TENTATIVE
SEPTEMBER 25, 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. Public Hearing Items.

a. **PROJECT: SP201800007 – 1895 Avon Street Extended**
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL(S): 090000000035A1
LOCATION: 1895 Avon Street Extended, Charlottesville, VA 22902
PROPOSAL: Limousine and other motor vehicle rental service on 1.5-acre parcel.
PETITION: "Motor vehicle sales, service, and rental" per Section 26.2(a) and Section 24.2.1.25 of the Zoning Ordinance. No new dwellings proposed.
ZONING: LI Light Industrial – industrial, office, and limited commercial uses (no residential use).
ENTRANCE CORRIDOR (EC): No.
OVERLAY DISTRICT(S): Steep Slopes – Managed.
COMPREHENSIVE PLAN: Office / R&D / Flex / Light Industrial – professional office, commercial; research and development, design, development of prototypes, engineering; light manufacturing, fabrication, distribution if with a non-industrial use.
(Tim Padalino)

AND

b. **PROJECT: SP201800008 – 1895 Avon Street Extended**
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL(S): 090000000035A1
LOCATION: 1895 Avon Street Extended, Charlottesville, VA 22902
PROPOSAL: Automotive detailing service on 1.5-acre parcel.
PETITION: "Automobile, truck repair shops" per Section 26.2(a) and Section 24.2.1.2 of the Zoning Ordinance. No new dwellings proposed.
ZONING: LI Light Industrial – industrial, office, and limited commercial uses (no residential use).
ENTRANCE CORRIDOR (EC): No.
OVERLAY DISTRICT(S): Steep Slopes – Managed.
COMPREHENSIVE PLAN: Office / R&D / Flex / Light Industrial – professional office, commercial; research and development, design, development of prototypes, engineering; light manufacturing, fabrication, distribution if with a non-industrial use.
(Tim Padalino)

c. **PROJECT: ZTA201800005 – Section 35 – Fees**
ZTA 201800005 - Fees The Planning Commission will hold a public hearing on September 25, 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 to amend Chapter 18, Zoning, of the Albemarle County Code: (1) Amend Section 18-35.1 (Fees) in order: (i) to delete the fee for a citizen-initiated zoning text amendment; (ii) to delete the fee to defer scheduled public hearings at the applicant's request, but to extend existing notice fees to the re-advertisement and notification of a public hearing after advertisement of a public hearing and a deferral is made at the applicant's request; (iii) to require applicants to pay calculated notification and legal advertisement costs for citizen-initiated zoning

map amendments solely pertaining to proffers that do not affect use or density, when the board of supervisors authorizes alternative application and procedural requirements under Section 18-33; (iv) to add a fee of $1,770 to reapply for a zoning map amendment or a special use permit that is substantially the same as a withdrawn application, when authorized by the Board of Supervisors; (v) to add an Initial notice fee of $435, to be provided in conjunction with application, for preparing and mailing notices and published notice, except for uses under Sections 18-5.1.47 and 18-5.2A, or applications submitted under Section 18-30.7.6, for which there would be no fee; and (vi) to add a notice fee of $220 for farmers' markets for published notice under Section 35.1(c)(7); (2) Amend Section 18-35.2 (Calculation of Fees in Special Circumstances) to limit the availability of the reduced fee when there is a simultaneous review of an application for a zoning map amendment or a special use permit and a site plan or subdivision plat to only when an application for a special use permit for outdoor display and sales is reviewed simultaneously with a site plan; (3) Amend Section 18-35.3 (Mode and Timing for Paying Fees) to allow zoning application fees to be paid by credit or debit card; (4) Amend Section 18-35.4 (Fee Refunds) to allow initial notice fees to be refunded if a zoning application is withdrawn within 70 days after the date the application is officially submitted; and (5) Amend Section 18-35.5 (Pre-Existing Use Fee Waiver) to eliminate pre-existing use fee waivers for zoning text amendments. The proposed fees and fee increases are authorized by Virginia Code §§ 15.2-2241(9) and 15.2-2286(A)(6). 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.
(Bill Fritz)

d. **PROJECT: SP201800004 – Peabody School Amendment**
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL(S): 076M1000001500
LOCATION: 1232 Stony Ridge Road, at the intersection of Stony Ridge Road and Southern Parkway
PROPOSAL: Amend Special Use Permit (SP2012-030) to expand enrollment of a private school to increase maximum number of children from 210 to 240 (30 additional students) within a proposed addition to the existing school. Also, proposed are two special exceptions from ZMA1995-019 and ZMA1996-021 to allow a disturbance of the buffer along Southern Parkway for an egress only access to Southern Parkway; and to allow disturbance of the conservation area for a sports court. No residential units proposed.
PETITION: 20.4.2 and 23.2.2(6) School of Special Instruction; 8.5.5.3 Special Exceptions
ZONING: PUD- Planned Unit Development-residential (3-34 units per acre), mixed with commercial, service and industrial uses (ZMA1995-019 and ZMA1996-021).
OVERLAY DISTRICT(S): Managed Steep Slopes; Airport Impact Area
COMPREHENSIVE PLAN LAND USE/DENSITY: Industrial – manufacturing, storage, distribution, office and commercial activities related to industrial use and research and development.
(Megan Nedostup)

4. Committee Reports.

5. Old Business.

6. New Business.

7. Items for follow-up.

8. Adjournment—8:00 p.m.

THERE WILL BE NO MEETING ON TUESDAY, OCTOBER 2, 2018. THE NEXT MEETING WILL BE ON TUESDAY, OCTOBER 9, 2018.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA