

FINAL ACTION MEMO
Planning Commission Meeting of August 20, 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, Mariah Gleason, Scott Clark, 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 None</p>	<p><u>Clerk:</u> No action required</p>
<p>4. Public Hearing</p> <p>4a. <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 – civic uses, parks, recreational facilities, and similar uses on County-owned property within Neighborhood 2 of the Places29 Master Plan. (Mariah Gleason)</p> <p>Action: Approval of SP201800004 with the changes and conditions as recommended in presentation by staff.</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u></p>

4b. **AFD201800001 - Carter's Bridge District Review**
Periodic (10-year) review of the Carter's Bridge Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 101: parcels 55, 60.; Tax map 102: parcels 17A, 17B, 17B1, 17C, 17D, 18, 19, 19A, 19C, 20B.; Tax map 111: parcel 48.; Tax map 112: parcels 1, 3, 15, 15A, 16E, 16E1, 16E2, 16F2, 16J, 16K, 18H, 19E, 19F, 20, 21, 33A, 37D.; Tax map 113: parcels 1, 1A, 6A, 11A, 11F, 11F1, 11F2, 11F3, 11G, 11G1, 11G2, 11G3, 11H, 11I, 11J, 11K.; Tax map 114: parcels 2, 25A, 30, 31B, 31C, 31D, 51, 55, 56, 57, 57C, 57D, 67C, 67D, 67E, 67F, 67G, 67H, 67H1, 17I(part), 68, 69, 70.; Tax map 115: parcel 10.; Tax map 122: parcels 4, 4A, 6, 7, 8, 9, 10, 12, 12D, 12E, 12N, 18, 18D, 33, 33A, 36.; Tax map 123: parcel 13B.; Tax map 124: parcel 11.; Tax map 130: parcel 19B. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.
(Scott Clark)

Action: Recommend renewal of the Carters Bridge District for a 5-year period, with the requested withdrawals removed from the District.

4c. **AFD201800002- Lanark District Review**
Periodic (10-year) review of the Lanark Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 90: parcels 12, 14A.; Tax map 90B: parcel A-11.; Tax map 91: parcels 21, 21A, 31.; Tax map 102: parcels 33, 35, 35A, 35B, 35C, 37, 40, 40B, 40C.; Tax map 103: parcels 1, 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1H1, 1J, 1K, 1L, 1M, 2A, 2B, 2E, 3, 3A, 3B, 3C, 3G, 5, 9, 10A, 10B, 10D, 43, 43D, 43F, 43J, 43L, 43L1, 43M, 68 (part). The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.
(Scott Clark)

Action: Recommend renewal of the Lanark District for another 10-year period.

4d. **AFD201800003 – Panorama District Review**
Periodic (10-year) review of the Panorama Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 31: parcel 21E.; Tax map 44: parcels 9A, 9C, 12, 12Q, 12X, 12Y, 12Z.; Tax map 45A, section 1: parcel 27. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.
(Scott Clark)

Action: Recommend renewal of the Panorama District for another 10-year period.

4e. **AFD201900010 – Free Union Review**
Periodic (10-year) review of the Free Union Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 7: parcels 6, 7, 8A, 9, 9A, 9B, 9B1, 9C, 33.; Tax map 16: parcels 4B, 4C, 13A, 13D, 15A, 15A3, 15C, 15E, 15G, 16B, 17, 26, 30B, 36, 37, 52B1, 52B2, 54.; Tax map 17: parcels 8B, 8C, 17C, 18H, 20A2, 22.; Tax map 29: parcels 1D, 1H (part), 31A. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.
(Scott Clark)

Action: Recommend renewal of the Free Union District for another 5-year period.

4f. **AFD201900001 – Jacobs Run Addition - Dickerson** Notice is hereby given that the Albemarle County Planning Commission will hold a public hearing to receive public comments regarding the addition of the following parcel to the Jacobs Run Agricultural and Forestal District (Albemarle County Code § 3-222) on August 20, 2019, at 6 p.m., in the Auditorium of the Albemarle County Office Building, 401 McIntire Road, Charlottesville, Virginia. The parcel proposed for addition is Tax Map 31 Parcel 44G2 (24.3 acres, located at 4658 Advance Mills Rd). The Albemarle County Agricultural and Forestal Districts Advisory Committee has recommended approval of this addition.
(Scott Clark)

Action: Recommend approval of the proposed addition.

4g. **AFD201900002 – Moormans River Addition – Davis** Notice is hereby given that the Albemarle County Planning Commission will hold a public hearing to receive public comments regarding the addition of the following parcels to the Moormans River Agricultural and Forestal District (Albemarle County Code § 3-226) on August 20, 2019, at 6 p.m., in the Auditorium of the Albemarle County Office Building, 401 McIntire Road, Charlottesville, Virginia. The parcels proposed for addition are Tax Map 60 Parcels 2A1 and 2A2 (155.42 acres, located at 1585 Ingleridge Farm). The Albemarle County Agricultural and Forestal Districts Advisory Committee has recommended approval of this addition. (Scott Clark)

Action: Recommend approval of the proposed addition.

4h. **SP201800011 – The Regents School of Charlottesville** MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL(S): O7600000001700 and 07500000006600 LOCATION: Reservoir Road, approximately 900 feet west of the intersection with Fontaine Ave. Ext. and across the street from Foxhaven Farm Road PROPOSAL: Special Use Permit application to construct, build, and operate a private school for an initial maximum student enrollment of 280 students, and for a potential future maximum student enrollment of 468 students. The proposed campus would include multiple academic buildings, gymnasium, theater, administrative office building, and outdoor athletic field. No residential units proposed. PETITION: Section 13.2.2(5) Private School ZONING: R1 Residential (1 unit/acre) with private schools allowed by special use permit OVERLAY DISTRICT(S): Managed Steep Slopes; Preserved Steep Slopes; Airport Impact Overlay; Entrance Corridor COMPREHENSIVE PLAN LAND USE/DENSITY: 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 in Neighborhood 6 in Southern and Western Urban Neighborhoods (Tim Padalino)

Motion: Recommend approval of SP201800011 for “The Regents School of Charlottesville – Reservoir Road” with the conditions outlined in the staff report, provided

<p>that the applicants make technical revisions to certain applications materials and resubmit those revised materials no later than Monday, September 2 in order to be incorporated into the meeting materials packet for the September 18 Board of Supervisors public hearing.</p>	
<p>5. Work Session</p> <p>5a. Rio-29 Form-based Code In March 2019, staff was directed to draft a zoning text amendment to implement the vision outlined in the Rio29 Small Area Plan. Staff seeks input from the Planning Commission on the use and building standard components of a potential form based code for Rio29 (Rachel Falkenstein and Michaela Accardi).</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 –</p>	
<p>8. Old Business/Items for Follow-up</p>	None
<p>9. New Business</p>	None
<p>10. Adjourn to September 3, 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.</p>	