

FINAL ACTION MEMO
Planning Commission Regular Meeting of June 11, 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 Vice-Chair Carrazana. • PC members present were Mr. Carrazana; Mr. Clayborne; Mr. Murray; Ms. Firehock; and Mr. Moore. • PC members absent were Mr. Missel and Mr. Bivins <p>Staff members present were: Michael Barnes, Kevin McDermott, Syd Shoaf, Rebecca Ragsdale, Jodie Filardo, Andy Herrick, and Carolyn Shaffer</p>	
<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 28, 2024.</p> <p>Action: On motion of Commissioner Clayborne, seconded by Commissioner Murray, the Planning Commission approved the minutes of the May 28, 2024, meeting by a vote of 5:0. (Commissioners Missel and Bivins absent.)</p>	<p><u>Clerk:</u> Post to website</p>
<p>4. Items Requesting Deferral</p> <p>4a. 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</p> <p>Action: On motion of Commissioner Firehock, seconded by Commissioner Murray, by a vote of 5:0, the Planning Commission deferred AFD2023-01 Ivy Creek District Review to the September 10, 2024, meeting. (Commissioners Missel and Bivins absent.)</p> <p>4b. 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</p>	<p><u>Clerk:</u> None</p> <p><u>Clerk:</u> None</p>

<p>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</p> <p>Action: On motion of Commissioner Firehock, seconded by Commissioner Murray, by a vote of 5:0, the Planning Commission deferred AFD2024-02 Hardware District Review to the September 10, 2024, meeting. (Commissioners Missel and Bivins absent.)</p>	
<p>5. Public Hearing.</p> <p>5a. ZMA202300015 1928 Scottsville Road MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 0900000002400 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) Action: On motion of Commissioner Firehock, seconded by Commissioner Clayborne, by a vote of 5:0, the Planning Commission</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>

<p>recommended approval of ZMA2023-15 1928 Scottsville Road with the conditions outlined in the staff report. (Commissioners Missel and Bivins absent.)</p> <p>5b. 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)</p> <p>Action: Action: On motion of Commissioner Moore, seconded by Commissioner Firehock, by a vote of 5:0. the Planning Commission deferred ZMA2023-05 Berkmar Flats indefinitely, as requested by the applicant. (Commissioners Missel and Bivins absent.)</p>	<p><u>Clerk:</u> No action needed</p>
<p>6. Committee Reports: None</p>	<p><u>Clerk:</u> None.</p>
<p>7. Review of Board of Supervisors Meeting: Mr. Barnes reviewed the May 29, 2024 and June 5, 2024, Board of Supervisors meetings.</p>	<p><u>Clerk:</u> None.</p>
<p>8. Old Business:</p>	<p><u>Clerk:</u> None.</p>
<p>9. New Business:</p>	<p><u>Clerk:</u> None.</p>
<p>10. Items for follow-up</p>	<p><u>Clerk:</u> None.</p>
<p>Adjournment: Adjourn to June 25, 2024, at 4:00 p.m. The meeting adjourned at 8:05 p.m.</p>	