

**PLANNING COMMISSION
FINAL AGENDA
REGULAR MEETING
MAY 28, 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. [SP202300021 Flow Hyundai](#)
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 04500-00-00-068C0 LOCATION: Between 2070 and 2150 Seminole Trl. fronting on both Seminole Trl. and Berkmar Dr. PROPOSAL: Establish outdoor storage, display and sales of vehicles PETITION: Outdoor storage, display and sales serving or associated with a permitted use in accordance with Section 30.6.3.a.2(b) of the Zoning Ordinance on approximately 5.73 acres. No dwelling units proposed. Associated with this request is a special exception request to waive the requirement under 5.1.31(b) regarding eliminating visibility of vehicles awaiting repair. ZONING: HC Highway Commercial – commercial and service; residential by special use permit (15 units/ acre) ENTRANCE CORRIDOR: Yes OVERLAY DISTRICT: EC Entrance Corridor, AIA Airport Impact Area, and Steep Slopes – Managed COMPREHENSIVE PLAN: Urban Mixed Use (in areas around Centers) – commercial and retail uses that are not accommodated in Centers and residential (3 – 34 units/ acre) in Neighborhood 1 in the Places 29 Master Plan.
(Khris Taggart)
 - b. [SP202400003 Olivet Preschool Enrollment Increase](#)
MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 04300-00-00-00800 LOCATION: 2575 Garth Road PROPOSAL: Request to amend existing special use permit (SP201500009) for a day care/preschool. The proposal includes increasing the maximum enrollment from 24 students to 48 students within the existing church. The proposal also includes increasing the time of operation from 8am-1pm to 8am-2pm. PETITION: Sections 10.2.2.7 and 5.1.06 of the Zoning Ordinance to allow a day care/preschool. ENTRANCE CORRIDOR: No ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) OVERLAY DISTRICTS: None
COMPREHENSIVE PLAN: Rural Areas – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots) in Rural Area 3 in the Comprehensive Plan.
(Syd Shoaf)
 - c. [SP202400005 Tandem Friends School Enrollment Increase](#)
MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 09100-00-00-002A0 LOCATION: 279 Tandem Lane PROPOSAL: Request to amend previously approved Special Use Permit SP201900007 to permit an increase in the student enrollment of a private school from 250 to 400 students, at an existing private school campus on a parcel of approx. 24.51 acres. PETITION: Private school, in accordance with Section 13.2.2.5 of the Zoning Ordinance. No dwelling units proposed. ZONING: R-1 Residential – 1 unit per acre OVERLAY DISTRICT(S): EC – Entrance Corridor Overlay District; AIA – Airport Impact Area Overlay District; and Steep Slopes – Managed 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; in Neighborhood 4 in the Southern and Western Urban Neighborhoods Master Plan area.
(Syd Shoaf)
 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, JUNE 11, 2024 @ 6:00 PM

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):
 - a. [Approval of Draft Meeting Minutes May 14, 2024](#)