

**Albemarle County Planning Commission
February 7, 2017**

The Albemarle County Planning Commission held a public hearing on Tuesday, February 7, 2017, at 6:00 p.m., at the County Office Building, Room 241, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Tim Keller, Chair; Karen Firehock, Vice-Chair; Pam Riley, Jennie More and Mac Lafferty. Absent was Daphne Spain and Bruce Dotson. Bill Palmer; University of Virginia Representative was present.

Other officials present were Chris Perez, Senior Planner; J.T. Newberry, Senior Planner; David Benish, Chief of Planning; Sharon Taylor, Clerk to Planning Commission and John Blair, Deputy County Attorney.

Call to Order and Establish Quorum:

Mr. Keller, Chair, called the regular meeting to order at 6:00 p.m. and established a quorum.

SP-2016-00022 Boys and Girls Club – Southwood Expansion

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 090A1-00-00-001D0

LOCATION: 387 Hickory Street

PROPOSAL: Amend the existing special use permit for a community center (SP201200009) to serve up to 200 children at any one time and to permit an approximately 2800 square foot modular building above the existing basketball court

PETITION: Community center under Section 14.2.2(1) of the Zoning Ordinance

ZONING: R-2 Residential - 2 units/acre

OVERLAYS: Entrance Corridor, Steep Slopes (Managed and Preserved)

COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre);); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses in Neighborhood 5 of the Southern and Western Neighborhoods Master Plan
(JT Newberry)

J.T. Newberry presented a PowerPoint presentation to summarize the staff report for SP-2016-00022 Boys and Girls Club – Southwood Expansion.

Overview of Request

- ▶ Boys and Girls Club is requesting to expand the existing community center with an approximately 2,800 square foot modular building and increase the permitted enrollment from 120 children to 200 children.

Relevant History

There have been two previous special use permits granted for this community center. The last one in 2012 expanded the number of children from 80 to 120. The other piece of history he wanted to note was the Board's resolution in October to endorse a collaborative relationship with the Southwood Community. Habitat for Humanity will be presenting a broader master plan vision for the entire Southwood area hopefully sometime later this year.

- ▶ **SP200700062** – Special use permit for 1,400 square foot expansion of existing community center at 387 Hickory Street, including play area improvements for the Boys and Girls Club (BGC).
- ▶ **SP201200009** – Special use permit for expansion of the BGC to increase the number of children allowed from 80 children to 120 children (see conditions in Attachment B).
- ▶ **September 20, 2016** – Application submitted
- ▶ **October 5, 2016** – Resolution of intent adopted by Board of Supervisors endorsing a collaborative relationship between the County and Habitat for Humanity in redeveloping Southwood.
- ▶ **November 30, 2016** – Community meeting held

Overview of Existing Area

Southwood is one parcel and you can see in yellow on the slide all the mobile homes there today. He zoomed in on the east corner where the community center is located at the corner of Bitternut and Hickory. In an aerial view of the site, he pointed out in 2007 the special use permit permitted the community center as well as a portion of the building and the special use permit in 2012 allowed building.

Today we are discussing the proposal for the modular building in the back. The view has a few different things from the concept plan that was included in the staff report. The applicant and I discussed today that this updated drawing has a ramp on the edge of the building. There are some additional plantings for screening around the edge of the building. Then also going back to the broader view, the entrance from the parking lot exists today and it would remain under the proposed plan. The concept plan included in the staff report shows that area closed off and some parking spots there. He wanted to quickly note the minor differences in the concept plan.

As you saw in the staff report staff found two favorable factors.

- ▶ This proposal will provide additional capacity for comprehensive youth development services in the Southwood community.
- ▶ This proposal will provide a larger community center/meeting place for the entire Southwood community.
- ▶ No unfavorable factors were identified.

The special use permit conditions were amended from the 2012 special use permit so the underlined text is that which has been added and the text that has been struck through would be removed in the new special use permit conditions.

1. Development shall be in general accord with the concept plan titled “Southwood Boys and Girls Club Expansion” dated April 13, 2012 and the concept plan “Southwood Boys and Girls Club Expansion” dated January 27, 2017 (hereafter “Concept Plans”) as determined by the Director of Planning and the Zoning Administrator. To be in general accord with these Concept Plans, the proposed buildings and existing building renovation uses shall reflect the following major elements within the site essential to the design of the site, as shown on the Concept Plans:
 - ▶ Location of buildings, uses, and structures, inclusive of the minimum setback for the new structure from Bitternut Lane must be 15 feet (as approved under SP201200009)
 - ▶ Location of parking areas

► Location of outdoor play area

2. Minor modifications to the plan which do not conflict with the elements above may be made to ensure compliance with the Zoning Ordinance; and
3. The parking study is based on a maximum of 200 children. There shall be no more than 200 children at any one time served at this location of the Boys and Girls Club.

Staff recommends approval of this request and the next slide contains the recommended motions.

Mr. Newberry offered to answer questions.

Mr. Keller invited questions for staff.

Ms. Firehock asked where the play area was located on the site.

Mr. Newberry pointed out the existing outdoor play area; the majority of which is paved and at one time was marked for a basketball court. He said it primarily is used now for soccer, but the applicant could speak to all the different ways it is used. The play area has some existing chain link fence around the perimeter. One of the concerns that we discussed with the applicant and discussed at the community meeting was the distance from the edge of this playing area to the proposed modular building. The applicant can go into more detail, but you can see on the slide a detail for a pole mounted net and my understanding is it will be about 10' or so between the edge of the playing service and any permanent improvements associated with the modular building just to give some overflow area for the children playing.

Mr. Keller opened the public hearing and invited the applicant to come forward and speak.

Craig Kotarski, a civil engineer at Timmons Group representing the applicant, said they have been working with the Boys and Girls Club as they are the tenant on this property that Habitat currently owns. As you are aware, Habitat is currently going through this master planning phase and at some point most likely this year he believes that will be brought before you. As far as the special use permit is concerned currently the Boys and Girls Club has approximately 100 students that are on their waiting list. As J.T. mentioned this would allow the special use to extend from allowing 120 students up to 200 students allowing them to nearly eliminate their waiting list. He wanted to point out a couple of things because there was some late changes, which he believes are minor. However, he wanted to make them clear to the Commission from what was originally in your packet versus what J.T. was showing previously.

One, we did change what was sort of a deck that was around the modular building and instead created ramp and that gives an accessible route down to the basketball playing area. Additionally, the building was also moved back from the existing asphalt. It was moved 6.75'. There is a note on the concept plan that points that out. That was in coordination with Habitat since we wanted to be a good tenant and part of this community. That was discussed. One of the reasons is the court still does have basketball lines on in although the population mostly uses it for soccer. Again, we wanted to provide runoff area and create as safe an area as possible for play. The community did not want to damage a new building, and that was one of the reasons that the net was added. Some of the kids just voiced concerns and we wanted to be responsive to that.

The additional item that I would also note is we did add additional screening. One of the things that if you did look at an aerial image that you would see a dust cover or a dirt cover of the

basketball court. One of the issues that we have is that hillside, the area where the modular building would be placed essentially there is a lot of runoff that occurs. There have been some issues in kind of establishing any kind of plantings or anything in that area. So what we are looking at doing is hoping to eliminate that issue and keep the court a little bit cleaner by providing some storm water, a small channel on both sides to pick up storm water kind of underneath the decking as well as above on the upper side of the modular building.

Lastly, what he would just point out is we made some changes to the parking plan. One of the changes that was made was as J.T. described it the connection remains to Bitternut that was a request from Habitat that remain. Then, we also widened the parking spaces to be 10', which actually puts this into conformance versus asking for some sort of condition. This puts us in conformance with the zoning, which we show a 20' drive aisle with 10' wide parking spaces versus previously we were showing 9' parking space, which would require a 24' wide drive aisle. That essentially describes the differences with what was in your packet versus what is currently before you. If there were any questions, he would be happy to answer them.

Mr. Keller invited questions for the applicant.

Mr. Lafferty asked the height of the retaining wall.

Mr. Kotarski replied the retaining wall is somewhere in the neighborhood of 3' to 5' depending on where it is. One of the issues of moving that building back a little bit is we did have to incur some cost of the retaining wall. One of the issues obviously with what is happening at Southwood with Habitat is they wanted to move forward because of the population primarily the Southwood population would be served with the open spaces now at the Boys and Girls Club. However, they also wanted to ensure that they were able to take whatever the investment is in primarily the modular building itself and put it on another site when the time is right three, four years from now or whatever it may be. So that was a consideration in kind of working with Habitat trying to find the right medium as far as how far to push it back not to incur too many costs from like a wall cost where you can't really take that with you when you leave.

Mr. Keller invited public comment. There being none, he invited the applicant back for rebuttal.

Mr. Kotarski said he should have mentioned James Pearce, the Director of the Boys and Girls Club, who is here as well.

Mr. Keller invited further questions for the applicant.

Ms. Firehock said you mentioned the parking spot width was brought to 10' to be in compliance and then you had to widen the travel lane in the middle.

Mr. Kotarski pointed out we are using the existing asphalt. So currently, the existing asphalt has no striping or very limited striping. There are about 12 spaces that are striped. Therefore, it is very inefficient and one car could end up taking up three parking spaces. Therefore, we are showing striping that is in accordance with the parking study that was done and submitted as part of the application. We are still meeting the requirements from the parking study, which was 36 parking spaces. We did reduce from 40 parking spaces on the original application to 36, which obviously is what happens when you go from 9' wide spaces to 10'. However, we were also working with the current width of the pavement. So the current width of the pavement allowed for a 20' drive aisle and then 18' deep stalls.

Ms. Firehock said so you are not changing the actual footprint, and are just changing the striping.

Mr. Kotarski replied that was correct, but there is a small addition of asphalt on the east side of the property, which is shown shaded in an area of 3 to 4 parking spaces. However, otherwise it is just striping.

Ms. Firehock said if she understood the illustration correctly, obviously you have to put a retaining wall to deal with the erosion and you are trying to get away from the space they are playing on. She asked is it on top of the area that was shown in the aerial as sort of the dirt looking area.

Mr. Kotarski replied yes.

Ms. Firehock asked how you are going to capture the storm water and are you going to use a French drain or something small that you could sneak in there.

Mr. Kotarski replied right now there is a drainpipe that is shown as a dashed line that is on the upper end of the building, and so that will have catchments in it and also the roof will be tied to those catchments. So all of the area where the roof is currently is just falling on that hillside and making its way across the basketball court. Then underneath of the decking there will be a small swale and in this image is shown as a dashed line with an arrow that will be underneath the decking to move that water away and get to kind of come out versus to come across the basketball court.

Mr. Lafferty asked what preventions will there be to keep kids from falling off the retaining wall.

Mr. Kotarski replied there would be a couple of things. One there will be staffing in place to ensure where kids are located. One of things we did look is different locations and staffing was key where staff could be placed so that they were not too far away, that they were not too separated, that they were not down the hill, so on and so forth. This made the most sense from a staffing perspective. As far as the retaining wall is concerned, there are requirements that above 42" required a pedestrian guardrail. So anything over 3 ½ feet will have to have pedestrian rail on top of it per Code.

Mr. Keller closed the public hearing to bring the matter before the Commission for action and discussion.

Ms. Firehock said she was tickled that this project eliminates the waiting list because no one should have to wait to get into the Boys and Girls Club.

Ms. Riley concurred. She said being in my district and presented at the CAC she thinks generally, there is just great enthusiasm for this project. She did not hear any concerns from anyone through the CAC or in the surrounding area.

Motion: Ms. Riley moved to recommend approval of SP-2016-00022 Boys and Girls Club – Southwood Expansion with the conditions outlined in the staff presentation.

Ms. Firehock seconded the motion.

There being no further discussion, Mr. Keller asked for a roll call.

The motion passed by a vote of 5:0:2 (Dotson, Spain absent)

Mr. Keller noted that the request would be going to the Board of Supervisors in a timely manner.

(Recorded and transcribed by Sharon C. Taylor, Clerk to Planning Commission & Planning Boards)