

FINAL ACTION MEMO
Planning Commission Regular Meeting of July 23, 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. Moore; and Mr. Murray • PC Member absent: Ms. Firehock • Staff members present were: Michael Barnes, Kevin McCollum, Cameron Langille, Jodie Filardo, Bart Svoboda, Kevin McDermott, 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 July 9, 2024.</p> <p>Action: On motion of Commissioner Clayborne, seconded by Commissioner Carrazana, the Planning Commission approved the Consent Agenda, consisting of the minutes of the July 9, 2024 meeting, by a vote of 6:0 (Commissioner Firehock absent)</p>	<p><u>Clerk:</u> Post to website</p>
<p>4. Public Hearing.</p> <p>4a. SP2024-16 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)</p>	<p><u>Clerk:</u> Forward the Planning Commission’s recommendation to the Board of Supervisors ahead of the Board’s public hearing on this application.</p>

<p>Action: On motion of Commissioner Moore, seconded by Commissioner Clayborne, by a vote of 6:0 (Commissioner Firehock absent), the Planning Commission recommended approval of SP2024-16 Community Christian Academy Modulars, with conditions as recommended in the staff report.</p> <p>4b. ZMA2023-01 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)</p> <p>Action: On motion of Commissioner Moore, seconded by Commissioner Carrazana, by a vote of 6:0 (Commissioner Firehock absent), the Planning Commission recommended approval of ZMA2023-01 1193 Seminole Trail for the reasons outlined in the staff report.</p>	<p><u>Clerk:</u> Forward the Planning Commission’s recommendation to the Board of Supervisors ahead of the Board’s public hearing on this application.</p>
<p>6. Committee Reports: Commissioner Moore commented on Smart Scale projects</p>	<p><u>Clerk:</u> None.</p>
<p>7. Review of Board of Supervisors Meeting: Mr. Barnes reviewed the July 17, 2024, Board of Supervisors Meeting.</p>	<p><u>Clerk:</u> None.</p>

8. AC44 Update. Mr. Barnes gave an update.	<u>Clerk:</u> None.
9. Old Business:	<u>Clerk:</u> None.
10. New Business:	<u>Clerk:</u> None.
11. Items for follow-up	<u>Clerk:</u> None.
<p>Adjournment:</p> <p>Action: On motion of Commissioner Carrazana, seconded by Commissioner Clayborne, by a vote of 6:0 (Commissioner Firehock absent), the Planning Commission canceled the August 13, 2024, meeting.</p> <p>Adjourn to Tuesday, August 27, 2024, at 6:00 p.m. The meeting adjourned at 8:10 p.m.</p>	