

Places29-Rio Community Advisory Committee
Thursday, July 27, 6 PM - 7:30 PM

Albemarle County Office Building, Room 241
401 McIntire Road, Charlottesville

AGENDA

1. Call to Order & Agenda Review (3 minutes)

Tom Paoletti, Chair

2. Approve Meeting Minutes (2 minutes)

Tom Paoletti, Chair

3. Community Meeting – [ZMA202300005 Berkmar Flats](#) (40 minutes)

Andy Reitelbach, Senior Planner II, Albemarle County

TAX MAP/PARCEL(S): 04500000008100; 04500000008200; 045000000082A0

LOCATION: 2175 Woodburn Road, Charlottesville, VA 22901

PETITION: Request to rezone a total of approximately 3.621 acres from the R-6 Residential Zoning District, which allows residential uses at densities up to six units/acre, to R-15 Residential, which allows residential uses at densities up to 15 units/acre. A maximum of 54 multi-family dwelling units is proposed, at a gross and net density of 15 units/acre.

ZONING: R-6 Residential – 6 units/acre

COMPREHENSIVE PLAN: Office/R&D/Flex/Light Industrial – commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging; residential is a secondary use (no maximum density). In Neighborhood 1 in the Places29 Master Plan area

4. Community Meeting – [SP202300007 Home Depot Outdoor Storage and Display](#) (40 Minutes)

Margaret Maliszewski, Planning Manager, Albemarle County

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCEL(S): 06100000013200

LOCATION: 1531 Rio Rd. East

PROPOSAL: Establish outdoor storage, display and sales of merchandise.

PETITION: Outdoor storage, display and sales serving or associated with a permitted use in accordance with Section 30.6.3.2(b) of the Zoning Ordinance on approximately 12.4 acres. No dwelling units proposed.

ZONING: Planned Development Shopping Center (PDSC) which allows shopping centers, retail sales and service uses; residential by special use permit (15 units/acre)

COMPREHENSIVE PLAN: Core and Flex Areas within the Rio29 Small Area Plan. Core is intended to have a mix of uses (including residential, commercial, retail, office, institutional and employment) and buildings with heights of 3-6 stories, built close to the street, with pedestrian access and relegated parking. Flex is intended to allow a flexibility of uses (including residential, commercial, retail, office, institutional, and employment) and buildings with heights of 2-5 stories, built close to the street, with pedestrian access and relegated parking.

5. Board of Supervisors/Planning Commission Liaison Updates (5 minutes) – *this is time reserved for liaisons to share community announcements and project/policy updates*

Supervisor Ned Gallaway and Planning Commissioner Nathan Moore

Next Meeting

Thursday, August 24, 6 PM - 7:30 PM

Meeting Norms:

- Staff liaisons will be prepared, working with chairs to set agendas and provide necessary information.
- Committee members will come prepared having read provided materials.
- We will respect everyone's time by starting and ending on time. We will work to set and follow agenda topic time allotments.
- Everyone is responsible for helping to stay on topic. Speak up if you feel like we're getting off track and need to move an issue to a "parking lot" for possible future discussion.
- Everyone is encouraged to participate. You may be asked to share what you think, or we may ask for comments from those who haven't spoken. It is always OK to "pass" when you are asked to share a comment.
- Listen respectfully, without interrupting. Listen actively and with an ear to understanding others' views.
- One person speaks at a time. If you think you will forget an idea or question that comes to mind, write it down.
- Challenge ideas, not individuals.