

**PLANNING COMMISSION
FINAL AGENDA
March 1, 2022
6:00 P.M.
ELECTRONIC MEETING**

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A(16); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster. Opportunities for the public to access and participate in the electronic meeting will be posted on the www.albemarle.org/community/county-calendar when available.

1. Call to order and establish quorum.
2. Other Matters Not Listed on the Agenda from the Public.
3. Consent Agenda (on next sheet).
4. Public Hearings.
 - a. [SP202100018 Greenbrier Veterinarian Expansion](#)
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL: 061W0-01-0A-00500
LOCATION: The proposed project is located on the north side of Greenbrier Drive (Route 866) approximately 600 feet west of Seminole Trail (Route 29).
PROPOSAL: Expansion of existing veterinarian services. The existing veterinarian service was most recently approved with SP201100031.
PETITION: Veterinary office and hospital allowed by special use permit under sections 22.2.2.5 and 24.2.2.4 of the Zoning Ordinance on a 3-acre parcel. No new dwelling units proposed.
ZONING: HC Highway Commercial – commercial and service; residential by special use permit (15 units/ acre) and C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre)
OVERLAY DISTRICT(S): AIA – Airport Impact Area Overlay, Managed Steep Slopes
COMPREHENSIVE PLAN: Neighborhood 1 – Places 29 - Office/R&D/Flex/Light Industrial – employment generating uses including professional offices, research and development, flex spaces, and light industrial. Secondary commercial retail, residential (6-34 du/acre), institutional. (Bill Fritz)
 - b. [ZMA202100006 Maplewood](#)
MAGISTERIAL DISTRICT: Rivanna
TAX MAP/PARCEL: 046B4000000400
LOCATION: Vacant parcel at the intersection of Proffit Rd and Worth Crossing, behind Walgreens and Advanced Auto Parts
PROPOSAL: Rezone property from C-1 Commercial to Planned Residential Development.
PETITION: Rezone approximately 3.41 acres from C-1 Commercial which allows retail sales and service and residential by special use permit (15 units/ acre) to Planned Residential Development (PRD), which allows residential uses (maximum of 35 units/acre) with limited commercial uses. A maximum of 102 residential dwelling units are proposed for a gross density of 30 units/acre.
ZONING: C-1 Commercial which allows retail sales and service; residential by special use permit (15 units/ acre)
OVERLAY DISTRICTS: AIA - Airport Impact Area, EC - Entrance Corridor, Managed Steep Slopes
PROFFERS: Yes
COMPREHENSIVE PLAN: Community Center – commercial, retail, employment uses with supporting residential (6.01 – 34 units/acre); Urban Mixed Use (in Centers) – retail, residential, commercial, employment, office, institutional, and open space in the Hollymead Community of the Places29 Master Plan. (Ben Holt)

c. [ZMA202100012 Skyline Ridge Apartments – Zoning Map Amendment](#)

MAGISTERIAL DISTRICT: Jack Jouett

TAX MAP/PARCEL: 06000-00-00-040C8

LOCATION: Colonnade Dr, approximately 1200 linear feet south of the intersection of Colonnade Drive and Ivy Road (Route 250)

PROPOSAL: Zoning map amendment (ZMA) to amend the preserved steep slopes within the previously approved development area for the Skyline Ridge project.

ZONING: R15 Residential – 15 units/acre

PROFFERS: No

ENTRANCE CORRIDOR: No

OVERLAY DISTRICT: Airport Impact Area, Steep Slope Overlay

COMPREHENSIVE PLAN: (1) 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. (2) Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams in Neighborhood 6 – Western Neighborhoods Master Plan. (Ben Holt)

5. Committee Reports.
6. Review of Board of Supervisors Meeting: February 16, 2022.
7. Old Business/New Business.
8. Items for follow up.

ADJOURNMENT - 8:00 p.m.

THE NEXT PLANNING COMMISSION MEETING WILL BE SCHEDULED FOR TUESDAY, MARCH 8, 2022.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA.