PLANNING COMMISSION
FINAL
June 16, 2020
6:00 P.M.
ELECTRONIC MEETING

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A (6); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster. Opportunities for the public to access and participate in the electronic meeting will be posted on the Albemarle County website at www.albemarle.org/calendar **when available.**

1. Call to order and establish quorum.

2. Consent Agenda (on next sheet).

3. Public Hearings.

a. **ZTA202000001 Erosion Protection Performance Standards**
The Albemarle County Planning Commission will receive comments on its intent to recommend adoption of the following ordinance changes to the Albemarle County Code: Amend Section 18-30.7.5 to remove the performance standards that will be moved to other sections of the ordinance, and update the performance standards that will apply to the steep slopes overlay district; and amend Section 18-4 to add performance standards for development as modeled after the existing development standards for the steep slopes overlay district. (Lea Brumfield)

b. **SP202000006 Scott's Ivy Exxon**
MAGISTERIAL DISTRICT: Samuel Miller
TAX MAP/PARCEL: 058A2000002100
LOCATION: Parcel is located at 4260 Ivy Road, Charlottesville, VA 22903. Parcel is approximately 280 feet to the southeast of the intersection of State Route 250 (Ivy Road) and State Route 786 (Ivy Depot Lane). The northern portion of the property (rear) is adjacent to the Buckingham Branch railroad tracks. PROPOSAL: Proposed expansion of existing auto service station from three (3) auto service bays to seven (7) auto service bays. Current auto service building is approx. 1,950 sq. ft., and proposed building addition is approx. 3,200 sq. ft., for a total of 5,150 sq. ft. There are two (2) existing gas pumps, and there is no proposed change in the number of pumps. PETITION: Automobile service station per Zoning Ordinance 18-22.2.2(16)(a) on a 1.587 acre parcel. No dwelling units are proposed. ZONING: This parcel is zoned C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre). OVERLAY DISTRICT(S): Entrance Corridor; Flood Hazard Overlay; 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).(Tori Kanellopoulos)

c. **SP202000004 Wild Turkey Tier III PWSF**
MAGISTERIAL DISTRICT: White Hall
TAX MAP/PARCEL: 05700-00-00-041L0
LOCATION: Near southeast corner of intersection of Rockfish Gap Turnpike (Route 250) and Wild Turkey Lane, immediately west of existing personal wireless service facilities on property. PROPOSAL: Request for approval of a Tier III personal wireless service facility located within an avoidance area with a steel monopole that would be approximately 116.7 feet tall. The facility would be located within a 30' x 30' lease area and accessed via a 20' access & utility right-of-way with 12' access road. PETITION: Tier III personal wireless facility under Section 10.2.2 (48) of the zoning ordinance on a 6 acre parcel. Request for a Special Exception to modify Section 5.1.40 (b)(2)(c) of the zoning ordinance to allow the closest point of the back of antenna to be more than 12 inches from the monopole. No dwelling units proposed. ZONING: RA, Rural Areas- agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots). ENTRANCE CORRIDOR: Yes PROFFERS: No COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas in Rural Area 3 - Preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/acre in development lots). (Andrew Knuppel)

4. Committee Reports.

5. Review of Board of Supervisors Meeting – June 3, 2020

6. Old Business/New Business.
   a. Community Meetings: The Planning Director will provide an update on the required community meetings for zoning map amendments, special use permits, and special exceptions during the current pandemic.

7. Items for follow-up.

Adjournment—8:00 p.m.
THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, JUNE 23, 2020.

CONSENT AGENDA

a. **SUB202000021 Foothill Crossing Ph V – Modification Request**
Modification Request to waive the establishment of sidewalks on both sides of a public street as required under County Code §14-422. (Mariah Gleason)

b. Approval of Minutes: May 12 & 18, 2020 and June 2, 2020.