

**PLANNING COMMISSION
FINAL AGENDA
REGULAR MEETING
JULY 23, 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. [SP202400016 Community Christian School](#)
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 06100-00-00-12700 LOCATION: 1410 and 1414 Old Brook Rd
PROPOSAL: Special use permit amendment for a private school. PETITION: A request for a special use permit amendment under Section 18-14.2.2 to amend SP202300002 to add modular buildings to the site in place of the existing parsonage building. There are no proposed changes to the maximum approved enrollment of 150 students or other changes to existing buildings, parking areas, or site. ZONING: R-2 Residential - 2 units/acre ENTRANCE CORRIDOR: Yes OVERLAY DISTRICT: AIA Airport Impact Area COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses in Neighborhood 2 of the Places 29 Master Plan.
(Kevin McCollum)
 - b. [ZMA202300001 1193 Seminole Trail](#)
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 061W0-02-0A-00200 LOCATION: 1193 Seminole Trail, Charlottesville, VA 22901 PROPOSAL: Rezone one 3.23 acre parcel for a mixed-use development including residential and non-residential uses PETITION: Rezone a total of approximately 3.23 acres from C1 Commercial which allows retail sales and service; residential by special use permit (15 units/ acre), to the NMD Neighborhood Model District, which allows residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Proposal calls for a maximum of 165 residential dwelling units at a gross density of 51 units/acre. Non-residential uses are also proposed and would measure between 4,000 - 10,000 total sq.ft. OVERLAY DISTRICT(S): AIA - Airport Impact Area, EC - Entrance Corridor ENTRANCE CORRIDOR (EC): Yes PROFFERS: No COMPREHENSIVE PLAN: Neighborhood Service Center – commercial, retail, and employment uses with supporting residential (3-20 units/acre); Urban Mixed Use (in areas around Centers) – commercial and retail uses that are not accommodated in Centers and residential (3 – 34 units/ acre); Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 2 of the Places29 Master Plan.
(Cameron Langille)
5. Committee Reports.
6. Review of Board of Supervisors Meeting: July 17, 2024
7. AC44 Update
8. New Business.
9. Old Business.
10. Items for follow-up.

Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, AUGUST 13, 2024 @ 6:00 PM

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):
 - a. [Approval of Draft Meeting Minutes July 9, 2024](#)