

FINAL ACTION MEMO
Planning Commission Regular Meeting of May 14, 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. Clayborne; Mr. Murray; Ms. Firehock; and Mr. Moore. • Staff members present were: Jeff Richardson, Michael Barnes, Kevin McCollum, Bill Fritz, Trevor Henry, JT Newberry, Jodie Filardo, Bart Svoboda, 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 23, 2024.</p> <p>Action: On motion of Commissioner Bivins, seconded by Commissioner Firehock, the Planning Commission approved the minutes of the April 23, 2024, meeting by a vote of 7:0.</p>	<p><u>Clerk:</u> Post to website</p>
<p>4. Public Hearing.</p> <p>4a. 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,</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>

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)

Action: On motion of Commissioner Firehock,
seconded by Commissioner Carrazana, by a
vote of 7:0. the Planning Commission
recommended approval of ZMA2023-10
Granger for the reasons stated in the staff
report, provided that Note 7 of the Application
Plan is amended to require that construction of
the trails and dedication of the easement and
trails to public use can be completed prior to
the 75th building permit (rather than the 150th).

- 4b. **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.

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

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)

Action: On motion of Commissioner Clayborne, seconded by Commissioner Bivins, by a vote of 7:0, the Planning Commission recommended approval of ZMA2024-02 Rivanna Futures, for the reasons stated in the staff report.

Action: On motion of Commissioner Clayborne, seconded by Commissioner Murray, by a vote of 7:0, the Planning Commission recommended approval of SP2024-14 Rivanna Futures for the reasons stated in the staff report.

Action: On motion by Commissioner Clayborne, seconded by Commissioner Murray, by a vote of 7:0, the Planning Commission recommended that the County take into consideration ways to set the standards to focus on excellence in areas of land planning, equity, resilience, sustainability, features that are listed in the vision and mission of the County in its specific direction and include resource management and transportation and other related considerations.

<p>6. Committee Reports:</p> <p>Commissioner Moore: provided an update on the Places29 Rio CAC</p> <p>Commissioner Murray: provided an update on the Crozet CAC</p> <p>Commissioner Bivins: provided an update on the Places29 Hydraulic CAC</p>	<p><u>Clerk:</u> None.</p>
<p>7. Review of Board of Supervisors Meeting: Mr. Barnes reviewed the April 24, 2024, and May 1, 2024, Board of Supervisors meetings.</p>	<p><u>Clerk:</u> None.</p>
<p>8. AC44 Update. Mr. Barnes provided an update.</p>	<p><u>Clerk:</u> None.</p>
<p>9. Old Business:</p>	<p><u>Clerk:</u> None.</p>
<p>10. New Business:</p>	<p><u>Clerk:</u> None.</p>
<p>11. Items for follow-up:</p> <ul style="list-style-type: none"> • Which groups should the PC invite for briefings on projects such as the comp plan, resilience for rezoning, nature conservancy, and biodiversity? • Conversation with the schools: What do schools look like when many children are not attending public school? They are attending private schools and home schooling. 	<p><u>Clerk:</u> None.</p>
<p>Adjournment: Adjourn to May 28, 2024, at 6:00 p.m. The meeting adjourned at 9:30 p.m.</p>	