

Albemarle County Planning Commission
March 6, 2018

The Albemarle County Planning Commission held a public hearing on Tuesday, March 6, 2018, at 6:00 p.m., at the County Office Building, Lane Auditorium, Second Floor, 401 McIntire Road, Charlottesville, Virginia.

Members attending were Tim Keller, Chair; Julian Bivins, Daphne Spain; Pam Riley, Vice-Chair, Bruce Dotson and Bill Palmer, UVA representative. Commissioners absent were Karen Firehock and Jennie More.

Other officials present were Cameron Langille, Senior Planner; J.T. Newberry, Senior Planner; David Benish, Chief of Planning; Andrew Gast-Bray, Assistant Director of Community Development/Director 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.

The meeting moved to the next agenda item.

SP-2017-00028 Woodard Dock

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCEL(S): 04500-00-00-01000

LOCATION: 1775 Earlysville Road

PROPOSAL: Floating boat dock

PETITION: Water related uses such as boat docks and canoe liveries under section 30.3.11 of the Zoning Ordinance on a 9.49-acre parcel. No new dwelling units proposed.

ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots). FH Flood Hazard – Overlay to provide safety and protection from flooding. Water related uses such as boat docks and canoe liveries (30.3.11).

OVERLAY DISTRICT(S): Entrance Corridor, Flood Hazard Overlay District

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)
(David Benish)

Mr. Benish summarized the staff report in a PowerPoint presentation. This is a proposal to construct a low profile floating dock on the South Fork Rivanna River Reservoir that is about 168 square feet in size. He pointed out the proposed design as attached to the staff report has been approved by the manager of the reservoir, the Rivanna Water and Sewer Authority and there also was no objection from the city who own the reservoir. This site is located across the

street from the Ivy Creek Natural Area along Earlysville Road near the Twin Bridges at Earlysville Road and Woodlands Road just to the east. He pointed out the city boundary and the approximate location for the dock. He noted the old roadbed would be the access down through the site. He said the dock does meet the standards for the Service Authority for installation; it is a floating dock and there is no earth disturbance required other than several 6' X 6' posts to anchor it to the shore line and otherwise it is floating in the reservoir. He pointed out that no stairs or decking are proposed. He said as in the applicant's description, there is an old roadbed, driveway that is serving as access from the house down to the dock so no clearing is necessary to get access.

Mr. Benish said the findings from staff is that there is no direct impact to the water supply or neighboring properties, no impact to floodplain levels, and again it has met the standards of the city and the Service Authority for construction. He noted staff found no unfavorable factors. Staff provided three standard recommendations in the staff report that limits lighting, the removal of materials other than dead and dying materials, and identifies the plan for the dock as the design to be installed at this location. He said staff recommends approval with some suggested motions and would be happy to answer questions.

Mr. Keller invited questions for staff.

Mr. Dotson asked if the condition about no lighting within 25' of the reservoir is something we have used in all the other actions.

Mr. Benish replied yes, we have used these standard conditions in previous approvals including the dock just up the river and the lighting is just a general limitation for excessive lighting on the dock.

Ms. Spain asked would the dock be visible from the Earlysville Road Bridge.

Mr. Benish replied yes, more than likely since with the speeds on the roads you probably could see it during this time of the year. He noted coming north and south you might be able to see it through the abutments since it 22 feet in length and it is right on the level of the river.

Ms. Spain asked if there is a guideline about what colors it could not be and if it is going to be a natural wood color.

Mr. Benish replied that he thinks the applicant would prefer natural wood; however, the applicant could actually speak to this because there are certain types of wood to be used that will affect its coloring. He noted that it would certainly age and weather over time and he thinks they discourage painting.

Ms. Spain said so there would be no lime green; and Mr. Benish replied no.

Mr. Keller asked if the dock would be a floating dock that adjusts to the water level.

Mr. Benish replied yes, the only thing anchored would be right along the shoreline. He noted as shown in the picture they have identified two 6' X 6' posts, however, there might be posts underneath but that is the only place where there is connection to the ground. He said otherwise, it is floating on the water.

Mr. Keller opened the public and invited the applicant to address the Commission.

Keith Woodard said his wife Patricia is here tonight and this dock is part of my retirement plan. He explained that he has retired and moved back to Charlottesville after a number of years away and building our home on this property. He said the dock would be at the end of the old road that used to come down to Hydraulic Road when it was down where the reservoir is. He said we would not be using any lime or pink colors. He said there would not be any grass since that is one thing he has sworn off since he loves leaves and the wooded area. He noted there would be no lighting or electrical on the dock and it will be in the dark as we do now when we go out on the reservoir. He said it is low profile and he has a son that has a single scull boat and he plans when he finishes the house taking up some rowing himself to stay in shape. He said this request is for our family that includes our youngest son who has moved back to help build a house and live here to carry on his business, my older son who teaches at one of the local schools, and his wife who works with foster care folks in Charlottesville. Mr. Woodward said that this is our dream to have our granddaughters and sons all on the property.

Mr. Keller invited questions for the applicant.

Mr. Bivins asked if he could describe on his deck plan what treated pine wood frame and composite deck would be.

Mr. Woodard replied that a composite is like a trekked deck that comes in many shapes and colors, but he wants a deck that will hold up. He noted it would be low profile because with a shell you want it down within a few inches of the water.

Mr. Keller invited public comment. Hearing none, he invited further questions for the applicant. There being none, Mr. Keller closed the public hearing to bring it back for discussion and action.

Mr. Dotson moved to recommend approval of SP-2017-00028 Woodard Dock subject to the conditions as recommended by staff.

Ms. Spain seconded the motion.

The motion was approved by a vote of 5:0. (Firehock, More absent).

Mr. Keller said this request would move on to the Board of Supervisors.