

**TENTATIVE  
MAY 21, 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. Public Hearing Items.
  - a. [SP201500028 Blue Ridge Swim Club – Day Camp, Boarding Camp](#)  
MAGISTERIAL DISTRICT: Samuel Miller  
TAX MAP/PARCEL: 05800-00-00-075A0  
LOCATION: 1275 Owensville Road  
PROPOSAL: SP201500028: Request to amend SP201000035 (day camp) to change the boundaries of the use as shown on the conceptual plan entitled "Blue Ridge Swim Club," dated 09/16/2016, last revised 2/20/2018, and to remove the existing expiration date for the special use permit  
SP201500029: Request to amend SP 201000041 (swim club) to to change the boundaries of the use as shown on the conceptual plan entitled "Blue Ridge Swim Club," dated 09/16/2016, last revised 2/20/2018  
PETITION: SP201500028: 10.2.2.20 Day camp, boarding camp (reference 5.1.05);  
SP201500029: 10.2.2.4 Swim, golf, tennis or similar athletic facilities (reference 5.1.16)  
ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)  
ENTRANCE CORRIDOR: No  
COMPREHENSIVE PLAN: Rural Areas – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots)

**AND**
  - b. [SP201500029 Blue Ridge Swim Club](#) *(Same legal ad as above)*  
MAGISTERIAL DISTRICT: Samuel Miller  
TAX MAP/PARCEL: 05800-00-00-075A0  
LOCATION: 1275 Owensville Road  
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ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)  
ENTRANCE CORRIDOR: No  
COMPREHENSIVE PLAN: Rural Areas – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/ density (0.5 unit/ acre in development lots)  
(Scott Clark)
  - c. [ZMA201800019 3226 Proffit Road](#)  
MAGISTERIAL DISTRICT: Rivanna  
TAX MAP/PARCEL: 03200000003500  
LOCATION: 3226 Proffit Road, Charlottesville, VA 22911  
PROPOSAL: Rezone a parcel of land from R1 Residential to R15 Residential.  
PETITION: Request to rezone a 3.198-acre parcel of land from R1 Residential zoning district, which allows

residential uses at a density of 1 unit per acre, to R15 Residential zoning district, which allows 15 units per acre. A maximum of 40 units is proposed for a density of 12.5 units/acre. Request for private streets; request for double-frontage lots; request for modification of street standards.

ZONING: R1 Residential – 1 unit per acre.

OVERLAY DISTRICT: Airport Impact Area

PROFFERS: Yes

COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office, and service uses, in Hollymead – Places29 Master Plan Area.

(Andy Reitelbach)

4. Worksession.

a. [ZMA2018000013 Rio Road W](#)

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCEL: 04500000010000, 045000000100A0, 04500000010100, 045000000101B0,

LOCATION: 664 Rio Road West, Charlottesville, VA 22911

PROPOSAL: Request to rezone the property from C1 Commercial to NMD Neighborhood Model District to allow a mixed-use development with up to 112 residential units along Rio Road and storage/warehousing on the back of the site.

PETITION: Rezone 3.3 acres from CO Commercial Office – offices, supporting commercial and service and residential by special use permit (15 units/ acre) to NMD Neighborhood Model District - residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. A max of 112 units is proposed for a density of approximately 34 units/acre.

PROFFERS: Yes

COMPREHENSIVE PLAN: Core Area within Rio 29 Small Area Plan- area intended to have the highest intensity of development with a mix of uses including residential, commercial, retail, office, institutional and employment uses. Buildings with heights of 3-6 stories, built close to the street, with pedestrian access and relegated parking & Flex Area within Rio29 Small Area Plan – area intended to allow a flexibility of uses including residential, commercial, retail, office, institutional and employment uses. Buildings with heights of 2-5 stories, built close to the street, with pedestrian access and relegated parking.

(Rachel Falkenstein)

5. Committee Reports.

6. Review of Board of Supervisors Meeting – May 15, 2019.

7. Old Business/Items for follow-up.

8. New Business.

9. Adjournment—8:00 p.m.

**ADJOURN TO REGULAR SCHEDULED PLANNING COMMISSION MEETING ON TUESDAY, MAY 28, 2019, 6:00P.M., LANE AUDITORIUM**

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**CONSENT AGENDA**

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***THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA***