

FINAL ACTION MEMO
Planning Commission Meeting of July 23, 2019

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:03 p.m. by Chair Keller. • PC members present were Chair Keller, Vice-Chair Bivins, Ms. More, Ms. Spain, Ms. Firehock, Ms. Riley, Mr. Dotson, and Mr. Carrazana (JVA Rep.). • Staff members present were David Benish, Megan Nedostup, Stacy Pethia, Tori Kanellopoulos, Kevin McDermott, Andy Reitelbach, Cameron Langille, Kristy Shifflett, Amelia McCulley, Greg Kamptner, Andy Herrick and Carolyn Shaffer 	
<p>2. Other Matters Not on the Agenda from the Public</p>	<p><u>Clerk:</u> No action required</p>
<p>3. Consent Agenda Approved Minutes from 6/18/19 and 6/25/19 by a vote of 7:0</p>	<p><u>Clerk:</u> Upload minutes to website</p>
<p>4a. Public Hearing Items ZMA201800003 Southwood Phase 1 MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 090000000001A0; 090A10000001E0; 076000000051A0 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</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u> Forward to the Board of Supervisors for public hearing on August 21, 2109.</p>

<p>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)</p> <p>Action: The Commission recommended approval of ZMA201800003 (Southwood Phase 1) by a vote of 6:1 (Riley dissenting) for the reason stated in the staff report.</p>	
<p>5a. Regular Item. <u>CPA201900003 Resolution of Intent to Amend the Comprehensive Plan – Housing Policy Update</u> 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)</p> <p>Resolution of Intent adopted on a vote of 7:0</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u></p>
<p>6. Committee Reports: Deferred until next meeting</p>	
<p>7. Review of Board of Supervisors Meeting – July 3, 2019 & July 17, 2019</p>	<p>Mr. Benish reported that the Board of Supervisors had approved the following applications: ZMA201800019 3226 Proffitt Road; ZMA201600013 Willow Glenn Proffer Amendment; ZMA201800007 Belvedere Carriage House Unity Proffer Amendment; ZMA201900002 Hollymead Town Center Area A1, Transit Proffer Amendment; SP201500028 & SP201500029 Blue Ridge Swim Club – Day Camp, Boarding Camp and Swim Club; ZMA201800014 Birdwood Mansion and Grounds; ZMA201800017 Woolen Mills Light Industrial Steep Slope; and ZTA201900001 Zero Lot Line. ZMA201800013 Rio Road W Project, was deferred at the request of the Owner.</p>
<p>8. Old Business/Items for Follow-up</p>	<p>None</p>

9. New Business	None
10. Adjourn to July 30, 2019 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. The meeting adjourned at 10:40 p.m.	