

**PLANNING COMMISSION  
TENTATIVE  
FEBRUARY 18, 2020  
6:00 P.M.  
LANE AUDITORIUM, COUNTY OFFICE BUILDING  
401 MCINTIRE ROAD**

1. Call to order and establish quorum.
2. Other Matters Not Listed on the Agenda from the Public.
3. Consent Agenda (on next sheet).
4. Public Hearings.
  - a. **ZMA201900014 Commercial Development TMP #61-134A**  
MAGISTERIAL DISTRICT: Rio  
TAX MAP/PARCEL(S): 061000000134A0  
LOCATION: East side of 1400 block of Seminole Trail (US 29), immediately south of Fashion Square Mall. PROPOSAL: Request for approval of an Application Plan for an undeveloped property within an existing Planned Development Shopping District (PDSC), to allow new commercial development to occur in two phases. PETITION: The undeveloped 0.9-acre parcel is currently zoned PDSC, which allows for shopping centers, retail sales, and service uses, as well as residential uses by special use permit (15 units/acre). The proposed zoning would remain PDSC. Approval of an Application Plan is requested pursuant to Sections 8.5 and 33.15.A.2 to allow new commercial development to occur in two phases pursuant to Sections 25.2.1, 22.2.1, 23.2.1, and 24.2.1. No residential units are proposed at this time with this proposal. ZONING: PDSC – Planned Development Shopping Center  
OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Managed, and Airport Impact Area.  
ENTRANCE CORRIDOR (EC): Yes PROFFERS: No COMPREHENSIVE PLAN: Places 29 Master Plan; Rio/29 Small Area Plan – “Flex” future land use designation, which is an area intended to allow a flexibility of uses including residential, commercial, retail, office, institutional, and employment uses, and intended to have buildings with heights of 2-5 stories built close to the street with pedestrian access and relegated parking. (Michaela Accardi)
  - b. **SP201900007 Tandem Friends School Pavilion**  
MAGISTERIAL DISTRICT: Scottsville  
TAX MAP/PARCEL: 091000000002A0  
LOCATION: 279 Tandem Lane, Charlottesville, VA 22902  
PROPOSAL: Addition of a pavilion-type building for dining and meeting space at an existing private school campus. PETITION: Request to amend existing special use permit SP201500021 to permit the construction of an approximately 4,500-square foot pavilion-type building for use as dining and meeting space at an existing private school campus on a 24.508-acre parcel. No increase in student enrollment is proposed. No dwelling units are proposed. ZONING: R-1 Residential – 1 unit per acre.  
OVERLAY DISTRICT(S): Entrance Corridor; Airport Impact Area; Steep Slopes - Managed  
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; in Neighborhood 4 in the Southern and Western Urban Neighborhoods Master Plan area. (Andy Reitelbach)

5. Work Session.

a. **ZMA201900003 Albemarle Business Campus (Formerly Royal Fern)**

MAGISTERIAL DISTRICT(S): Samuel Miller, Scottsville

TAX MAP/PARCEL(S): 076000000046A0, 076000000046F0, 07600000005400

LOCATION: Property on the northwest side of 5th Street across from the Albemarle County Office Building – 5th Street, from Wahoo Way to Old Lynchburg Road, on the east side of Old Lynchburg Road from 5th Street to Country Green Road, and on the west side of Old Lynchburg Road from Country Green Road to Mountainwood Road. PROPOSAL: Rezone two parcels of land and a portion of a third parcel of land from R2 Residential, R10 Residential, and CO, Commercial Office, to PUD, Planned Unit Development district. A maximum of 128 residential units, with a mix of multi-family units and single-family attached units, and a maximum of 225,000 square feet of non-residential space are proposed. PETITION: Request to rezone 10.17 acres from R2 Residential, which allows residential units at a density of 2 units per acre; 0.58 acres from CO Commercial Office, which allows offices, supporting commercial and service, and residential by special use permit (15 units per acre); and 2.88 acres from R10 Residential, which allows residential units at a density of 10 units per acre, to PUD, Planned Unit Development district, which allows residential (3-34 units per acre) mixed with commercial, service, and industrial uses. A maximum of 128 residential units is proposed for a gross density of approximately 25.2 units/acre. A maximum of 225,000 square feet of non-residential space is proposed. Associated with this request are requests for special exceptions to modify the acreage requirement for a Planned Unit Development zoning district; to waive the requirement for the issuance of building permits for eighty (80) percent of the dwelling units prior to the issuance of the building permits for shopping center uses; to waive the requirement for the issuance of building permits for eighty (80) percent of the dwelling units prior to the issuance of the building permits for commercial/service uses; and to waive the requirements of gross floor area for uses in the commercial/service areas. ZONING: R-2 Residential - 2 units/acre; R-10 Residential - 10 units/acre; and CO Commercial Office – offices, supporting commercial and service; residential by special use permit (15 units/ acre). OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Managed, Airport Impact Area PROFFERS: Yes COMPREHENSIVE PLAN: Community Mixed Use – residential (up to 34 units/acre), community scale retail, service and office uses, places of worship, schools, public and institutional uses; and 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, in Neighborhood 5 of the Southern and Western Urban Neighborhoods Master Plan area.(Andy Reitelbach)

6. Presentation.

a. **Housing Policy Status Report**

Work to update the County's affordable housing policy began in October 2019. The community engagement phase wrapped up in December 2019, and staff has been working with a nine-member stakeholder committee to review community feedback and draft a series of policy recommendations and implementation strategies. Staff is presenting an update of the work completed to date, as well as outlining the next steps in the process. (Stacy Pethia)

7. Committee Reports.

8. Review of Board of Supervisors Meeting – February 5, 2020

9. Old Business/New Business.

10. Items for follow-up.

Adjournment—9:30 p.m.

***THERE IS NO MEETING SCHEDULED ON FEBRUARY 25, 2020 AND MARCH 3, 2020. NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, MARCH 10, 2020.***

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**CONSENT AGENDA**

- a. Approval of Minutes: February 4, 2020