

**PLANNING COMMISSION  
FINAL AGENDA  
WORK SESSION AND REGULAR MEETING  
FEBRUARY 27, 2024, 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. Work Session.
- a. [CPA202100002 AC44 Goals and Objectives for Rural area Land Use and Transportation](#),  
Planning Commission feedback on the draft Goals and Objectives for Rural Area Land Use and Transportation.  
(Ben Holt)
5. Public Hearing.
- a. [ZMA202300006 Woodbrook Apartments](#)  
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 045000000088B0; 04500000009000;  
045000000091C0; 045000000091D0 LOCATION: 1989, 1991, 2005, 2009, and 2021 Woodburn Road,  
Charlottesville, VA 22901 PROPOSAL: Rezone four parcels to allow a maximum of 244 residential units.  
PETITION: Request to rezone a total of approximately 7.202 acres from the R-6 Residential Zoning District,  
which allows residential uses at densities up to six units/acre, to PRD Planned Residential Development,  
which allows residential (maximum of 35 units/acre) with limited commercial uses. A maximum of 244 multi-  
family dwelling units is proposed, at a gross and net density of approximately 34 dwelling units/acre.  
ZONING: R-6 Residential – 6 units/acre OVERLAY DISTRICT(S): AIA – 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.  
(Andy Reitelbach)
- b. [ZTA202300002 Personal Wireless Service Facilities](#)  
Albemarle County Code: Section 18-3.1 – to add update existing definitions. The changes include changes  
to comply with State and Federal rules and regulations. Changes to the definition of avoidance area will  
permit administrative review of clustered facilities and facilities in agricultural/forestal districts. Changes to  
the definition of concealment elements of eligible support structure will permit treetop towers to be 30 feet  
above the height of nearby trees instead of 10 feet. Section 18-4.21 – to allow small cell facilities by right in  
all zoning districts provided that they are in compliance with §15.2-2316.3 of the Code of Virginia and notice  
is provided to the County. Section 18-5.1.40 – to increase antenna projection from 12 inches to 6 feet to 20  
feet depending on the type of facility; to eliminate limits on monopole diameter, size of antennas and the  
number of antenna arrays.  
(Bill Fritz)
6. Committee Reports.
7. Review of Board of Supervisors Meeting: **February 21, 2024**
8. AC44 Update
9. New Business.
10. Old Business.
11. Items for follow-up.

Adjournment

**THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, MARCH 12, 2024 @ 6:00 PM**

**CONSENT AGENDA**

3. FOR APPROVAL (by recorded vote):
  - a. Approval of Draft Meeting Minutes [February 13, 2024](#)