

Site Review Committee Meeting Agenda

COB McIntire- Room 235- 10am

Thursday, July 18, 2019

PROJECT LEAD REVIEWER: [Cameron Langille](#)

PROJECT: [SUB201900088](#) – Stein Kretsinger – Final Subdivision Plat

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCELS: 04500000004800, 045000000048D0

LOCATION: 710, 716, 735, 744, and 745 Peach Way

PROPOSAL: Request for approval of a final subdivision plat to create five (5) total new lots that will each contain an existing single-family detached residential structure. Proposed lot sizes range from 2.05 acres up to 7.89 acres. Proposed density of the overall subdivision will be 0.26 du/acre. No new roads or streets are proposed and none are required under the Albemarle County Subdivision Ordinance.

ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)

OVERLAY DISTRICT: AIA - Airport Impact Area Overlay District

COMPREHENSIVE PLAN: Rural Area 1 – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots).

PROJECT LEAD REVIEWER: [Tori Kanellopoulos](#)

PROJECT: [SDP201900035](#) – Stonefield Block G Major Amendment

MAGISTERIAL DISTRICT: Jack Jouett

TAX MAP/PARCEL: 061W0-03-00-019A0

LOCATION: Adjacent to the intersection of Blackbird Lane and Stoneridge Avenue in Block G of the Stonefield Development.

PROPOSAL: Major Site Plan Amendment for Final Site Plan SDP201400065. Request for approval of approx. 2,900 square foot bank and drive thru. Proposal is per ZMA200100007 and code of development and amendments ZMA200800003, ZMA201100004, ZMA201100007, and ZMA201300009. Special exception requested to allow drive thru per ZMA2001-7 code of development per 18-8.5.5.3.

ZONING: NMD Neighborhood Model District - residential (3 – 34 units/acre) mixed with commercial, service and industrial uses; ZMA200100007 (formerly Albemarle Place, now Stonefield).

PROFFERS: Yes

ENTRANCE CORRIDOR: Yes

OVERLAY DISTRICT: Airport Impact Area; Steep Slopes – Managed

COMPREHENSIVE PLAN: Commercial Mixed Use – commercial, retail, employment uses, with supporting residential (no maximum density), office, or institutional uses. Located in the Urban Development Area and Neighborhood 1 in the Places29 Master Plan.

PROJECT LEAD REVIEWER: [Andy Reitelbach](#)

PROJECT: [SDP201900036](#) – Farmington Country Club, Consolidation Plan – Major Amendment, Phase 1

MAGISTERIAL DISTRICT: Jack Jouett

TAX MAP/PARCEL(S): 060E1000E00400; 060E2000000100; 060E2000K01100

LOCATION: 1625 Country Club Circle, Charlottesville, VA 22901; vacant parcel approximately 600 feet west of the intersection of Farmington Dr. and Buckingham Branch railroad tracks; vacant parcel on west side of Old Garth Road approximately 1,500 feet south of the intersection of Old Garth and Finders Way

PROPOSAL: Request for approval of a major amendment to site plan SDP201800044 to construct a new parking area, to construct two (2) new tennis courts, and to construct three (3) new cottages on a 271.288-acre parcel.

ZONING: RA, Rural Area – agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)

PROFFERS: No

ENTRANCE CORRIDOR: Yes

OVERLAY DISTRICT: FH, Flood Hazard Overlay District; AIA, Airport Impact Area

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)

PROJECT LEAD REVIEWER: [Megan Nedostup](#)

PROJECT: [SDP201900037](#) – 2511 Avinity Drive

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 090000000035L0

LOCATION: 2511 Avinity Dr., approx. 70 feet south of the intersection with Avon St. Ext.

PROPOSAL: Request for approval of an initial site plan in accordance with ZMA2016-0022 for multi-family apartment buildings and associated parking. Two three story buildings with 12 units in each building for a total of 24 units, are proposed.

ZONING: PRD Planned Residential Development – residential (3 – 34 units/acre) with limited commercial uses

OVERLAY DISTRICT(S): None

PROFFERS: No

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 4 of the Southern and Western Urban Neighborhoods.

PROJECT LEAD REVIEWER: [Andrew Knuppel](#)

PROJECT: [SDP201900038](#) – Verizon – Shadwell (Easton Property) - Tier II Personal Wireless Service Facility

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCEL: 079A1-00-0C-00300 and 079A1-00-0C-01600

LOCATION: 3646 Richmond Road

PROPOSED: Request for approval of a Tier II personal wireless service facility with a steel monopole that would be approximately 114 feet and 6 inches tall. The site would be located within a 32' x 50' lease area and accessed via a 20' access & utility utility right-of-way with 12' access road. Associated with the request is a special exception to allow the closest point of the back of antenna to be more than 12 inches from the monopole.

ZONING: RA, Rural Areas- agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots).

ENTRANCE CORRIDOR: Yes

PROFFERS: No

SECTION: 10.2.1 (22) which allows for Tier II personal wireless facilities in the rural areas.

COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas in Rural Area 2 - Preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/acre in development lots).