

**TENTATIVE  
JUNE 25, 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. Regular Items.
  - a. **PROJECT: SDP201800066 Longhorn Steakhouse – Initial Site Plan**  
MAGISTERIAL DISTRICT: Rio  
TAX MAP/PARCEL: 06100000013200  
LOCATION: Vacant parking lot area associated with 1531 Rio Road East  
PROPOSAL: Request for initial site plan approval of a new 5,465 SF commercial restaurant.  
The request includes associated parking and access aisles.  
ZONING: PD-SC Planned Development Shopping Center – shopping centers, retail sales and service uses; residential by special use permit (15 units/acre)  
ENTRANCE CORRIDOR: Yes  
PROFFERS: No  
OVERLAY DISTRICT: Steep Slopes (managed) and Airport Impact  
COMPREHENSIVE PLAN: Urban Mixed Use (in areas around Centers) – commercial and retail uses that are not accommodated in Centers and residential (3 – 34 units/ acre). Neighborhood 2  
(Chris Perez)
  - b. **PROJECT: B2018-2174SF Critical Slope Waiver**  
MAGISTERIAL DISTRICT: Samuel Miller  
TAX MAP/PARCEL: 086000000080 00868608600-00-00-0800000-00-00-08000  
LOCATION: 901 Carpenter Dr., North Garden 22959  
PROPOSAL: Special Exception to allow disturbance of critical slopes for the construction of a dwelling.  
ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)  
ENTRANCE CORRIDOR: No  
OVERLAY DISTRICT: None  
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)  
(Bill Fritz)
5. Public Hearing Items.
  - a. **PROJECT: ZMA2018-00002 Hansen Road Office**  
MAGISTERIAL DISTRICT: Rivanna  
TAX MAP/PARCEL(S): 078000000073AB  
LOCATION: Property is located at the intersection of Hansen Road and Rolkin Road directly behind the Rivanna Ridge Shopping Center located on Richmond Road.  
PROPOSAL: Amend the application plan to allow for two buildings totaling 55,000 square feet for office and religious assembly.  
PETITION: Amend the ZMA2002-00008 South Pantops Office application plan to add 35,000 square feet of building area at a location on the approved application plan that was approved to allow 20,000 square feet for office use. The property contains 6.14 acres and is zoned Planned Development – Mixed Commercial which allows large-scale commercial uses; and residential by special use permit (15 units/ acre). No change to the zoning district is proposed. No residential units are proposed.

OVERLAY DISTRICT(S): Steep Slopes - Managed

PROFFERS: Yes.

CURRENT COMPREHENSIVE PLAN: Urban Mixed Use - Retail, commercial services, office, and a mix of residential types (6.01 - 34 units/acre), and Greenspace - Areas may contain sensitive environmental features including stream buffers, flood plain, and adjacent slopes.

PROPOSED COMPREHENSIVE PLAN: Community Mixed Use - Mixed-use development with a mix of medium to high-density residential, commercial, retail, office, and other uses that serve the community, with a high intensity of uses expected in a walkable development pattern.

POTENTIALLY IN MONTICELLO VIEWSHED: Yes (Francis MacCall)

**b. PROJECT: SP201900002 Pleasant Green**

MAGISTERIAL DISTRICT: White Hall

TAX MAP/PARCEL: 05600-00-00-11500; 055C0-03-00-000A1; 056A1-01-00-030A0; 056A1-01-00-03100; 056A1-01-00-03000; 055C0-03-00-000A0; 056A1-01-00-02500; 056A1-01-00-026B0; 056A1-01-00-026A0

LOCATION: Southwest of Cling Lane and northeast of Peach Tree Drive and Orchard Drive

PROPOSAL: Amendment to SP2016-003 West Glen for relocation and construction of stream crossing of Powell's Creek with box culvert and roadway in floodplain.

PETITION: Fill in the Flood Hazard Overlay under section 30.3.11

ZONING: R-6 Residential – 6 units/acre

OVERLAY DISTRICT: FH – Flood Hazard Overlay

COMPREHENSIVE PLAN: Neighborhood Density Residential – 3-6 units /acre, supporting uses such as religious institutions, schools and other small-scale non-residential uses; Greenspace – public parks, open space, environmental features (Megan Nedostup)

**c. PROJECT: ZMA201900001 – 999 Rio Road East**

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCELS: 06100-00-00-154B0

LOCATION: 999 Rio Road East, Charlottesville, VA 22901. Parcel is located at the intersection of Rio Road East and Belvedere Boulevard.

PROPOSAL: Request to rezone the property from R-4 Residential to NMD Neighborhood Model District to allow a mixed-use development with up to 46 residential units and small-scale commercial, retail, and professional office uses.

PETITION: Rezone 1.947 acres from R-4 Residential - (4 units/acre) to NMD Neighborhood Model District - residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Between 16 and 46 residential units are proposed with a density between 8 units/acre and 24 units/acre. A maximum of 10,000 non-residential square footage is also requested. Request for private street authorization per 14-233(A)(1); for variation of curb and gutter requirement per 14-410(I); for variation of sidewalk requirement per 14-422(E); and for variation of planting strip requirement per 14-422(F).

ZONING: R-4 Residential (4 units/acre)

OVERLAY DISTRICTS: Entrance Corridor, Airport Impact Area

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 2 of the Development Area of the Places29 Master Plan. (Tori Kanelopoulos)

6. Committee Reports
7. Review of Board of Supervisors Meeting – June 19, 2019
8. Old Business/Items for follow-up.
9. New Business.
10. Adjournment—8:30 p.m.

**ADJOURN TO REGULAR SCHEDULED PLANNING COMMISSION MEETING TUESDAY JULY 9, 2019**

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## CONSENT AGENDA

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- a. Approval of minutes May 21, 2019, May 28, 2019 & June 4, 2019