

**FINAL ACTION MEMO**  
**Planning Commission Meeting of September 3, 2019**

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. <b>Call to Order.</b></p> <ul style="list-style-type: none"> <li>• Meeting called to order at 6:00 p.m. by Chair Keller.</li> <li>• PC members present were Chair Keller, Vice-Chair Bivins, Ms. More, Ms. Spain, Ms. Firehock, Ms. Riley, Mr. Dotson, and Mr. Carrazana (UVA Rep.).</li> <li>• Staff members present were David Benish, Daniel Butch, Kevin McDermott, Tim Padalino, Andy Herrick and Carolyn Shaffer</li> </ul>	
<p>2. <b>Other Matters Not on the Agenda from the Public</b></p>	<p><u>Clerk:</u> No action required</p>
<p>3. <b>Consent Agenda</b> The Commission approved its 8/13/19 Minutes</p>	<p><u>Clerk:</u> Upload minutes to website</p>
<p>4. <b>Public Hearing Items</b>  <b>DEFERRED INDEFINITELY</b></p> <p>4a. <b><u>ZMA201800012 Galaxie Farm</u></b>  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, 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)</p> <p><b>Action:</b> At the request of the applicant, the Commission deferred this item by a vote of 7:0.</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u></p>
<p>4b. <b><u>CPA201900002 Charlottesville Albemarle MPO 2045 Long Range Transportation Plan</u></b> The Commission held a public hearing to consider amending Chapter 10- Transportation of the Albemarle County Comprehensive Plan by formally incorporating recommendations from the Charlottesville-Albemarle Metropolitan Planning Organization’s 2045 Long Range Transportation Plan update. Completed by the</p>	<p><u>Clerk:</u> Transmit Resolution to Board of Supervisors</p> <p><u>Staff:</u> Public Hearings have been requested for the BOS 11/06/19</p>

Charlottesville-Albemarle Metropolitan Planning Organization (CA-MPO), the 2045 Long Range Transportation Plan (LRTP) is an update to the 2040 LRTP. The MPO's 2045 LRTP is a federally-mandated plan outlining the region's long-range transportation vision identifying projects that the region anticipates undertaking in the City of Charlottesville and the urbanized area of Albemarle County for the next 20 years. The MPO Policy Board held a public hearing to gather public comment on the draft LRTP at the April 2019 meeting and again at the May 2019 meeting after which the 2045 LRTP was adopted. A copy of the full text of the 2045 Long Range Transportation Plan is available online at Thomas Jefferson Planning District Commission's website and in the office of the Clerk of the Board of Supervisors and on file in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. (Daniel Butch)

**Action:** By a vote of 7:0, the Commission adopted the Resolution (attached to the staff report) to Approve Amending the Albemarle County Comprehensive Plan, CPA201900002 to formally incorporate recommendations from the 2045 Long Range Transportation Plan and amend chapter 10 – Transportation Appendix A.10.9.

**4c. CPA201900003 Thomas Jefferson Planning District Commission 2040 Rural Long Range Transportation Plan**

The Planning Commission held a public hearing to consider amending Chapter 10- Transportation of the Albemarle County Comprehensive Plan by formally incorporating recommendations from the Thomas Jefferson Planning District Commission's 2040 Rural Long Range Transportation Plan update. Completed by the Thomas Jefferson Area Planning District Commission (TJPDC), the 2040 Rural Long Range Transportation Plan (RLRTP) is an update to the 2035 RL RTP. The 2040 RL RTP focuses on the transportation network in the County's rural area identifying projects that address the regional needs and deficiencies. On July 17, 2018 the Rural Transportation Technical Committee made a resolution to the TJPDC for a recommendation of support of the 2040 RL RTP. On August 2, 2018 the TJPDC adopted the Resolution endorsing the 2040 RL RTP. A copy of the full text of the 2040 Rural Long Range Transportation Plan is available online at Thomas Jefferson Planning District Commission's website and in the office of the Clerk of the Board of Supervisors and on file in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. (Daniel Butch)

**Action:** By a vote of 7:0, the Commission adopted the Resolution (attached to the staff report) to Approve Amending the Albemarle County Comprehensive Plan, CPA201900003 to formally incorporate recommendations from the 2040 Rural Long Range Transportation Plan and amend chapter 10 – Transportation Appendix A.10.19.

meeting, but is not yet finalized by the Clerk for that agenda.

Clerk:

Transmit Resolution to Board of Supervisors

Staff:

Public Hearings have been requested for the BOS 11/06/19 meeting, but is not yet finalized by the Clerk for that agenda.

<p><b>4d. SP201800011 The Regents School of Charlottesville</b>  MAGISTERIAL DISTRICT: Samuel Miller  TAX MAP/PARCEL(S): 07500000006600 and 07600000001700  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 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. Proposal includes two Special Exception requests related to proposed outdoor athletic lighting. 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 / Western Urban Neighborhood.  (Tim Padalino)</p> <p><b>Action:</b> By a vote of 7:0, the Commission recommended approval of special use permit SP201800011 with the recommended conditions listed in the Staff Report and updated on 9/3/19.</p> <p><b>Action:</b> By a vote of 7:0, the Commission recommended approval of a special exception request to allow the maximum height of the proposed light poles to be modified (increased) to seventy feet, with the following conditions: 1) The maximum permissible heights of the poles supporting outdoor athletic lighting at The Regents School’s athletic field is seventy feet. 2) Outdoor lighting of the Regents School’s athletic field shall not continue past 10:00 pm.</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u>  Present to BOS September 18, 2019.</p>
<p>5. <b>Committee Reports:</b> None</p>	
<p>6. <b>Review of Board of Supervisors Meeting – August 21, 2019</b></p>	<p>The following items were approved by the BOS: ZMA201000018 Crozet Square (Barnes Lumber); ZMA201800003 Southwood Phase 1, and ZMA201800013 Rio West</p>
<p>7. <b>Old Business</b></p>	<p>Joint BOS/SB is Sept 17<sup>th</sup> @ 3:30 in Room 241.</p>
<p>8. <b>New Business</b></p>	<p>Upcoming PC meeting schedule handed out.</p>
<p>9. <b>Items for follow-up.</b></p>	<p>None</p>
<p>10. Adjourn to September 17, 2019 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia.  The meeting adjourned at 9:40 p.m.</p>	