

FINAL ACTION MEMO
Planning Commission Regular Meeting of April 23, 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 6:00 p.m. by Chair Missel. • PC members present were Mr. Missel; Mr. Carrazana; Mr. Bivins; Mr. Murray; Ms. Firehock (arrived at 6:05 pm); and Mr. Moore. • PC members absent: Mr. Clayborne • Staff members present were: Michael Barnes, Bart Svoboda, Jodie Filardo, Syd Shoaf, Bill Fritz, Rebecca Ragsdale, 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 April 9, 2024.</p> <p>Action: On motion of Commissioner Bivins, seconded by Commissioner Murray, the Planning Commission approved the minutes of the April 9, 2024, meeting by a vote of 6:0. (Commissioner Clayborne absent)</p>	<p><u>Clerk:</u> Post to website</p>
<p>4. Public Hearing.</p> <p>4a. SP202300018 Kappa Sigma International Headquarters MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCELS: 09100-00-00-016A1 and 09100-00-00-016A2 LOCATION: 1610 Scottsville Road PROPOSAL: Request to amend existing special use permit (SP200600021) for a fraternal club. The proposal includes the relocation of an approved future building site from the middle of the property adjacent to the parking lot to be north of the existing building, parallel with the northern property line. In addition, a new landscape area is proposed between the existing building and the proposed building. PETITION: Request for a special use permit in accordance with Sections 13.2.2.2 and 5.1.02 of the Zoning Ordinance to allow the fraternal headquarters for Kappa Sigma International. ENTRANCE CORRIDOR: Yes ZONING: R-1 Residential - 1 unit/acre OVERLAY DISTRICT: Steep Slopes – Managed and Steep Slopes – Preserved COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as places of worship,</p>	<p><u>Clerk:</u> Forward the Planning Commission’s recommendation to the Board of Supervisors ahead of the Board’s public hearing on this application.</p>

schools, public and institutional uses, neighborhood scale commercial, office, and service uses. Secondary use is for Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams. In Neighborhood 4 of the Southern and Western Neighborhoods Master Plan.
(Syd Shoaf)

Action: On motion of Commissioner Bivins, seconded by Commissioner Moore, by a vote of 5:1 (Commissioner Clayborne absent; Commissioner Firehock opposed), the Planning Commission recommended approval of SP2023-18 Kappa Sigma International Headquarters with both the conditions stated in the staff report and an additional condition to require a base elevation of 527 feet, and to update the Concept Plan to provide pedestrian improvements along Route 20.

4b. **ZTA202300008 Grading Standards and Steep Slope Standards**

The Commission received comments on proposed amendments to the following sections of the Albemarle County Code:
Section 18-4.3.3

- to apply uniform design standards to any land disturbing activity either (i) to establish a use permitted by right or by special use permit in the Steep Slopes Overlay District or (ii) requiring a Virginia Erosion and Sediment Control Program (VESCP) application plan and/or a Virginia Stormwater Management Program (VSMP) application plan, and
- to allow the Board of Supervisors to grant a special exception to the height of a retaining wall. Section 18-30.7.5 – to remove design standard requirements and replace them with the grading standards contained in 18-4.3.3. This change would increase the permitted retaining wall height in the Steep Slopes Overlay District from 6 (six) to 10 (ten) feet and allow the Board of Supervisors to grant a special exception to the height of a retaining wall.

(Bill Fritz)

Action: On motion of Commissioner Moore, seconded by Commissioner Carrazana, by a vote of 5:1 (Commissioner Clayborne absent, Commissioner Moore opposed), the Planning Commission recommended approval of

Clerk:

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

	ZTA2023-08 Grading Standards and Steep Slope Standards.	
6.	<p>Committee Reports:</p> <p>Commissioner Moore: provided an update on the MTAC.</p> <p>Commissioner Murray: provided an update on the Crozet CAC.</p> <p>Commissioner Firehock: provided an update on the 5th & Avon CAC</p>	<p><u>Clerk:</u> None.</p>
7.	<p>Review of Board of Supervisors Meeting: Mr. Barnes reviewed the April 17, 2024, Board of Supervisors meetings.</p>	<p><u>Clerk:</u> None.</p>
8.	<p>AC44 Update. Mr. Barnes provided an update.</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 April 23, 2024, at 6:00 p.m. The meeting adjourned at 7:30 p.m.</p>	