TENTATIVE
DECEMBER 18, 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. Deferred Item.
   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capitalization, and ordering changes; moving terms and definitions throughout Chapter 18 into Section 3; removal of outdated terms or terms unused in the Zoning Ordinance; definition or term changes intended to clarify standing practice of ordinance interpretations; addition of terms used in the Zoning Ordinance but not currently defined; replacing outdated or confusing terms with modern, consistent terms; and combining two terms for consistency and clarity or codifying long-standing current practice.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)
   DEFERRED FROM THE DECEMBER 11, 2018 PLANNING COMMISSION MEETING.

4. Work Session.
   a. **ZMA201800012 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)

5. Committee Reports.

6. Review of Board of Supervisors Meeting – December 12, 2018

7. Old Business.

8. New Business.

9. Items for follow-up.

10. Adjournment—8:00 p.m.
THERE WILL BE NO PLANNING COMMISSION MEETINGS ON TUESDAY, DECEMBER 25, 2018, TUESDAY, JANUARY 1, 2019 AND TUESDAY, JANUARY 8, 2019. THE NEXT PLANNING COMMISSION MEETING WILL BE TUESDAY, JANUARY 15, 2018. HAPPY HOLIDAYS!

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA