

**PLANNING COMMISSION**  
**FINAL**  
**June 2, 2020**  
**6:00 P.M.**  
**ELECTRONIC MEETING**

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A (6); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster. Opportunities for the public to access and participate in the electronic meeting will be posted on the Albemarle County website at [www.albemarle.org/calendar](http://www.albemarle.org/calendar) when available.

1. Call to order and establish quorum.
2. Consent Agenda (on next sheet).
3. Public Hearings.
  - a. **ZMA201900016 Bamboo Grove**  
MAGISTERIAL DISTRICT: White Hall  
TAX MAP/PARCEL(S): 05500-00-00-068C0, 05500-00-00-068D0  
LOCATION: West side of Orchard Drive, approximately 250 feet north of the intersection between Orchard Drive and Jarmans Gap Road (State Route 691).  
PROPOSAL: Proposal to rezone two properties to the R4 Residential Zoning District.  
PETITION: Rezone a total of 1.24 acres from the R2 Residential District, which allows for residential development up to 2 dwelling units/acre, to the R4 Residential District which allows residential uses up to 4 dwelling units/acre. A maximum of 6 residential units are proposed under the bonus level cluster development standards of the Zoning Ordinance at a gross density of 4.84 units/acre and a net density of 9 units/acre. Dedication of an open space area and trail to the County for public use is proposed. Private street authorization request per Sections 14-233 and 14-234 of the Subdivision Ordinance. Special exception requests to waive sidewalk, and curb and gutter requirements along a private street per Sections 14-203.1(B) and 14-410(I) of the Subdivision Ordinance. Special exception request to allow alternative locations of parking areas per Sections 18-4.12.5 and 18-4.12.8 of the Zoning Ordinance.  
ZONING: R2 Residential – 2 units/acre OVERLAY DISTRICT(S): None ENTRANCE CORRIDOR (EC): No PROFFERS: Yes COMPREHENSIVE PLAN: Neighborhood Density Residential – 3-6 units /acre; supporting uses such as religious institutions, schools and other small-scale non-residential uses; Greenspace – public parks, open space, environmental features in the Crozet Master Plan.  
(Cameron Langille)
  - b. **ZMA201900010 3223 Proffit Road**  
MAGISTERIAL DISTRICT: Rivanna  
TAX MAP/PARCEL: 032A0020000200  
LOCATION: 3223 Proffit Road, Charlottesville, VA 22911  
PROPOSAL: Amend the proffers and concept plan of a previously approved rezoning.  
PETITION: Request to amend the proffers and concept plan associated with ZMA201800006 on a 7.29-acre parcel of land to revise the internal street network layout; to permit residential units in Block B; and to reduce the overall maximum number of units permitted from 109 to 80. A maximum of 80 units is proposed for a gross and net density of 11 units/acre. The property is zoned R-15 Residential, which allows 15 units per acre. No change in zoning district proposed. ZONING: R-15 Residential – 15 units per acre. OVERLAY DISTRICT(S): Airport Impact Area; Steep Slopes – Managed PROFFERS: Yes COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office, and service uses, in Hollymead – Places29 Master Plan area. Managed, Airport Impact Area PROFFERS: Yes COMPREHENSIVE PLAN: Commercial Mixed Use – commercial, retail, employment uses, with supporting residential (no maximum density), office, or institutional uses, within the Community of Hollymead of the Places29 Master Plan.  
(Andy Reitelbach)

4. Committee Reports.
5. Review of Board of Supervisors Meeting – May 20, 2020
6. Old Business/New Business.
7. Items for follow-up.

Adjournment—8:00 p.m.

***THERE IS NO MEETING SCHEDULED ON TUESDAY, JUNE 9, 2020. THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, JUNE 16, 2020.***

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**CONSENT AGENDA**

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***THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA***