

FINAL ACTION MEMO
Planning Commission Meeting of July 30, 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 6:05 p.m. by Chair Keller. • PC members present were Chair Keller, Vice-Chair Bivins, Ms. Spain, Ms. Firehock, and Ms. Riley. • PC Members absent were Ms. More, Mr. Dotson and Mr. Carrazana (UVA Rep.). • Board of Supervisors members present: Diantha McKeel, and Rick Randolph. • Staff members present were David Benish, Tim Padalino, 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 N/A</p>	<p><u>Clerk:</u> N/A</p>
<p>4a. <u>Items Requesting Deferral</u> <u>SP201900004 Va. Institute of Autism Adult Service Center</u> 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</p>	<p><u>Clerk:</u> Add to August 21, 2019 Action Memo/Agenda</p> <p><u>Staff:</u></p>

<p>– 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.</p> <p>ACTION: Deferred SP201900004 by a vote of 5:0 (More and Dotson absent) to August 21, 2019.</p>	
<p>5a. Work Session <u>ZMA201900004 Breezy Hill</u> MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 094000000001A0; 09400000000500; 09400000000600; 09400000000800; 094000000008A0; 094000000008C0; 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,</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u> Follow up on comments/concerns of public. Consult with Kevin McDermott, Transportation Planner, on questions pertaining to VDOT plan for US 250.</p> <p>Mr. Padalino will coordinate with the applicants regarding their intended next steps; and will eventually bring the application materials back to the PC for a public hearing, inclusive of a staff report which addresses the comments/concerns from the public and Commissioners.</p>

	floodplains and steep slopes adjacent to rivers and streams. (Tim Padalino)	
6.	<p>Recess from 7:40 to 7:50 pm</p> <p>Committee Reports:</p> <p>Commissioner Firehock: Ace Committee met.</p> <p>Commissioner Spain: Places 29 North, Pantops NIFI, and Pantops CAC meeting</p> <p>Commissioner Riley: 5th & Avon CAC</p> <p>Commissioner Keller: N/A</p> <p>Commissioner Bivins: Jack Jouett/Albemarle High School will start construction this fall.</p>	
7.	Review of Board of Supervisors Meeting – None	
8.	Old Business/Items for Follow-up	None
9.	<p>New Business</p> <p>Mr. Keller discussed Southwood. Resolutions to be discussed and voted on and forwarded on to the Board of Supervisors.</p> <p>Resolution #1 passed with a vote of 5:0, (More and Dotson absent).</p> <p>Resolution #2 passed with a vote of 5:0, (More and Dotson absent).</p> <p>These Resolutions will be attached to the minutes of the meeting.</p> <p>Mr. Benish discussed the Barnes Lumber for the next meeting.</p>	
10.	<p>Adjourn to August 6, 2019 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia.</p> <p>The meeting adjourned at 8:55 p.m.</p>	