

FINAL ACTION MEMO
Planning Commission Meeting of February 15, 2022

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. by Chair Firehock. • PC members present were Ms. Firehock, Chair; Mr. Clayborne, Vice-Chair; Ms. More; Mr. Bailey; Mr. Bivins; Mr. Missel; and Mr. Carrazana • PC Member absent was: None • Staff members present were: Charles Rapp, Bart Svoboda, Kevin McDermott, Scott Clark, Andy Herrick and Carolyn Shaffer 	
<p>2. Other Matters Not Listed on the Agenda from the Public</p>	<p><u>Clerk:</u> None</p>
<p>3. Consent Agenda Approval of Minutes for January 18, 2022 and February 1, 2022.</p> <p>Action: On motion of Commissioner Clayborne, seconded by Commissioner Missel, the Planning Commission approved the Consent Agenda by a vote of 7:0</p>	<p><u>Clerk:</u> Post to website.</p>
<p>4. Public Hearing</p> <p>4a. ZMA202000005 Old Dominion Village MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCELS: 056000000067B0, 056000000074A0 LOCATION: 1263 Parkview Drive, Crozet, VA 22932, 5258 Three Notch'd Road, Crozet, VA 22932 PROPOSAL: Request to rezone two properties from RA Rural Area to NMD Neighborhood Model District to allow a mixed-use development with up to 115 residential units and veterinary clinic uses. PETITION: Request to rezone 23.68 acres from the RA Rural Area zoning district which allows for agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) to NMD Neighborhood Model District which allows for residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Proposal includes 0.9 acres to be used for a veterinary clinic with open space and recreation areas throughout the development. A maximum of 110 dwelling units are proposed at a gross residential density of 4.64 du/acre for the entire development and a net density of 7.93 du/acre for the area designated for development in the Crozet Master Plan. Request for a Special</p>	<p><u>Clerk:</u> None</p>

Exception to Section 18-5.1.11 (b) of the Zoning Ordinance to reduce the minimum required 200' separation distance to 50' between soundproofed animal confinements and residential properties. Request to approve an Application to Amend the Service Authority Jurisdictional Area from No designation and Water Only to existing structures to Water and Sewer. Request for approval of a central sewerage system request to allow a private pump station within the development.

OVERLAY DISTRICT: Entrance Corridor (EC); Flood Hazard (FH); Managed and Preserved Steep Slopes.

PROFFERS: Yes

COMPREHENSIVE PLAN: Urban Density Residential - 6 – 12 units /acre; supporting uses such as religious institutions, schools, commercial, office and service uses; Neighborhood Density Residential - 3-6 units/acre; supporting uses such as religious institutions, schools and other small scale nonresidential uses; and Greenspace - public parks, open space, environmental features within the Crozet Master Plan. Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots).

(Kevin McDermott)

Action: On motion of Commissioner More, seconded by Commissioner Bivins, I move that the Planning Commission recommend approval of ZMA2020-05, Old Dominion Village, for the reasons stated in the staff report, provides that the recommended revisions are made to the application prior to the Board of Supervisors public hearing, as identified in the staff report, and with the additional condition to the code of development that would prohibit overnight boarding of animals not related to veterinary care.

Approved by a vote of 7:0

Action: On motion of Commissioner More, seconded by Commissioner Carrazana, I move that the Planning Commission recommend denial of Special Exception for § 18.5.1.11(b), SE2022-10, Reduction of Required Buffer from 200' to 50' between the Veterinary/Kennel Use and Residential Lot Line, over concerns of noise at the lot line.

Denied by a vote of 4:3 (Commissioner Firehock, Commissioner Missel, and Commissioner Bivens opposed.)

<p>4b. SP202100016 CVEC Cash's Corner Substation MAGISTERIAL DISTRICT(S): Rivanna TAX MAP/PARCEL: 05000-00-00-045C0 LOCATION: Approximately 1,850 feet north-west of Gordonsville Road (Route 231), from a point on Gordonsville Road approximately 0.4 miles north of the intersection of Gordonsville Road and Lindsay Road. PROPOSAL: Upgrade an existing electrical substation by expanding the equipment pad and adding equipment for 25 kilovolt distribution. PETITION: Energy and communications transmission facilities under Section 10.2.2(6) of the Zoning Ordinance, on 1-acre parcel. No dwelling units proposed. ZONING: RA Rural Area, which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: No 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). (Scott Clark)</p> <p>Action: On motion of Commissioner Clayborne, seconded by Commissioner Missel, the Planning Commission recommended approval of SP2021-16 CVEC Cash's Corner Substation, with the conditions listed in the staff report.</p> <p>Approved by a vote of 6:0</p>	
<p>5. Committee Reports: Commissioner Missel: Village of Rivanna CAC, concerns over the Master Plan Commissioner Clayborne: Places29 North, the UVA Foundation North Discover Park</p>	
<p>6. Old Business / New Business Commissioner Firehock brought up tonight's discussion about a power facility expansion as an example of a site application for which we might want to develop design and development standards so that these facilities can be administratively approved. This example is similar to recent applications for power poles that requested an increase in height just above the tree line utilizing metal instead of wood materials so that they will not fall during storm events. We are all supportive for improvement to establish reliable power and we could develop guidance for those as well to avoid public hearings with the PC that are expensive and time consuming for applicants. This is similar to what we did for drive-through</p>	

<p>windows at fast food and coffee shops several years ago. Drive through windows used to have to come to the PC but we found we could provide review guidance for staff to administratively review and approve them. So let us include these power substations and power pole replacements in our list of code amendments for staff to work on as part of the overhaul of the zoning code this year.</p>	
<p>7. Items for follow-up: PC recommends inclusion of power substations and power pole replacements in the list of code amendments for staff to work on as part of the over hall of the zoning code this year.</p>	
<p>8. Review of Board of Supervisors Meeting: February 2, 2022</p> <p>Mr. Rapp gave an overview of the 02/02/22 BoS meeting and actions.</p>	
<p>Adjourn to March 1, 2022 at 6:00 p.m., Virtual Meeting. The meeting adjourned at 9:40 p.m.</p>	