TENTATIVE
AUGUST 7, 2018
JOINT MEETING WITH BOARD OF SUPERVISORS
CONFERENCE ROM 241 3:00P.M. – 5:00P.M.
REGULAR SCHEDULED PLANNING COMMISSION MEETING
LANE AUDITORIUM 6:00P.M.

3:00P.M.-5:00P.M. CONFERENCE ROOM 241 JOINT MEETING WITH BOARD OF SUPERVISORS

1. Call to order and establish quorum.
2. Worksession.
   a. **ZMA201800003 Southwood Phase 1**
   MAGISTERIAL DISTRICT: Scottsville
   TAX MAP/PARCEL(S): 090000000001A0; 090A10000001E0; 076000000051A0
   LOCATION: Southwood Mobile Home Park located along Old Lynchburg Road (State Route 631) off of Hickory Street approximately 350 feet from Ambrose Commons Drive.
   PROPOSAL: Rezone property from residential to a mixed use- mixed income development.
   PETITION: Rezone 32.5 acres from R2 Residential zoning district, which allows residential uses at a density of 2 units per acre, and Neighborhood Model District (NMD), which allows residential uses at a density of 3-34 units per acres, mixed with commercial, service, and industrial uses, to Neighborhood Model District (NMD). This request includes amending a portion of ZMA200500017 Biscuit Run included on TMP 90A1-1E which is zoned NMD to remove the proffers from the parcel. A maximum of 400 units are proposed for a density of approximately 12 units per acre. A maximum of 120,000 non-residential square footage is also requested.
   OVERLAY DISTRICT(S): Flood Hazard Overlay District; Steep Slopes- Managed and Preserved
   PROFFERS: No
   COMPREHENSIVE PLAN: Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams; Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses with a Center in the Southern Neighborhood within the Southern and Western Urban Area Master Plan.
   MONTICELLO VIEWSHED: Yes
3. Board of Supervisors Adjourn
4. Planning Commission Adjourn to regular scheduled Planning Commission meeting at 6:00p.m. in Lane Auditorium

6:00P.M. LANE AUDITORIUM REGULAR SCHEDULED PLANNING COMMISSION MEETING

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. Presentation.
   a. **Housing Update**
   (Chip Boyles)
5. Public Hearing Item.
   a. **SP201800005 Amendment to Malloy Ford Body Shop**
   MAGISTERIAL DISTRICT: Rio
   TAX MAP/PARCEL: 045000000068A0 and 045000000068C1
   LOCATION: 2060 and 2070 Seminole Trail
   PROPOSAL: Expand previously approved body shop use on TMP 45-68C1 with new body shop within the existing building on the 2.06-acre parcel 45-68A
   PETITION: Body shop under Section 24.2.2.17 of the Zoning Ordinance which allows body shops by special use permit. No dwelling units proposed.
   ZONING: HC Highway Commercial – commercial and service; residential by special use permit (15 units/acre); EC Entrance Corridor Overlay District – overlay to protect properties of historic, architectural

or cultural significance from visual impacts of development along routes of tourist access. AIA Airport Impact Area: Yes
COMPREHENSIVE PLAN: Commercial Mixed Use – commercial, retail, employment uses, with supporting residential, office, or institutional uses in Neighborhood 1 – Places 29. (Heather McMahon)

b. **ZTA201700006 Section 33-Zoning Text Amendments, Zoning Map Amendments, Special Use Permits and Special Exceptions**
The Planning Commission will hold a public hearing to receive comments on its intention to recommend adoption of an ordinance amending Secs. 18-33.1, Purpose and intent, through Sec. 18-33.9, Special exceptions; relevant factors to be considered conditions, of Chapter 18, Zoning, of the Albemarle County Code. Section 18-33 establishes the procedures and requirements for zoning text amendments (ZTAs), zoning map amendments (ZMAs), special use permits (SPs), and special exceptions (SEs). The proposed ordinance would reorganize Section 18-33 by, among other things, splitting existing sections into multiple sections and organizing those sections into divisions based on the type of application or action, and would revise, clarify and standardize the text. The primary proposed substantive changes would: (1) amend the times by which recommendations and actions must be taken on ZTAs and County-initiated ZMAs (County Code §§ 18-33.5, 18-33.6, 18-33.11, and 18-33.12); (2) amend the criteria considered by the Director of Planning to not require certain information with applications for ZMAs and SPs (County Code §§ 18-33.15 and 18-33.32); (3) allow applications for ZMAs, SPs, and SEs to be electronically filed (County Code §§ 18-33.20, 18-33.34, and 18-33.45); (4) require notice to be given to open-space and conservation easement holders when complete ZMA, SP, or SE applications affecting the property are filed (County Code §§ 18-33.20, 18-33.34, and 18-33.45); (5) establish procedures and consequences when applications for ZMAs, SPs, and SEs are incomplete (County Code §§ 18-33.20, 18-33.34, and 18-33.45); (6) authorize the Director of Planning to require studies to identify impacts of ZMAs, SPs, and SEs (County Code §§ 18-33.21, 18-33.35, and 18-33.46); (7) incorporate the requirements of Virginia Code § 15.2-2303.4 for proffers related to residential and mixed use residential ZMAs; (8) amend the criteria for determining when a community meeting may be required for a ZMA or SP (County Code §§ 18-33.24 and 18-33.37); (9) establish when an application for an SE must be reviewed by the Planning Commission (County Code § 18-33.48); (10) authorize an SE to be revoked for noncompliance with conditions (County Code § 18-33.50); and (11) amend the procedures and requirements to withdraw an application, to suspend application review and defer action, and to take action after deferral (County Code §§ 18-33.52, 18-33.53, and 18-33.54). The proposed ordinance would also: (1) delete the procedure that allowed any member of the public to apply for a ZTA (current County Code § 18-33.2); and (2) delete the State law reference to judicial review of Board of Supervisors' decision on a ZMA or SP (current County Code § 18-33.4(t)). A copy of the full text of the ordinance 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. (Elaine Echols)

6. Regular Item.
   a. **Resolution of Intent Amend Section 35 Fees to correspond with changes to Section 33**
   Adoption of a resolution of intent to amend the fee schedule for zoning map amendments (ZMA) and special use permits (SP) to include the minimum cost for notification of a public hearing, remove a fee for deferrals, modify circumstances for which a fee reduction for concurrent review of a site plan and ZMA or SP, remove a fee for citizen-initiated zoning text amendments, and others. (Elaine Echols)

7. Committee Reports.
8. Old Business.
9. New Business.
10. Items for follow-up.
11. Adjournment—9:00 p.m.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA