TENTATIVE
DECEMBER 11, 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 Item.

   a. **ZTA201800002 Commercial and Industrial zoned properties not served by public water**

   The Albemarle County Planning Commission will hold a public hearing on December 11, 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 18-22.2.1 to permit eating establishments, automobile service stations, and convenience stores as by-right uses in the Commercial (C-1) zoning district when served by public water or central water system;
   - Amend Section 18-22.2.1 to permit by-right in the Commercial (C-1) zoning district those uses permitted by right pursuant to subsection 10.2.1 of section 10.2, RA, Rural Areas provided that the use is not served by public water or central water system;
   - Amend Section 18-22.2.2 to permit eating establishments, automobile service stations, and convenience stores as special permit uses in the Commercial (C-1) zoning district when not served by public water or central water system;
   - Amend Section 18-23.2.1 to permit eating establishments as a by-right use in the Commercial Office (CO) zoning district when served by public water or central water system;
   - Amend Section 18-23.2.1 to permit by-right in the Commercial Office (CO) zoning district those uses permitted by right pursuant to subsection 10.2.1 of section 10.2, RA, Rural Areas provided that the use is not served by public water or central water system;
   - Amend Section 18-23.2.2 to permit eating establishments as a special permit use in the Commercial Office (CO) zoning district when not served by public water or central water system;
   - Amend Section 18-24.2.1 to permit automobile service stations, convenience stores, eating establishments, and fast food restaurants as by-right uses in the Highway Commercial (HC) zoning district when served by public water or central water system;
   - Amend Section 18-24.2.1 to permit by-right in the Highway Commercial (HC) zoning district those uses permitted by right pursuant to subsection 10.2.1 of section 10.2, RA, Rural Areas provided that the use is not served by public water or central water system; and
   - Amend Section 18-24.2.2 to permit automobile service stations, convenience stores eating establishments, and fast food restaurants as special permit uses in the Highway Commercial (HC) zoning district when not served by public water or central water system.

   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)

5. Work Sessions.

   a. **ZTA201700011 Section 3 Rules of Construction and Definitions**

   This work session will provide information regarding potential changes to Section 3 of the ordinance, including the addition of Rules of Construction for interpretation of the ordinance and term and definition changes. These term and definition changes include: non-substantive formatting, capitalization, and ordering changes; moving terms and definitions throughout Chapter 18 into Section 3; removal of outdated terms or terms unused in the Zoning Ordinance; definition or term changes intended to clarify

standing practice of ordinance interpretations; addition of terms used in the Zoning Ordinance but not currently defined; replacing outdated or confusing terms with modern, consistent terms; and combining two terms for consistency and clarity or codifying long-standing current practice. (Lea Brumfield)

b. **CPA201800003 Pantops Master Plan**
Staff will present an update on draft amendments to the Pantops Master Plan, including the public outreach process and proposed revisions to the plan's vision statement & guiding principles, land use & center types, green infrastructure and transportation networks, and implementation and capital projects. Many of the proposed revisions are intended to create consistency between the Pantops Master Plan, other Master Plans, and new County implementation priorities that have occurred since the plan's adoption in 2008. Staff also seeks guidance from the Commission on three land use decisions that did not reach consensus during citizen meetings. (Cameron Langille)

6. Committee Reports.

7. Review of Board of Supervisors Meeting – December 5, 2018.

8. Old Business.

9. New Business.

10. Items for follow-up.

11. Adjournment—8:00 p.m.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA