

FINAL ACTION MEMO
Planning Commission Regular Meeting of May 28, 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 (arrived at 6:04 p.m.); and Mr. Moore. • Staff members present were: Michael Barnes, Khris Taggart, Syd Shoaf, Margaret Maliszewski, Frances MacCall, Kevin McDermott, 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 May 14, 2024.</p> <p>Action: On motion of Commissioner Moore, seconded by Commissioner Carrazana, the Planning Commission approved the minutes of the May 14, 2024, meeting by a vote of 7:0.</p>	<p><u>Clerk:</u> Post to website</p>
<p>4. Public Hearing.</p> <p>4a. 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</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>

Centers and residential (3 – 34 units/ acre) in Neighborhood 1 in the Places 29 Master Plan. (Khris Taggart)

Action: On motion of Commissioner Moore, seconded by Commissioner Clayborne, by a vote of 7:0, the Planning Commission (i) recommended approval of SP2023-21 Flow Hyundai with the conditions outlined in the staff report, and (ii) regarding SE2023-46, recommended providing additional (and where possible, preserving existing) landscaping, including evergreens, along Berkmar Drive and at the perimeter and interior of the parking areas.

4b. **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)

Action: On motion of Commissioner Firehock, seconded by Commissioner Murray, by a vote of 7:0, the Planning Commission recommended approval of SP2024-03 Olivet Preschool Enrollment Increase, with the conditions stated in the staff report.

4c. **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

Clerk:

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

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<p>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)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Firehock, by a vote of 7:0, the Planning Commission recommended approval of SP2024-05 Tandem Friends School Enrollment Increase, with the conditions stated in the staff report, except with Condition 1c amended to read “c. Location of the buildings, with the exception of the Middle School, which may be shifted to allow for second means of access.”</p>	
<p>6. Committee Reports:</p> <p>Commissioner Moore: provided an update on the Places29 Rio CAC.</p> <p>Commissioner Carrazana: provided an update on the MPO-Tech meeting.</p> <p>Commissioner Firehock: provided an update on the 5th & Avon CAC.</p>	<p><u>Clerk:</u> None.</p>
<p>7. Review of Board of Supervisors Meeting: Mr. Barnes reviewed the May 15, 2024, Board of Supervisors meeting.</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: The Commission asked about available certification training for Planning Commissioners.</p>	<p><u>Clerk:</u> None.</p>
<p>11. Items for follow-up:</p>	<p><u>Clerk:</u> None.</p>
<p>Adjournment: Adjourn to June 11, 2024, at 6:00 p.m. The meeting adjourned at 8:05 p.m.</p>	