

**TENTATIVE
JULY 30, 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. Item Requesting Deferral.
 - a. **SP201900004 Va. Institute of Autism Adult Service Center**
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL(S): 061W0-02-00-002A1
LOCATION: 491 Hillsdale Dr, Charlottesville, VA 22901
PROPOSAL: The Virginia Institute of Autism is requesting to use an existing building on a 1.71ac lot for office and private school uses, for the purpose of an Adult Service Center program. The program would be a year-round, day program serving approximately 52 adult participants and 69 staff members. No building expansion is proposed. Some on-site parking may be converted to open space.
PETITION: Sections 18-22.2.2(6) and 18-18.2.2(5) allow private school uses by Special Use Permit. Section 18-22.2.1(b)(1) allow office uses By Right.
ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre)
OVERLAY DISTRICT(S): Steep Slopes (Managed and Preserved), Flood Hazard Overlay, Airport Impact Area
PROFFERS: No
COMPREHENSIVE PLAN: Institutional – civic uses, parks, recreational facilities, and similar uses on County-owned property within Neighborhood 2 of the Places29 Master Plan. (Mariah Gleason)
APPLICANT REQUESTING DEFERRAL TO AUGUST 20, 2019.
5. Work Session.
 - a. **ZMA201900004 Breezy Hill**
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL(S): 094000000001A0; 094000000000500; 094000000000600; 094000000000800;
0940000000008A0; 0940000000008C0; 09400000004800; 094000000048A0
LOCATION: South side of Richmond Road (US 250), east of Glenmore Subdivision between Hacktown Road and Running Deer Drive.
PROPOSAL: Rezone multiple properties for a maximum of 200 residential units.
PETITION: Rezone a total of approximately 84 acres from Rural Areas zoning district, which allows agricultural, forestal, and fishery uses as well as residential uses (0.5 unit/acre density), to R4 Residential, which allows residential uses (4 units/acre density) with the potential for additional units if bonus factors are applied. 200 residential units (maximum) are proposed at a gross density of 2.38 units/acre and a net density of 3.04 units/acre.
OVERLAY DISTRICT(S): ENTRANCE CORRIDOR, FLOOD HAZARD, and STEEP SLOPES – MANAGED and – PRESERVED.
ENTRANCE CORRIDOR (EC): Yes
PROFFERS: Yes
COMPREHENSIVE PLAN: Village of Rivanna Comp Plan Area. “Neighborhood Density Residential (Low)” – residential (uses 2 units or less/acre) and supporting uses such as places of worship, schools, public and institutional uses; and “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. (Tim Padalino)
6. Committee Reports.
7. Old Business
8. New Business.

9. Items for follow-up.

10. Adjournment—8:00 p.m.

***ADJOURN TO REGULAR SCHEDULED PLANNING COMMISSION MEETING WILL BE HELD
TUESDAY, AUGUST 6, 2019.***

CONSENT AGENDA

THERE ARE NO ITEMS LISTED ON THE CONSENT AGENDA