

**PLANNING COMMISSION
FINAL AGENDA
APRIL 25, 2023
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. Action Items.
 - a. [SDP202200047 Victoria Heights AIA Review](#)
MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 046D00000000A2 and 04600000002400 LOCATION: 2506 Powell Ridge, Charlottesville, VA 22911 PROPOSAL: Request to vary the planting strip and sidewalk requirements on a proposed street (known as Settlers Ridge Road) within a future subdivision, in accordance with Section 14-422(F) and Section 14-422(E) of the Subdivision Ordinance. ZONING/BY-RIGHTS USE: R-1 Residential – one unit per acre COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units per acre); supporting uses such as religious institutions, schools, and other small-scale non-residential uses in the Places29 Master Plan. (Andy Reitelbach)
 - b. [SUB202200190 Montgomery Ridge-Phase 4-Sidewalk/Planting Strip Waiver](#)
MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 04600000002400 LOCATION: 2506 Powell Ridge, Charlottesville, VA 22911 PROPOSAL: Request for approval of a preliminary subdivision plat to construct a residential development with a maximum of 14 single-family detached dwelling units (at a density of approximately 1 unit/acre), on a parcel of 14.01 acres. ZONING: R-1 Residential – 1 unit/acre. PROFFERS: No ENTRANCE CORRIDOR: No OVERLAY DISTRICT: AIA – Airport Impact Area; Steep Slopes – Managed; Steep Slopes – Preserved COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3 – 6 units/acre); supporting uses such as religious institutions, schools, and other small-scale non-residential uses. In the Community of Hollymead in the Places29 Master Plan area. (Andy Reitelbach)
 - c. [SUB202200178 Montgomery Ridge-Phase 4-Preliminary-AIA Review](#)
MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 04600000002400 LOCATION: 2506 Powell Ridge, Charlottesville, VA 22911 PROPOSAL: Request for approval of a preliminary subdivision plat to construct a residential development with a maximum of 14 single-family detached dwelling units (at a density of approximately 1 unit/acre), on a parcel of 14.01 acres. ZONING: R-1 Residential – 1 unit/acre. PROFFERS: No ENTRANCE CORRIDOR: No OVERLAY DISTRICT: AIA – Airport Impact Area; Steep Slopes – Managed; Steep Slopes – Preserved COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3 – 6 units/acre); supporting uses such as religious institutions, schools, and other small-scale non-residential uses. In the Community of Hollymead in the Places29 Master Plan area. (Andy Reitelbach)
5. Committee Reports.
6. Review of Board of Supervisors Meeting: April 5, 12 & 19, 2023
7. AC44 Update
8. New Business.
9. Old Business.
10. Items for follow-up.

Adjournment—8:00 p.m.

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, MAY 9, 2023

CONSENT AGENDA

- a. Approval of Draft Regular Minutes [March 14, 2023](#), and [March 28, 2023](#)