TENTATIVE
AUGUST 14, 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. Regular Item.
   a. **CCP201800002 Rio Mills Landing and Trailhead Park**
   MAGISTERIAL DISTRICT: Rio
   TAX MAP/PARCEL(S): 045000000066B0
   LOCATION: 20.4 acre parcel approximately 300 feet to the east of the intersection between Millers Cottage Lane and Rio Mills Road (Rt. 643). The parcel is bordered by Seminole Trail (Rt. 29) to the east, Rio Mills Road to the north, and bisected by Berkmar Drive.
   PROPOSAL: County use of the parcel to establish a public park that will provide public access to the South Fork Rivanna River that will include a recreation area, walking trails, a boat launch, access to a trailhead and parking spaces.
   ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) and other uses including public uses.
   ENTRANCE CORRIDOR (EC): Yes
   OVERLAY DISTRICT(S): AIA - Airport Impact Area; FH - Flood Hazard Overlay District
   COMPREHENSIVE PLAN: Rural Area 1 – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; and residential (0.5 unit/ acre in development lots).
   (Cameron Langille)

4. Public Hearing Item.
   a. **SP201800006 Little Explorers Discovery School (Crozet Baptist Church)**
   MAGISTERIAL DISTRICT: White Hall
   TAX MAP/PARCEL: 056A1-01-00-08200
   LOCATION: 5804 St. George Avenue
   PROPOSAL: Preschool/After School program for up to 40 students
   PETITION: Request for day care, child care or nursery facility in accordance with Section 14.2.2.7 of the Zoning Ordinance on 2.25 acres. No residential use is proposed.
   ZONING: R2 Residential which allows 2 dwelling units/acre and institutional and public uses.
   COMPREHENSIVE PLAN: Neighborhood Density Residential which allows 3-6 units /acre; supporting uses such as religious institutions, schools and other small-scale non-residential uses in the Community of Crozet.
   (Elaine Echols)

5. Presentation.
   a. **Cell Tower Update**
   (Bill Fritz)

6. Committee Reports.

7. Old Business.
   a. **Albemarle County Planning Commission Rules and Procedures 2018**
   Proposed bylaws amendment for PC
   (John Blair)

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