

**PLANNING COMMISSION
FINAL AGENDA
WORK SESSION AND REGULAR MEETING
OCTOBER 10, 2023 6:00 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.

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. Work Session.
 - a. [CPA202100002 AC44 Goals and Objectives for Natural and Historic Resources and Parks and Recreation](#)
Work session to receive Planning Commission feedback on the draft Goals and Objectives for the following three AC44 Comprehensive Plan chapters: Environmental Stewardship, Parks and Recreation, and Historic, Scenic, and Cultural Resources.
(Ben Holt)
5. Public Hearings.
 - a. [ZTA202300004 & STA202300002 CDD Fee Restructuring](#)
To increase the quality of public engagement through simplifying and consolidating the current CDD fee structure. This will make fees easier for customers to understand and staff to administer. To modernize business processes and technology to transform customer service demands by simplifying and consolidating the current CDD fee structure. This will make fees easier for customers to understand and staff to administer.
(Dave Shifflett / Amelia McCulley)
 - b. [ZMA202200012 Arbor Oaks Townes](#)
PROJECT: ZMA202200012 Arbor Oaks Townes MAGISTERIAL DISTRICT: Jack Jouett
TAX MAP/PARCEL(S): 0610000003800 LOCATION: Property on the east side of Hydraulic Road, approximately 150 feet north of the intersection of Hydraulic Road and Arbor Crest Drive, and approximately 1,000 feet south of the intersection of Hydraulic Road and Lambs Road.
PROPOSAL: Rezone one parcel of land to R-15 Residential to allow a maximum of 14 residential units.
PETITION: Request to rezone a total of approximately 0.96 acres from the R-4 Residential Zoning District, which allows residential uses at densities up to four units/acre, to R-15 Residential, which allows residential uses at densities up to 15 units/acre. A maximum of 14 single-family attached dwelling units is proposed, at a gross and net density of 14.6 units/acre. Associated request for modification of street standards. ZONING: R-4 Residential – 4 units/acre OVERLAY DISTRICT(S): Entrance Corridor, Airport Impact Area PROFFERS: Yes COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses; in Neighborhood 1 in the Places29 Master Plan area. POTENTIALLY IN THE MONTICELLO VIEWSHED: No
(Andy Reitelbach)
6. Committee Reports.
7. Review of Board of Supervisors Meeting: October 4, 2023
8. AC44 Update.
9. New Business.
 - a. Planning Commission/Board of Supervisors Joint Work Session – Affordable Housing and Development Incentives
 - b. Albemarle Planning Commission/Charlottesville Planning Commission Joint Meeting
10. Old Business.
11. Items for follow-up.

CONSENT AGENDA

Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, OCTOBER 24, 2023 @ 4:00 PM

CONSENT AGENDA

- a. Approval of Draft Meeting Minutes [September 12, 2023](#), and [September 26, 2023](#)