FINAL ACTION MEMO Planning Commission Meeting of June 16, 2020	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order**. • Meeting called to order at 6:00 p.m. by Chair Bivins. • PC members present were Mr. Bivins, Chair; Ms. More, Vice-Chair; Ms. Firehock; Mr. Dotson; Mr. Keller, Mr. Clayborne; Mr. Randolph; and Mr. Carrazana (UVA Rep.). • Staff members present were David Benish, Charles Rapp, Jodie Filardi, Amelia McCulley, Michaela Accardi, Rebecca Ragsdale, Lea Brumfield, Tori Kanellopoulos, Andrew Knuppel, Mariah Gleason, Bart Svoboda, Frank Pohl, Vivian Groeschel, Andy Herrick, County Attorney and Carolyn Shaffer, Clerk of Planning Commission and Boards	
2. **Consent Agenda** SUB-2020-21 Foothill Crossing Ph V – Modification Request. (Mariah Gleason) Action: The Planning Commission approved SUB-2020-21 Foothill Crossing Ph V – Modification Request with a vote of 7:0 Approval of Minutes: May 12 & 18, 2020 and June 2, 2020. Action: The Planning Commission approved the minutes for May 12 & 18, 2020 and June 2, 2020 with a vote of 7:0.	Staff: None. Clerk: Post Minutes to Website
3. **Public Hearing Items** 3a. **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) **Action:** The Planning Commission approved the adoption of ZTA-2020-01 Erosion Protection Performance Standards, and the	Clerk Forward Planning Commission recommendations to Board of Supervisors ahead of Board's public hearing. Staff: Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.

	Zoning Text Amendment as outlined in the staff report, and including #1. Retaining § 18-30.7.5(B)-(C) of the existing ordinance, #2 Shifting § 18-4.3.3(D) of the proposed ordinance to § 18-4.3.3(C)(4) instead, and #3 Clarifying that reverse benches and/or surface water diversions are required for any interval exceeding 20, 30 or 40 feet in § 18-4.3.3(C) and § 18-30.7.5(C). Approved with a vote of 7:0.	
3b.	**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) **Action:** The Planning Commission recommended approval of SP-2020-06 Scott's Ivy Exxon, with the conditions 1-5 as listed in the staff report. Approved with a vote of 6:1 (More declined)	Clerk Forward Planning Commission recommendations to Board of Supervisors ahead of Board's public hearing. Staff: Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.
3c.	**SP202000004 Wild Turkey Tier III PWSF** MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 05700-00-00-041L0	Clerk Forward Planning Commission recommendations to Board of Supervisors ahead of Board's public hearing.

	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) **Action:** The Planning Commission approved, SP-2020-04 Wild Turkey Tier III PWSF, as recommended with the conditions in the staff report. Approved with a vote of 7:0. **Action:** The Planning Commission approved, SP-2020-04 Wild Turkey Tier III PWSF, the requested special exception to modify the antenna projection, as recommended with the conditions in the staff report. Approved with a vote of 7:0.	<u>Staff:</u> Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.
4.	**Committee Reports** **Mr. Bivins:** Hydraulic Road CAC met and heard about the Boys & Girls Club via Virtual Meeting	
5.	**Review of Board of Supervisors Meeting – June 3, 2020.** Mr. Rapp updated the Planning Commission regarding the June 3, 2020 Board of Supervisors meeting.	
6.	**Old Business/New Business**	

6a.	Community Meetings: The Planning Director will provide an updated on the required community meetings for zoning map amendments, special use permits, and special exceptions during the current pandemic.	
7.	**Items for follow-up.** A second member for the Rivanna River Corridor Steering Committee.	
8.	Adjourn to June 23, 2020 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. The meeting adjourned at 10:15 p.m.	