

**PLANNING COMMISSION
TENTATIVE
JANUARY 14, 2020
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

1. Call to order and establish quorum.
2. Election of Officers: Chair and Vice Chair, appointment of Secretary, if needed.
3. Discussion of 2020 Planning Commission Rules of Procedure.
4. Discussion of committees/boards/bodies to which Commission members serve as liaisons.
5. Set Meeting Time, Day and Location for 2020.
6. Other Matters Not Listed on the Agenda from the Public.
7. Consent Agenda (on next sheet).
8. Public Hearings.
 - a. **SP201900003 Hunters Way Coffee Shop**
MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 078000000049A0
LOCATION: 101 Shadwell Heights Rd or 100 Hunters Way, at the intersection of Richmond Rd
PROPOSAL: Request approval for a new coffee shop on a 1.46 acre parcel. The proposed coffee shop would be a maximum of 700sf, have no indoor dining area, and may include a drive-thru.
PETITION: Eating establishment (coffee shop) not served by either public water or an approved central water supply under Section 24.2.2.18 of the Zoning Ordinance. No dwelling units proposed.
ZONING: HC Highway Commercial – commercial and service; residential by special use permit (15 units/acre) OVERLAY DISTRICT: Entrance corridor PROFFERS: No COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots). POTENTIALLY IN MONTICELLO VIEWSHED: Yes (Mariah Gleason)
 - b. **ZMA201900001 999 Rio Road East**
MAGISTERIAL DISTRICT: Rio TAX MAP/PARCELS: 06100-00-00-154B0
LOCATION: 999 Rio Road East, Charlottesville, VA 22901. Parcel is located at the intersection of Rio Road East and Belvedere Boulevard. PROPOSAL: Request to rezone the property from R-4 Residential to NMD Neighborhood Model District to allow a mixed-use development with up to 28 residential units and small-scale retail or professional office uses. PETITION: Rezone 1.947 acres from R-4 Residential - (4 units/acre) to NMD Neighborhood Model District - residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Between 11 and 28 residential units are proposed with a density between 6 units/acre and 15 units/acre. A maximum of 6,000 non-residential square footage is also requested. Request for private street authorization per 14-233(A)(1); for variation of curb and gutter requirement per 14-410(I); for variation of sidewalk requirement per 14-422(E); and for variation of planting strip requirement per 14-422(F). ZONING: R-4 Residential (4 units/acre) OVERLAY DISTRICTS: Entrance Corridor, Airport Impact Area COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 2 of the Development Area of the Places29 Master Plan. (Tori Kanellopoulos)
9. Committee Reports.
10. Review of Board of Supervisors Meeting – January 8, 2019

11. Old Business.

12. New Business.

13. Items for follow-up.
Adjournment—8:00 p.m.

***NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, JANUARY 21, 2020.
CURRENTLY THERE ARE NO ITEMS SCHEDULED.***

CONSENT AGENDA

- a. Approval of Minutes: December 3, 2019, December 10, 2019 & December 17, 2019