

**Places29-North Community Advisory Committee
Thursday, November 9, 5:30 – 7 PM**

[North Fork](#)

994 Research Park Blvd, Charlottesville, VA 22911

Side B

AGENDA

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

Bill McLaughlin, Chair

2. Approve Meeting Minutes September (2 minutes)

Bill McLaughlin, Chair

3. Airport Auto Body (ZMA2023-00009) and a special use permit (SP2023-00010) (30 minutes)

Andy Reitelbach, Albemarle County Community Development; Kelsey Schlein, Rachel Moon, Applicant

PROJECT LEAD REVIEWER: Andy Reitelbach areitelbach@albemarle.org

PROJECT: [SP202300010 Airport Road Body Shop](#)

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCEL(S): 032000000020D0; 032000000020E0; 03200000004000; 032A0010B00300

LOCATION: 1791 Airport Road, Charlottesville, VA 22911 – property located approximately 500 feet west of the intersection of U.S. Route 29 and Airport Road; and property located on Airport Acres Road, approximately 700 feet west of the intersection of U.S. Route 29 and Airport Acres Road

PROPOSAL: Request for a special use permit to allow the operation of an automobile body shop and outdoor storage and display in the Entrance Corridor Overlay District

PETITION: Special Use Permit request for an automobile body shop, in accordance with Section 24.2.2.17 of the Zoning Ordinance, and for outdoor storage and display in the Entrance Corridor Overlay District, in accordance with Section 30.6.3(a)2(b) of the Zoning Ordinance. No dwelling units proposed.

ZONING: R-1 Residential – 1 unit/acre and HC Highway Commercial – commercial and service; residential by special use permit (15 units/acre); in accordance with ZMA200300009

OVERLAY DISTRICT(S): AIA – Airport Impact Area; EC – Entrance Corridor Overlay District; and Steep Slopes – Managed

COMPREHENSIVE PLAN: Neighborhood Service Center – commercial, retail, and employment uses with supporting residential (3-20 units/acre). Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses. 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 the Community of Hollymead in the Places29 Master Plan area.

PROJECT LEAD REVIEWER: Andy Reitelbach areitelbach@albemarle.org

PROJECT: [ZMA202300009 Airport Road Body Shop](#)

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCEL(S): 032000000020D0; 032000000020E0; 03200000004000; 032A0010B00300

LOCATION: 1791 Airport Road, Charlottesville, VA 22911 – property located approximately 500 feet west of the intersection of U.S. Route 29 and Airport Road; and property located on Airport Acres Road, approximately 700 feet west of the intersection of U.S. Route 29 and Airport Acres Road

PROPOSAL: Rezone a total of four parcels, including an amendment to remove proffers associated with ZMA200300009 and to rezone portions of the property from R1 to HC.

PETITION: Request to rezone a total of approximately 5.740 acres from the R-1 Residential Zoning District, which allows residential uses at densities up to one unit/acre and the HC Highway Commercial Zoning District, which allows commercial and service uses and residential by special use permit (15 units/acre), to HC Highway Commercial. No dwelling units proposed. Amend the proffers associated with ZMA200300009.

ZONING: R-1 Residential – 1 unit/acre and HC Highway Commercial – commercial and service; residential by special use permit (15 units/acre); in accordance with ZMA200300009

OVERLAY DISTRICT(S): AIA – Airport Impact Area; EC – Entrance Corridor Overlay District; and Steep Slopes – Managed

PROFFERS: Yes

COMPREHENSIVE PLAN: Neighborhood Service Center – commercial, retail, and employment uses with supporting residential (3-20 units/acre). Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses. 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 the Community of Hollymead in the Places29 Master Plan area.

4. 4102 Dickerson Road (ZMA2023-00011) (30 minutes)

Syd Shoaf, Albemarle County Community Development; Thomas Martin, Darren Giacalone, Applicant

PROJECT LEAD REVIEWER: Syd Shoaf sshoaf@albemarle.org

PROJECT: [ZMA202300011 4102 Dickerson Road](#)

MAGISTERIAL DISTRICT: White Hall

TAX MAP/PARCEL(S): 03200-00-00-009H0

LOCATION: 4102 Dickerson Road

PROPOSAL: Request to rezone 2.22 acres from Rural Areas (RA) to Light Industrial (LI)

PETITION: An application to rezone the 2.22-acre parcel from Rural Areas (RA) which allows agricultural, forestal, and fishery uses as well as residential uses (maximum density of 0.5 unit/acre in development lots) to Light Industrial (LI) which allows industrial, office, and limited commercial uses (no residential uses).

OVERLAY DISTRICT(S): AIA Airport Impact Area

ENTRANCE CORRIDOR (EC): No

POTENTIALLY IN MONTICELLO VIEWSHED: No

PROFFERS: No

COMPREHENSIVE PLAN: Office/R&D/Flex/Light Industrial – employment generating uses including professional offices, research and development, flex spaces, and light industrial. Secondary commercial retail, residential (6-34 du/acre), institutional. In Community of Hollymead in the Places29 Master Plan.

5. **Board of Supervisors/Planning Commission Liaison Updates (10 minutes)** – *this is time reserved for liaisons to share community announcements and project/policy updates*
Supervisor Bea LaPisto-Kirtley and Planning Commissioner Corey Clayborne
6. **Other Committee Business (10 minutes)**

Next Meeting
Thursday, December 14
5:30 – 7pm

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.

www.albamarle.org/government/community-development/boards-and-commissions/places29-north