

**TENTATIVE
APRIL 11, 2006
6:00 P.M.
ROOM 241, 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. Review of Board of Supervisors Meeting – April 5, 2006.
4. Consent Agenda (on next sheet).
5. Deferred Item.
 - a. **SP-2005-029 PRO Distribution (Sign #9)**
PROPOSED: Retail tire sales/service
ZONING CATEGORY/GENERAL USAGE: LI - Light Industrial - industrial, office, and limited commercial uses (no residential use)
SECTION: 18.27.2.2.13 Subordinate retail sales exceeding 15% of floor area of the main use.
COMPREHENSIVE PLAN LAND USE/DENSITY: Crozet Master Plan designates CT1 Development Area preservation of open space, CT3 Urban Edge: single family residential(net 3.5-6.5 units/acre) supporting uses such as religious institutions and schools and other small-scale non-residential uses, and CT4 Urban General: residential (net 4.5 units/acre single family, net 12 units/acre townhouses/apartments, net 18 units/acre mixed use) with supporting uses such as religious institutions and schools and mixed uses including retail/office
ENTRANCE CORRIDOR: Yes
LOCATION: Tax Map 56, Parcel 87, located at 5155 Three Notched Road/Route 240
MAGISTERIAL DISTRICT: White Hall
STAFF: Rebecca Ragsdale
***DEFERRED FROM THE FEBRUARY 14, 2006 PLANNING COMMISSION MEETING.
APPLICANT REQUESTS DEFERRAL TO MAY 23, 2006.***
6. Regular Item.
 - a. **SDP-2005-144 Earlysville Business Park Major Amendment Buffer Disturbance Waiver:** Request for approval to disturb the required buffer between the LI, Light Industrial zoned property of the Business Park and the adjacent parcels zoned RA, Rural Area in accordance with Section 26.10.3 of the Zoning Ordinance. (Francis MacCall)
7. Public Hearing Items.
 - a. **SP-2005-035 Outdoor Furniture Display (Classic Furniture) (Signs #82,84)**
PROPOSED: Outdoor display of furniture in two approx. 20' x 20' areas of the existing parking lot on the north side of the building.
ZONING CATEGORY/GENERAL USAGE: C1 Commercial/retail sales and service uses and residential uses by special use permit; EC Entrance Corridor/overlay to protect properties of historic, architectural or cultural significance from visual impacts of development along routes of tourist access.
SECTION: 30.6.3.2.b Special Use Permit, which allows for outdoor storage/display/sales associated with permitted uses, when visible from an EC street
COMPREHENSIVE PLAN LAND USE/DENSITY: Community Service - community-scale retail, wholesale, business and medical offices, mixed use core communities and/or employment services, and residential (6.01-34 units/acre). LOCATION: Tax Map 61M/Parcel 2; 460 Premier Circle; on the west side of Seminole Trail (Route 29

North) across from Branchlands Blvd.
MAGISTERIAL DISTRICT: Rio.
STAFF: Margaret Maliszewski

b. **ZMA-2005-010 Wachovia Bank and Shops at Rio Road (Signs #39,41)**

PROPOSAL: Rezone 1.836 acres from CO (Commercial Office) zoning district which allows 15 units per acre to C-1 (Commercial) zoning district which allows 15 units per acre to allow a partial redevelopment of the site and accommodate redevelopment of an adjacent parcel (Tax Map 61, Parcel 122A). No residential uses are proposed with this rezoning.

PROFFERS: Yes.

EXISTING COMPREHENSIVE PLAN LAND USE/DENSITY: Regional Service (regional-scale retail, wholesale, business and/or employment centers, and residential (6.01-34 units/acre) in Neighborhood One.

ENTRANCE CORRIDOR: Yes.

LOCATION: 1625 Seminole Trail (Wachovia Bank), near the southeastern corner of U.S. Rt. 29 and Rio Road.

TAX MAP/PARCEL: Tax Map 61, Parcel 122.

MAGISTERIAL DISTRICT: Rio.

STAFF: Sean Dougherty

c. **SP-2005-034 Camp Watermarks (Signs #90,96)**

PROPOSED: Nature / agriculture camp, four weeks per year for local / urban children.

ZONING CATEGORY/GENERAL USAGE: RA -- Rural Areas: agricultural, forestal, and fishery uses; residential density (0.5 unit/acre). SECTION: 31.2.4.1; 10.2.2.20; 5.1.05.

COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre).

LOCATION: 1145 James River Drive, west of Route 726 and Hatton Ferry Road; TM 136, Parcels 6B, 9D, 9D1, 9E. MAGISTERIAL DISTRICT: Scottsville.

STAFF: Amy Arnold

d. **SP-2006-003 American Cancer Society, Pink Ribbon Polo (Signs #42,47)**

PROPOSED: Annual polo match, benefits American Cancer Society

ZONING CATEGORY/GENERAL USAGE: RA -- Rural Areas: agricultural, forestal, and fishery uses; residential density (0.5 unit/acre)

SECTION: Section 31.2.4, 10.2.2.42, 5.1.27

COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre)

LOCATION: King Family Winery, 6640 Roseland Farm, Crozet; TM 55 Parcels 80, 81

MAGISTERIAL DISTRICT: Whitehall

STAFF: Amy Arnold

9. Old Business.
10. New Business.
11. Adjournment—8:00 p.m.

CONSENT AGENDA

a. **WPO-2006-008 Foxcroft Subdivision (Playfield) - Critical slopes waiver request and Open Space**

Improvement request - Request for approval to construct a play area in common open space, in accordance with Sec. 4.7.2, and of waiver of Sec. 4.2 in order to disturb critical slopes. (David Pennock)

b. **SUB-2006-020 Haun Division Private Road Request** - Authorization for private road for non-residential

purpose in the Rural Areas, in accordance with Sec. 14-234. (David Pennock)

- c. **Approval of Planning Commission Minutes** – January 31, 2006.