

Places29-North Community Advisory Committee
Thursday, May 9, 2024, 6-7:30 pm
[North Fork, Building 4](#)
[994 Research Park Blvd, Charlottesville, VA 22911](#)

AGENDA

1. Call to Order (3 minutes)

Bill McLaughlin, Chair

2. Review meeting notes (3 minutes)

Bill McLaughlin, Chair

3. Community Meeting -- [ZMA202400002 Rivanna Futures](#) and [SP202400014 Rivanna Futures](#) (35 minutes)

Bill Fritz, Development Processes Manager

Trevor Henry, Deputy County Executive

LOCATION: Route 29 North at Boulders Road

PROPOSAL: Rezone to LI, Light Industrial and a special use permit to allow offices in buildings constructed after 2014.

PETITION: Request to rezone a total of approximately 172 acres from the RA, Rural Areas which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) and PRD, Planned Residential Development which allows residential (maximum of 35 units/acre) with limited commercial uses to LI, Light Industrial which allows industrial, office, and limited commercial uses.

Request for a special use permit to allow office use in accord with Chapter 18, Section 26.2(a) Independent offices; within structure not established or not vested until after April 3, 2014.

ZONING:

RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)

PRD Planned Residential Development – residential (maximum of 35 units/acre) with limited commercial uses.

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

PROFFERS: Yes

COMPREHENSIVE PLAN:

Neighborhood Density Residential – residential 3-6 units/acre; supporting uses such as religious assembly, schools, childcare, institutional, commercial/retail, and other small-scale non-residential uses.

Neighborhood Service Center – commercial, retail, and employment uses with supporting residential (3-20 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).

Privately Owned Open Space; Environmental Features – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features.

Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses.

Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots)

4. Board of Supervisors/Planning Commission Liaison Updates (10 minutes)

Supervisor Bea LaPisto-Kirtley and Planning Commissioner Corey Clayborne

5. Other Committee Business (10 minutes)

Next Meeting

June 13, 2024

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