

**PLANNING COMMISSION
FINAL AGENDA
REGULAR MEETING
September 10, 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. Public Comment on matters pending before the Commission, but not listed for a Public Hearing on this agenda.
 3. Consent Agenda (on next sheet).
 4. Items Requesting Deferral to a New Date.
 - a. **ZMA202300017/SP202300020 Chestnut Grove Manufactured Home Park Community**
MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 13400-00-00-00400 LOCATION: Adjacent to 9020 Chestnut Grove Rd. On the southside of Chestnut Grove Rd (723) approximately one mile west of the intersection of Chestnut Grove Rd and James River Rd (626). PROPOSAL: Rezone property from Rural Areas to R-4 Residential with a special use permit and special exception application to establish a manufactured home park community. PETITION: Rezone 50.618 acres from Rural Areas to R-4 Residential with a special use permit under section 18-15.2.2(14) to establish a 50 unit manufactured home park on the site. Associated with this request is a special exception application to modify the manufactured home park regulations in section 18-5.3. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: No OVERLAY DISTRICT: None PROFFERS: No COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) in Rural Area 4 of the Comprehensive Plan.
(Kevin McCollum) **THIS ITEM REQUESTS DEFERRAL TO DECEMBER 10, 2024**
 5. **Public Hearing.**
 - a. [SP202400015 Knight Berkshire Mixed Use](#)
MAGISTERIAL DISTRICT: Rio PARCEL ID: 04500-00-00-091A0 LOCATION: 615 Woodbrook Drive PROPOSAL: A request for a special use permit to allow R-15 residential use on a C-1 commercial parcel to construct an approximately 6,698 square foot mixed use building. The ground level is proposed for a commercial use while the three stories above would contain 15 units for a density of 15 dwelling units per acre. Associated with this request are two special exception applications. The first is in accordance with Section 4.20 (a)(4) to reduce the 15 foot stepback requirement to 0 feet under Section 4.20. The second is in accordance with Section 21.7 (c) to allow disturbance in the required 20 foot use buffer under Section 21.7. PETITION: Request for a special use permit in accordance with Section 22.2.2 (6) to allow R-15 residential use. ENTRANCE CORRIDOR: No ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) OVERLAY DISTRICT: AIA Airport Impact Area; Steep Slopes – Managed COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 1 of the Places 29 Master Plan.
(Syd Shoaf)
 - b. [SP202400009 Our Lady of Peace](#)
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 061Z00300001A0; 061Z0030000800 LOCATION: 635 and 751 Hillsdale Drive, Charlottesville, VA 22901 PROPOSAL: Amendment to previously approved Special Use Permit SP199700042 for an expansion of the existing assisted living facility, on two parcels of approximately 12.51 acres and 6.95 acres, in the designated Residential section of the Branchlands Planned Unit Development. Requests for two special exceptions to 1) permit minor changes to yard requirements (18-8.5.5.3(A)1) in a planned development and 2) permit changes to the arrangement of buildings and uses shown on the plan (18-8.5.5.3(A)2) of a planned development. PETITION: Assisted living facility and skilled nursing facility, in accordance with Section 20.3.2.3 of the Zoning Ordinance. ZONING: PUD Planned Unit Development – residential (maximum of 35 units/acre), mixed with commercial, service, and uses; in accordance with ZMA198800007. OVERLAY DISTRICT(S): AIA – Airport Impact Area; Steep Slopes – Managed; and Steep Slopes – Preserved COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units per acre), along with supporting uses such as religious institutions, schools, and other small-scale non-residential uses; in Neighborhood 2, in the Places29 Master Plan area.
(Cameron Langille)
 6. Committee Reports.
 7. Review of Board of Supervisors Meeting:
September 4, 2024
 8. AC44 Update
 9. New Business.
 - a. **September 24, 2024, PC Meeting Canceled**
 10. Old Business.
 11. Items for follow-up.
- Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, OCTOBER 8, 2024 @ 6:00 PM

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):
 - a. Approval of Draft Meeting [Minutes August 27, 2024](#)