

**PLANNING COMMISSION
FINAL AGENDA
REGULAR MEETING
MAY 14, 2024, 6:00 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. Public Hearing.

a. [ZMA202300010 Granger](#)

MAGISTERIAL DISTRICT: Jack Jouett and Samuel Miller TAX MAP/PARCEL: 07600-00-00-02400
LOCATION: 400 Stribling Ave Ext. just past the existing Nob Hill neighborhood. Property is along Sunset Ave. Ext and abuts I-64. The proposed development is across from the Jefferson Ridge and Eagles Landing apartment homes. PROPOSAL: Rezone property from R-1 Residential to Planned Residential Development (PRD). PETITION: Rezone 68.96 acres from R-1 Residential which allows residential uses up to 1 dwelling unit per acre to Planned Residential Development (PRD). The proposal is for 203 units, a mixture of single family detached and single family attached housing units, at a net density of 5.98 dwelling units per acre or a gross density of 2.94 dwelling units per acre. The proposal also includes 25% of the site as open space and land to be dedicated to public use for a greenway trail. ZONING: R-1 Residential - 1 unit/acre ENTRANCE CORRIDOR: Yes OVERLAY DISTRICT: EC Entrance Corridor, AIA Airport Impact Area, FH Flood Hazard, Steep Slopes – Managed and Preserved PROFFERS: No COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as places of worship, schools, public and institutional uses and small-scale neighborhood serving retail and commercial. Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, reservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams. In Neighborhood 5 of the Southern and Western Neighborhoods Master Plan.
(Kevin McCollum)

b. [ZMA202400002 & SP202400014 Rivanna Futures](#)

MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 032000000005C0, 03300000001400, 033000000001D0, 03300000000100, 03300000001000 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)
(Bill Fritz)

5. Committee Reports.
6. Review of Board of Supervisors Meeting:
7. AC44 Update
8. New Business.
9. Old Business.
10. Items for follow-up.

Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, MAY 28, 2024 @ 6:00 PM

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):
 - a. [Approval of Draft Meeting Minutes April 23, 2024](#)