

FINAL ACTION MEMO	
Planning Commission Work Session and Regular Meeting of February 27, 2024	
<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 4:00 p.m. by Chair Missel. • PC members present were Mr. Bivins; Mr. Clayborne; Mr. Carrazana; Mr. Missel; and Mr. Moore. • PC members absent: Ms. Firehock • Staff members present were: Kevin McDermott, Michael Barnes, Ben Holt, Scott Clark, David Benish, Tori Kanellopoulos, Bart Svoboda, Andy Reitelbach, Bill Fritz, Andy Herrick, and Carolyn Shaffer 	
<p>2. Other Matters Not Listed on the Agenda from the Public</p>	<p><u>Clerk:</u> None</p>
<p>3. Consent Agenda: Approval of Minutes for February 13, 2024.</p> <p>Action: On motion of Commissioner Clayborne, seconded by Commissioner Moore, the Planning Commission approved the minutes of the February 13, 2024, meeting by a vote of 6:0 (Commissioner Firehock absent).</p>	<p><u>Clerk:</u> Post to website</p>
<p>4. Work Session</p> <p>4a. CPA202100002 AC44 Goals and Objectives for Rural Area Land Use and Transportation. The Planning Commission reviewed and gave feedback on the draft Goals and Objectives for Rural Area Land Use and Transportation. (Ben Holt)</p>	<p><u>Clerk:</u> None</p>
<p>5. Public Hearing.</p> <p>5a. <u>ZMA2023-06 Woodbrook Apartments</u> 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</p>	<p><u>Clerk:</u> Forward the Planning Commission's recommendations to the Board of Supervisors ahead of the Board's public hearing on this application.</p>

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)

Action: On motion of Commissioner Moore, seconded by Commissioner Bivins, by a vote of 6:0 (Commissioner Firehock absent), the Planning Commission recommended approval of ZMA2023-06 Woodbrook Apartments with the conditions and for the reasons stated in the staff report.

5b.

ZTA2023-02 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)

Action: On motion of Commissioner Carrazana, seconded by Commissioner Moore, by a vote of 6:1 (Commissioner Firehock absent, Commissioner Murray opposed), the Planning Commission recommended approval of the proposed

Clerk:

Forward the Planning Commission's recommendations to the Board of Supervisors ahead of the Board's public hearing on this application.

	ordinance included in Attachment 6, ZTA2023-02 Personal Wireless Service Facilities.	
6.	<p>Committee Reports:</p> <p>Commissioner Moore: provided an update on Places29 Rio CAC.</p> <p>Commissioner Murray: provided an update on Crozet CAC.</p> <p>Commissioner Carrazana: provided an update on MPO Tech.</p> <p>Commissioner Missel: provided an update on 5th & Avon CAC.</p>	<p><u>Clerk:</u> None.</p>
7.	<p>Review of Board of Supervisors Meeting: Mr. Barnes provided an overview of the February 21, 2024 Board meeting.</p>	<p><u>Clerk:</u> None.</p>
8.	<p>AC44 Update. Mr. Barnes provided an update on AC44.</p>	<p><u>Clerk:</u> None.</p>
9.	<p>Old Business:</p>	<p><u>Clerk:</u> None.</p>
10.	<p>New Business:</p>	<p><u>Clerk:</u> None.</p>
11.	<p>Items for follow-up</p>	<p><u>Clerk:</u> None.</p>
	<p>Adjournment: Adjourn to March 12, 2024, at 4:00 p.m., Meeting. The meeting adjourned at 9:10 p.m.</p>	