

**TENTATIVE  
PLANNING COMMISSION  
JULY 23, 2019  
6:00 P.M.  
LANE AUDITORIUM, COUNTY OFFICE BUILDING  
401 MCINTIRE ROAD**

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 Item.
  - a. [\*\*ZMA201800003 Southwood Phase 1\*\*](#)  
MAGISTERIAL DISTRICT: Scottsville  
TAX MAP/PARCEL(S): 090000000001A0; 090A10000001E0; 0760000000051A0  
LOCATION: Southwood Mobile Home Park located along Old Lynchburg Road (State Route 631) off of Hickory Street approximately 350 feet from Ambrose Commons Drive.  
PROPOSAL: Rezone property from residential to a mixed use- mixed income development.  
PETITION: Rezone 33.96 acres from R2 Residential zoning district, which allows residential uses at a density of 2 units per acre, and Neighborhood Model District (NMD), which allows residential uses at a density of 3-34 units per acres, mixed with commercial, service, and industrial uses, to Neighborhood Model District (NMD). This request includes amending a portion of ZMA200500017 Biscuit Run included on TMP 90A1-1E which is zoned NMD to remove the proffers from the parcel. A maximum of 450 units are proposed for a gross density of approximately 13 units per acre and a net density of approximately 19 units per acre. A maximum of 50,000 non-residential square footage is also requested. OVERLAY DISTRICT(S): Flood Hazard Overlay District; Steep Slopes- Managed and Preserved PROFFERS: Yes COMPREHENSIVE PLAN: Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams; Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses with a Center in the Southern Neighborhood within the Southern and Western Urban Area Master Plan.  
MONTICELLO VIEWSHED: Yes (Megan Nedostup)
5. Regular Item.
  - a. [\*\*CPA201900003 Resolution of Intent to Amend the Comprehensive Plan – Housing Policy Update\*\*](#)  
This amendment seeks to update the Housing Chapter with a new Housing Policy and Implementation Plan. The proposed updates will bring the Housing Policy in-line with current housing needs in the County (based on analysis presented in the 2019 Comprehensive Regional Housing Study and Needs Analysis report), as well as set goals and priorities for housing production, preservation and program delivery. The resolution of intent is to approve beginning this study process. (Stacy Pethia)
6. Committee Reports.
7. Review of Board of Supervisors Meeting – July 3, 2019 & July 17, 2019
8. Old Business.
9. New Business.
10. Items for follow-up.

11. Adjournment—8:00 p.m.  
**ADJOURN TO REGULAR SCHEDULED PLANNING COMMISSION MEETING TUESDAY JULY 30, 2019**

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**CONSENT AGENDA**

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- a. Approval of minutes: June 18, 2019 & June 25, 2019