

**PLANNING COMMISSION
FINAL AGENDA
NOVEMBER 29, 2022
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

Planning Commission Regular Meeting

The opportunities for the public to access and participate in the hybrid meeting are posted on the Albemarle County website on the Planning Commission home page and on the Albemarle County calendar. Participation will include the opportunity to comment on those matters for which comments from the public will be received.

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. [SP202200017 Maple Grove Day Care Center](#)
MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL: 03200-00-00-029D0 LOCATION: 3210 Proffit Rd PROPOSAL: Special use permit request for a child day center. PETITION: A request for a special use permit under Section 18-13.2.2 to use existing space within the Maple Grove Christian Church located at 3210 Proffit Rd which measures 6.86 acres for a child day center for up to 50 children ages 0-5. The proposed child day center plans to use the existing building and parking area while operating from 7:00am to 5:30pm Monday through Friday year-round except for national holidays. (Kevin McCollum)
 - b. [SP202200024 Ivy Proper Water Consumption and SP202200031 Ivy Proper Catering](#)
MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 058A2000002000 LOCATION: A 0.87 acre parcel at the intersection of Route 250/Ivy Rd and Ivy Depot Lane, between the railroad and 4282 Ivy Rd., across Ivy Road from the Ivy Post Office. PROPOSAL: Request to consume up to 875 gallons of water per day for uses within a 6,500 square foot multi-tenant mixed commercial building, including proposed veterinary office, office, and potential retail or catering uses. The potential catering(restaurant) would be limited to no more than 2,000 square feet and there would be no on-site dining (SP202200031). By-right, 348 gallons per day may be consumed. PETITION: Section 22.2.2.11(a)- Not served by public water, involving water consumption exceeding 400 gallons per site acre per day and Section 22.2.2.16(c) restaurant not served by public water. ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) OVERLAY DISTRICT: Entrance corridor PROFFERS: 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). (Rebecca Ragsdale)
 - c. [SP202200025 Ivy Proper Veterinary Office](#)
MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 058A2000002000 LOCATION: An 0.87 acre parcel at the intersection of Route 250/Ivy Rd and Ivy Depot Lane, between the railroad and 4282 Ivy Rd., across Ivy Road from the Ivy Post Office. PROPOSAL: Request for a 2,500-3,000 square foot veterinary office within a new 6,500 square foot, multi-tenant building under construction. PETITION: Veterinary offices-Section 22.2.2.5 of the zoning ordinance, including a special exception request (SE202200051) to waive the requirements of Sec. 5.1.11(b) to allow the proposed location of the veterinary building to be within 200 feet of a residential property line. No dwelling units proposed. ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) OVERLAY DISTRICT: Entrance corridor PROFFERS: 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). (Rebecca Ragsdale)
 - d. [ZMA202100008 Old Ivy Residences](#)
MAGISTERIAL DISTRICT: Jack Jouett TAX MAP/PARCELS: 06000000005100, 060000000024C0, 060000000024C1, 060000000024C3, 060000000024C4 LOCATION: 2441 Old Ivy Road, Charlottesville, VA PROPOSAL: Rezone multiple properties to the R15 Zoning District, and amend existing proffers, to allow a maximum of 525 residential units (14 units/acre). This proposal also includes two special exceptions, SE202200012 to waive the 15' building step back requirement and SE202200017 to reduce required parking. PETITION: Rezone the 5.52-acre Tax Map Parcel 06000000005100 from the R-1 Zoning District (1 unit/acre) to the R-15 Residential Zoning District (15 units/acre). Rezone the approximately 1.8 acre portion of Tax Map Parcel 060000000024C1 that is zoned R-10 Residential (10 units/acre) to the R-15 Residential (15 units/acre). Amend the proffers of ZMA198500021 as they apply to Tax Map Parcels 060000000024C0, 060000000024C1, 060000000024C3, 060000000024C4. Amend the concept plan and proffers of ZMA199600020 as they apply to Tax Map Parcel 060000000024C1. OVERLAY DISTRICT(S): ENTRANCE CORRIDOR, AIRPORT IMPACT AREA, and STEEP SLOPES – MANAGED and – PRESERVED. ENTRANCE CORRIDOR (EC): Yes PROFFERS: Yes 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; 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 7 of the Southern & Western Neighborhoods Master Plan. (Cameron Langille)
 - e. [ZMA202100009 Old Ivy Residences – Preserved to Managed Slopes](#)
MAGISTERIAL DISTRICT: Jack Jouett TAX MAP/PARCEL(S): 060000000024C1, 060000000024C3, 060000000024C4 LOCATION: 2441 Old Ivy Road, Charlottesville, VA, adjacent to Route 250/29 Bypass PROPOSAL: Rezone areas of the Preserved Steep Slopes Overlay District to Managed Steep Slopes Overlay District. PETITION: Rezone areas of existing Preserved Steep Slopes Overlay District to the Managed Steep Slopes Overlay District on Tax Map Parcels 060000000024C1, 060000000024C3, and 060000000024C4. OVERLAY DISTRICT(S): ENTRANCE CORRIDOR, AIRPORT IMPACT AREA, and STEEP SLOPES – MANAGED and – PRESERVED. ENTRANCE CORRIDOR (EC): Yes PROFFERS: Yes 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; 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 7 of the Southern & Western Neighborhoods Master Plan. (Cameron Langille)
5. Committee Reports.
6. New Business.
7. Old Business.
8. Items for follow-up.

Adjournment—8:00 p.m.

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, DECEMBER 13, 2022

CONSENT AGENDA

THERE ARE NOT ITEMS SCHEDULED ON THE CONSENT AGENDA.