PLANNING COMMISSION
TENTATIVE
FEBRUARY 4, 2020
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 Hearings.

a. **SP201900006 Boyd Tavern Market**
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL: 09400-00-00-03900
LOCATION: Parcel located approximately 200 feet southwest from the intersection of State Route 616 (Black Cat Road) and Mechunk Road. Parcel has frontage along State Route 616. The northern portion of the parcel is adjacent to the I-64 interchange at Exit 129.
PROPOSAL: Proposal for new 4,000 square foot gross-floor-area-maximum auto service station with five fuel pumps under two canopies, convenience store and restaurant on the approx. 3.28-acre portion of the site that is zoned C-1 Commercial and fronts on State Route 616 (Black Cat Road).
PETITION: Automobile service station, convenience store, and restaurant per Zoning Ordinance 18-22.2.2(16)(a)(b)(c) on an approx. 3.28 acre portion of a parcel totaling 12.486 acres. No dwelling units are proposed. ZONING: This parcel is zoned both: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); and C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre). OVERLAY DISTRICT(S): Entrance Corridor; Steep Slopes – Critical COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots). POTENTIALLY IN MONTICELLO VIEWSHED: Yes. (Tori Kanellopoulos)

b. **ZMA201900015 Child Development Center**
MAGISTERIAL DISTRICT: Rivanna
TAX MAP/PARCEL(S): 078000000058K0
LOCATION: 1395 Stony Point Rd Charlottesville VA, 22911-3501
PROPOSAL: Rezone property for commercial use to allow the establishment of a child care center serving up to 124 children. PETITION: Rezone 3.607 acres from R-1 Residential, which allows residential uses at a density of 1 unit per acre to C-1 Commercial which allows retail sales and service and residential uses at a density of 15 units per acre by special use permit. The applicant has proposed proffers to accompany this rezoning which include limiting the types of commercial uses permitted on this property in the future and reducing the setback requirements.
ZONING: R-1 Residential - 1 unit/acre OVERLAY DISTRICT(S): Entrance Corridor, Flood Hazard Overlay District PROFFERS: Yes COMPREHENSIVE PLAN: Urban Density Residential – residential (6-34 du/acre), religious assembly uses, schools and child care, institutional. Secondary commercial/retail, offices AND Parks & Green Systems – stream buffers, floodplain, and steep slopes, privately owned open space, natural areas in Neighborhood 3 of the Pantops Master Plan Area. POTENTIALLY IN MONTICELLO VIEWSHED: Yes (Mariah Gleason)

5. Committee Reports.

6. Old Business.

7. New Business.

8. Items for follow-up.
Adjournment—8:30 p.m.
NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, FEBRUARY 11, 2020.

CONSENT AGENDA

a. **SUB201900148 Avon Industrial Park -Preliminary Plat**
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL: 09000000003500
LOCATION: 1900-1995 Snow Point Lane, Charlottesville, VA 22902 (multiple addresses)
PROPOSAL: Request for initial site plan approval to subdivide a parcel such that each of the nine existing buildings are on separate parcels. No residential units proposed.
ZONING: LI – Light Industrial – industrial, office, and limited commercial uses (no residential use)
ENTRANCE CORRIDOR: Yes OVERLAY DISTRICT: None
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 in Neighborhood 4 of the Southern and Western Urban Neighborhoods Master Plan. (Mariah Gleason)

b. Final PC Committee Membership List for 2020

c. Approval of Minutes: November 19, 2019 & January 14, 2020