

FINAL ACTION MEMO

Planning Commission Meeting of October 15, 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 6:00 p.m. by Chair Keller. • PC members present were Chair Keller, Vice-Chair Bivins, Ms. More, Ms. Firehock, Ms. Riley, Mr. Dotson, and Mr. Carrazana (UVA Rep.). • PC members absent were Ms. Spain • Staff members present were David Benish, Megan Nedostup, Lea Brumfield, Rachel Falkenstein, Michaela Accardi, Jodie Filardo, Margaret Maliszewski, Stacy Pethia, Bart Svoboda, Francis MacCall, Andrew Knuppel, Andy Herrick and Vivian Groeschel 	
<p>2. Other Matters Not on the Agenda from the Public</p>	<p><u>Clerk:</u> No action required</p>
<p>3. Consent Agenda Approve Minutes from 09/17/2019 with a vote of 6:0, Ms. Spain absent.</p>	<p><u>Clerk:</u> Upload minutes to website</p>
<p>4. Public Hearing Items</p> <p>4a. <u>ZMA201800012 Galaxie Farm</u> MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 09100000000900; 09100000001500 LOCATION: 193 Galaxie Farm Lane PROPOSAL: Rezone property from residential to a higher density residential development with a mixture of unit types. PETITION: Rezone 13.36 acres from R1 Residential zoning district, which allows residential uses at a density of 1 unit per acre to Planned Residential Development (PRD) that allows residential (3 – 34 units/acre) with limited commercial uses. A maximum of 72 units are proposed for a gross density of approximately 6 units per acre and a net density of 7 units per acre. OVERLAY DISTRICT(S): Entrance Corridor; Steep Slopes- Managed and Preserved; Scenic Byways PROFFERS: Yes COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as places of worship, schools, public and institutional uses and small-scale neighborhood serving retail and commercial; Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas,</p>	<p><u>Clerk:</u> Forward the Commission's recommendations to the Board of Supervisors for the Board's scheduled public hearings.</p> <p><u>Staff:</u> Prepare Executive Summaries and supporting materials for the Board of Supervisors' scheduled public hearings.</p>

natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams in the Southern Neighborhood 4 within the Southern and Western Urban Area Master Plan.

MONTICELLO VIEWSHED: No
(Megan Nedostup)

MOTION: Commissioner Riley moved to recommend approval of ZMA201800012 (Galaxie Farm) for the reasons stated in the staff report as requested by the applicant, with the changes to the application plan as recommended by staff. This motion failed on a 3:3 vote (Ms. Spain absent).

ACTION: The commission recommended approval of ZMA201800012 (Galaxie Farm) for the reasons stated in the staff report, with changes recommended by staff to reduce the density to match the Comprehensive Plan recommendation, and changes to the application plan, by a vote of 6:0 (Ms. Spain absent).

ACTION: The commission approved the authorization of the private street request for ZMA201800012 (Galaxie Farm) for Road E only, for the reasons stated in the staff report, by a vote of 4:2 (Ms. Spain absent).

ACTION: The commission approved the requested sidewalk modification for ZMA201800012 (Galaxie Farm), with the conditions and reasons stated in the staff report, by a vote of 6:0 (Ms. Spain absent).

ACTION: The commission approved the requested planting strip modification for ZMA201800012 (Galaxie Farm), for the reasons stated in the staff report, by a vote of 6:0 (Ms. Spain absent).

ACTION: The commission approved the curb and gutter exception request for Road E of ZMA201800012 (Galaxie Farm), as requested by the applicant, by a vote of 6:0 (Ms. Spain absent).

ACTION: The commission recommended approval of the requested front setback modification for the amenity-oriented lots of ZMA201800012 (Galaxie Farm), accessed by Road E only, and the rear setback for all lots accessed by Road E, for reasons stated in the staff report, by a vote of 6:0 (Ms. Spain absent).

4b.	<p><u>ZTA201900005 Submittal of Special Use Applications</u></p> <p>The Planning Commission held a public hearing to receive comments on proposed amendments to the following sections of the Albemarle County Code: Section 18-33.32 -- to authorize electric cooperatives to submit special use permit applications; and Section 18-33.34 -- to require written notice to the owner of the parcel for which a special use permit application is sought when an application is filed by an electric cooperative. (Lea Brumfield)</p> <p>ACTION: On a vote of 6:0, (Ms. Spain absent), the Planning Commission recommended adoption of the Zoning Text Amendment as outlined in Staff report.</p>	
5. 5a.	<p>Work Session</p> <p><u>ZTA201900006 Rio-29 Form-based Code</u></p> <p>ZTA201900006 Rio-29 Form Based Code</p> <p>In March 2019, staff was directed to draft a zoning text amendment to implement the vision outlined in the Rio29 Small Area Plan. Staff sought and received input from the Planning Commission on the housing, architecture, and placemaking components of a form-based code for Rio29. (Rachel Falkenstein & Michaela Accardi)</p>	
6.	Committee Reports:	
7.	Review of Board of Supervisors Meeting – October 2, 2019	
8.	Old Business/New Business	
9.	Items for follow-up.	None
10.	<p>Adjourn to October 22, 2019 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia.</p> <p>The meeting adjourned at 10:00 p.m.</p>	