

**PLANNING COMMISSION
MEETING AGENDA
September 26, 2023
4:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

Planning Commission Work Session and 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.

4:00 PM

1. Call to order and establish quorum.
2. Work Session.
 - a. [ZTA202300006, WPTA202300002 & STA202300003 Riparian Buffer Overlay District Process](#)
Review of proposed County Code amendments to create the Riparian Buffer Overlay District proposed by the Stream Health Initiative, and of public input on the proposed ordinance changes. The Planning Commission is asked to provide input regarding the issues raised by the public input, to guide upcoming staff revisions to the draft ordinances. (Scott Clark)

5:30 PM - Recess

6:00 PM

3. Call to order and establish quorum.
4. Other Matters Not Listed on the Agenda from the Public.
5. Consent Agenda (on next sheet).
6. Public Hearings.
 - a. [SP202300007 Home Depot Outdoor and Storage Display](#)
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 06100000013200
LOCATION: 1531 Rio Rd. East
PROPOSAL: Request for a special use permit to 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)
OVERLAY DISTRICT(S): Entrance Corridor, Airport Impact Area, Managed Steep Slopes
COMPREHENSIVE PLAN: Core (mix of uses including residential, commercial, retail, office, institutional, employment) and Flex (mix of residential, commercial, retail, office, institutional, and employment) Areas within the Rio29 Small Area Plan. (Margaret Maliszewski)
 - b. [ZMA202000012 Montclair \(Formerly known as White Gate Village\)](#)
MAGISTERIAL DISTRICT: White Hall
TAX MAP/PARCEL: 056E0000000200, 056000000091A0
LOCATION: 5055 Three Notch'd Road, Charlottesville, VA 22901
PROPOSAL: Request to rezone two properties totaling 14.9 acres from the RA Rural Area and LI Light Industry zoning districts to the NMD Neighborhood Model District to allow a mixed-use development with up to 122 residential units and 16,500 sq. ft. of non-residential uses.
PETITION: Request to rezone 12.19 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. Request to rezone 2.82 acres from the LI Light Industry zoning district which allows industrial, office, and limited commercial uses (no residential use) to NMD Neighborhood Model District which allows for residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Proposal includes approximately 3 acres of open space and recreational amenities throughout the development. A minimum of 46 and a maximum of 122 residential units are proposed at a maximum gross residential density of 8.18 du/acre for the entire development and a maximum net density of approximately 10.9 du/acre for the area designated for development in the Crozet Master Plan. A maximum of 16,500 sq. ft. of non-residential uses are proposed. Request proposed to amend the ACSA jurisdictional area boundary to water and sewer on Tax Map Parcel 56-91A. Request includes sidewalk and planting strip waivers. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); LI Light Industry - industrial, office, and limited commercial uses (no residential use)
OVERLAY DISTRICT: Entrance Corridor (EC); Managed and Preserved Steep Slopes.
PROFFERS: No
COMPREHENSIVE PLAN: Middle Density Residential – Residential densities of 6-12 units per acre, up to 18 units per acre for affordable housing or for construction of small-scale housing types: bungalow courts, small and medium multiplexes, accessory dwelling units, live/work units, small single family cottages, and tiny houses. Secondary uses include religious assembly uses, schools and child care, institutional, and commercial/retail; Neighborhood Density Residential- Residential densities of 3-6 units per acre, housing types including townhomes, single-family attached, single-family detached, accessory dwellings, Secondary uses include religious assembly uses, schools and child care, institutional, and commercial/retail; and Green Systems - parks, greenways, open space, environmental features within the Crozet Master Plan. (Cameron Langille)
7. Review of Board of Supervisors Meeting: September 20, 2023
8. Committee Reports.
9. Old Business/New Business.
 - a. AC44 Update.
10. Items for follow-up.

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Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, OCTOBER 10, 2023.

CONSENT AGENDA

3. There are no items scheduled on the Consent Agenda