

**PLANNING COMMISSION
FINAL AGENDA
REGULAR MEETING
JUNE 11, 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. Requesting Deferral.
 - a. **AFD202300001 Ivy Creek District Review**
Periodic (10-year) review of the Ivy Creek Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 44, parcels 18, 19, 19A, 19B, 20, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 21A1, 21A2, 21A3, 21C (part); Tax map 45: parcels 5F, 5F4. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.
(Scott Clark) ***THIS ITEM REQUESTS DEFERRAL TO SEPTEMBER 10, 2024***
 - b. **AFD202400002 Hardware District Review**
Periodic (10-year) review of the Hardware Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 72, parcel 51C; Tax map 73, parcels 38, 41A, 41B1, 41B2, 42, 42A, 43, 44; Tax map 74, parcels 6H, 6N, 26, 28, 28B; Tax map 75, parcels 4A, 5; Tax map 86, parcels 16, 16A, 16C, 16D, 16F, 16F1, 16F2, 16H, 27, 27A; Tax map 87, parcels 10, 13A1, 13A2, 13E (part consisting of 89.186 acres), 16A; Tax map 88, parcels 2A, 3M, 3R, 3T, 3U, 3V, 6A, 20A, 20B, 20C, 20D, 20F, 23, 23E, 23F, 24, 24A, 24B, 26B2, 29, 40, 42; Tax map 99, parcels 10 (part), 29, 52, 52B. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.
(Scott Clark) ***THIS ITEM REQUESTS DEFERRAL TO SEPTEMBER 10, 2024***
 5. Public Hearing.
 - a. **ZMA202300015 1928 Scottsville Road**
MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 09000000002400
LOCATION: 1928 Scottsville Road, Charlottesville, VA 22902 PROPOSAL: Rezone one parcel to allow a maximum of eight residential units. PETITION: Request to rezone a total of approximately 1.33 acres from the R-1 Residential Zoning District, which allows residential uses at densities up to one unit/acre, to the R-10 Residential Zoning District, which allows residential uses at densities up to ten units/acre. A maximum of eight dwelling units is proposed, at a gross and net density of approximately six dwelling units/acre. The dwelling units are proposed to be single-family attached units. ZONING: R-1 Residential – 1 unit/acre OVERLAY DISTRICT(S): EC – Entrance Corridor Overlay District PROFFERS: Yes
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)
 - b. **ZMA202300005 Berkmar Flats**
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 04500000008100; 04500000008200; 045000000082A0 LOCATION: 2175 Woodburn Road PROPOSAL: Rezone three parcels to allow a maximum of 54 residential units. PETITION: Rezone 3.621 acres from the R-6 Residential Zoning District, which allows residential uses at densities up to six units/acre, to R-15 Residential, which allows residential uses at densities up to 15 units/acre. A maximum of 54 multi-family dwelling units is proposed, at a gross and net density of 15 units/acre. ZONING: R-6 Residential – 6 units/acre OVERLAY DISTRICT(S): AIA – Airport Impact Area and Steep Slopes – Managed PROFFERS: Yes
COMPREHENSIVE PLAN: 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). In Neighborhood 1 in the Places29 Master Plan area.
(Rebecca Ragsdale)
 6. Committee Reports.
 7. Review of Board of Supervisors Meeting:
 8. New Business.
 9. Old Business.
 10. Items for follow-up.
- Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, JUNE 25, 2024 @ 4:00 PM

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):
 - a. [Approval of Draft Meeting Minutes May 28, 2024](#)