

**PLANNING COMMISSION
MEETING AGENDA
OCTOBER 24, 2023
4:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

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. Presentation.
 - a. **Economic Development Update**

On November 14, 2023, the Planning Commission (PC) will review and discuss the Goals and Objectives for the Economic Development chapter in the AC44 Comprehensive Plan update. To prepare for this meeting, staff will provide an overview of the County's activities under its first economic development strategic plan, Project ENABLE, at the PC meeting on October 24, 2023.
(JT Newberry)
 5. Public Hearings.
 - a. **CCP202300002 New Southern Feeder Pattern Elementary School**

MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 09100000001100
LOCATION: At the southern terminus Founders Place, adjacent to and south of the Monticello Fire Rescue Station
PROPOSAL: Construct public elementary school on 15.8 acre parcel
PETITION: Review to determine if the location, character and extent of proposed public use (elementary school) is in substantial accord with the County Comprehensive Plan ZONING: R-1 Residential - 1 unit/acre ENTRANCE CORRIDOR: No OVERLAY DISTRICT: AIA Airport Impact Area
COMPREHENSIVE PLAN: Institutional – schools, libraries, parks, utilities, hospitals, universities, colleges and other developed and undeveloped publicly owned property.
(David Benish)
 - b. **ZMA202100016 North Fork UVA Discovery Park**

MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 03200-00-00-006A2; 03200-00-00-006R0; 03200-00-00-01800; 03200-00-00-018A0; 03200-00-00-019C0; 03200-00-00-019D0; 03200-00-00-019E0; 03200-00-00-019F0; 03200-00-00-019F1; 03200-00-00-019G0; 03200-00-00-019H0; 03200-00-00-019H1; 03200-00-00-019J0; 03200-00-00-019J1; 03200-00-00-022B1; 03200-00-00-022B2 LOCATION: This includes developed and undeveloped land in the North Fork UVA Discovery Park. The properties are located north of Airport Road, Route 649, between Seminole Trail, Route 29, and Dickerson Road, Route 606, extending north to the North Fork Rivanna River. PROPOSAL: The applicant proposes to rezone the southern area n the North Fork UVA Discovery Park to NMD, Neighborhood Model Development to allow residential uses, approximately 1,400 units, and to amend the Code of Development and Application plan for the northern area, which is proposed to remain PDIP, Planned Development Industrial Park. Approximately 7 acres of land not currently in the PDIP is proposed to be rezoned to PDIP PETITION: Rezone a total of approximately 543 acres. Approximately 172 is proposed to be rezoned from PDIP to NMD. Approximately 5 acres is proposed to be rezoned from HI, Heavy Industry to PDIP. Approximately 2 acres is proposed to be rezoned from R-1, Residential to PDIP. Approximately 371 that is currently zoned PDIP is proposed to have the Code of Development and Application Plan amended, the zoning would remain PDIP. R1 Residential, allows residential uses (1 unit/acre density). HI Heavy Industrial allows industrial and commercial uses (no residential use) NMD Neighborhood Model District allows residential (minimum of two housing types) mixed with commercial, service, and industrial uses. PDIP Planned Development Industrial Park allows industrial and ancillary commercial and service uses (no residential use) OVERLAY DISTRICT(S): ENTRANCE CORRIDOR, FLOOD HAZARD, and STEEP SLOPES – MANAGED and – PRESERVED, AIRPORT IMPACT AREA.ENTRANCE CORRIDOR (EC): Yes PROFFERS: Yes COMPREHENSIVE PLAN: Urban Mixed Use (in areas around Centers) – commercial and retail uses that are not accommodated in Centers and residential (3 – 34 units/ acre). 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). Light Industrial – manufacturing from prepared materials, processing, fabrication, assembly, and distribution of products. Institutional – civic uses, parks, recreational facilities, and similar uses on County-owned property. Public Open Space – recreation and open space uses. Privately Owned Open Space; Environmental Features – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features.
(Bill Fritz)
 6. Committee Reports.
 7. Review of Board of Supervisors Meeting: October 17, 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.
- Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, November 14, 2023.

CONSENT AGENDA

3. There are no items scheduled on the Consent Agenda