FINAL ACTIONS Planning Commission Meeting of December 18, 2018	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order**. • Meeting called to order at 6:00 p.m. by Chair Keller. • PC members present were Mr. Dotson, Chair Keller, Mr. Bivins, Ms. Spain, Vice-Chair Riley, Ms. Firehock and Ms. More. Absent was Mr. Carrazana (UVA Rep). • Staff members present were Megan Nedostup, Lea Brumfield, Bill Fritz, Amelia McCulley, Andrew Gast-Bray, Sharon Taylor and Andy Herrick.	
2. **Other Matters Not on the Agenda from the Public** None.	Clerk: No action required
3a. **DEFERRED ITEM** **WORK SESSION** **ZTA-2017-00011 Section 3 Rules of Construction and Definitions** This work session provided 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capitalization, and ordering changes; moving terms and definitions throughout Chapter 18 into Section 3; removal of outdated terms or terms unused in the Zoning Ordinance; definition or term changes intended to clarify standing practice of ordinance interpretations; addition of terms used in the Zoning Ordinance but not currently defined; replacing outdated or confusing terms with modern, consistent terms; and combining two terms for consistency and clarity or codifying long-standing current practice.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) **RECEIVED:** Discussed presentation on ZTA-2017-00011 Section 3 Rules of Construction and Definitions and provided guidance and feedback for staff consideration on draft ordinance, took	Staff: Schedule public hearing for ZTA-2017-00011 and consider Commission feedback in making changes to draft ordinance to bring back at that time.

	public comment and asked staff to schedule public hearing and incorporate changes to bring back at the public hearing. No formal action. (See minutes for detail.)	
4a.	**WORK SESSION** **ZMA-2018-00012 Galaxie Farm** MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 09100000000900; 09100000001500 LOCATION: 193 Galaxie Farm Lane PROPOSAL: Rezone property from residential to a higher density residential development with a mixture of unit types. PETITION: Rezone 13.36 acres from R1 Residential zoning district, which allows residential uses at a density of 1 unit per acre to Planned Residential Development (PRD) that allows residential (3 – 34 units/acre) with limited commercial uses. A maximum of 130 units are proposed for a gross density of approximately 9.7 units per acre and a net density of 11.5 units per acre. OVERLAY DISTRICT(S): Entrance Corridor; Steep Slopes- Managed and Preserved; Scenic Byways PROFFERS: Yes COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as places of worship, schools, public and institutional uses and small-scale neighborhood serving retail and commercial; 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 in the Southern Neighborhood 4 within the Southern and Western Urban Area Master Plan. MONTICELLO VIEWSHED: No (Megan Nedostup) **RECEIVED:** Discussed presentation on ZMA-2018-12 Galaxie Farm with public comment and provided guidance and feedback on the density questions	Staff: The Commission identified a Comprehensive Plan Amendment (CPA) as the appropriate process if the owner seeks a higher density than the Comprehensive Plan currently recommends. Either the BOS or the PC could adopt a Resolution of Intent (ROI) to initiate a CPA. The BOS could initiate a CPA with a ROI, but if the PC adopted the ROI, the BOS would need to accept it before the CPA could be initiated.

	posed by staff. Recommended that the proposal should follow the density guidelines in the Comprehensive Plan and Southern and Western Neighborhoods Master Plan. The Commission identified a Comprehensive Plan Amendment (CPA) as the appropriate process if the owner seeks a higher density than the Comprehensive Plan currently recommends. Either the BOS or the PC could adopt a Resolution of Intent (ROI) to initiate a CPA. The BOS could initiate a CPA with a ROI, but if the PC adopted the ROI, the BOS would need to accept it before the CPA could be initiated. No formal action. (See minutes for detail.)	
5.	**Committee Reports** **Mr. Bivins reported:** The Hydraulic/29 CAC met and discussed water in the Development Areas.	
6.	**Review of Board of Supervisors Meeting** – December 12, 2018 Mr. Gast-Bray reviewed the actions taken on the above date.	
7.	**Old Business** **None**	
8.	**New Business** • **Homestays Roundtable Discussion** - Tuesday, January 8, 2019 4:00 p.m. – 5:30 p.m., Room 241. • No regular meeting on Tuesday, December 25, 2018, Tuesday, January 1, 2019 and Tuesday, January 8, 2018.	Staff: Advertise and publicly post the Homestays Roundtable.
9.	**Items for follow-up** None	
10.	Adjourn to January 8, 2019 Homestays Roundtable Discussion at 4:00 p.m. in Room 241, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. • The meeting adjourned at 8:07 p.m.	

sct