2017-00007 Hogwaller Farm for all of the reasons stated in the staff report and also to protect the ecological functionality of the 100' buffer that is currently in our County Water Protection Ordinance as shown in Attachment 1. | |
| 4. | **Committee Reports**<br>The following committee reports were given:<br><u>Daphne Spain reported</u>:<br>- Pantops CAC met and discussed two new developments, traffic issues, how much traffic controls are within the preview of the county and updating the master plan. | |
| 5. | **Old Business**<br>• Discussion held with request for the breakdown concerning the inventory of Light Industrial land in the county. | <u>Staff:</u><br>• Provide information on Inventory of Light Industrial land. |
| 6. | **New Business**<br>**Mr. Gast-Bray announced**:<br>**Mr. Keller announced**:<br>• The next meeting will be on Tuesday, May 8 in Auditorium at 6:00 p.m. | <u>Staff:</u><br>• None. |
| 7. | **Items for follow-up**<br>None. | |
| 8. | Adjourn to May 8, 2018 Albemarle County Planning Commission meeting, 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia.<br>• The meeting adjourned at 6:58 p.m. | |

**Attachment 1**: ZMA-2017- 00007 Hogwaller Farm – Planning Commission Recommendation

**Attachment 1** –
**ZMA-2017- 00007 Hogwaller Farm – Planning Commission Recommendation**

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**Factors Unfavorable**:

1. Few limitations are proposed for use of the property: there is no proffered plan, and no commitments to limit the by-right uses that would be permissible on the subject property if zoned to RA.
2. The applicant proposes to remove vegetation from a currently vegetated stream buffer and floodplain along an impaired stream.
3. A proposed "undisturbed riparian buffer" is insufficient in width. To be consistent with buffer requirements in the Development Areas the proposed buffer should (at minimum) be 100' in width rather than 35' in width.
4. The applicant is proposing to have farming activities within the regulatory Floodway which is not recommended for environmental and safety reasons.