

PLANNING COMMISSION
FINAL
December 15, 2020
6:00 P.M.
ELECTRONIC MEETING

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A(14); 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 www.albemarle.org/community/county-calendar when available.

1. Call to order and establish quorum.
2. Consent Agenda (on next sheet).
3. Public Hearing.

a. [ZMA202000011 Premier Circle](#)

PROJECT: ZMA202000011 – Premier Circle

MAGISTERIAL DISTRICT: Rio

TAX MAP/PARCELS: 061M0000000600

LOCATION: 405 Premier Circle, Charlottesville VA 22901. Located off of Route 29 approximately 600 feet south of the intersection of Branchlands Boulevard and Route 29.

PROPOSAL: Request to rezone the property from C-1 Commercial to NMD Neighborhood Model District to allow a mixed-use development with up to 140 dwelling units and commercial, retail, office, research and development, light manufacturing/storage/distribution, and institutional uses.

PETITION: Rezone 3.748 acres from C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) to NMD Neighborhood Model District – residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Between 80 and 140 dwelling units are proposed with a density between 22 units/acre and 38 units/acre. Non-residential uses are also proposed (no maximum square footage).

ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre)

OVERLAY DISTRICTS: Entrance Corridor, Airport Impact Area, Steep Slopes – Managed

COMPREHENSIVE PLAN: Primary designation is Office/R&D/Flex/Light Industrial – commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging; residential is a secondary use (no maximum density). Small portions of the property are also Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses and Urban Mixed Use (in Centers) – commercial and retail uses that are in Centers and residential (3 – 34 units/ acre). Located in the Urban Development Area in the Places29 Master Plan.

(Megan Nedostup / Tori Kanellopoulos)

b. [SP202000015 Animal Wellness Center](#)

PROJECT: SP202000015 Animal Wellness Center

MAGISTERIAL DISTRICT: White Hall

TAX MAP/PARCEL: 056A2010000700

LOCATION: 1100 Crozet Avenue, Crozet, VA 22932

PROPOSAL: Request to amend existing special use permit SP200800009 to permit an expansion of an existing veterinary clinic to allow for additional parking, for expansion of the existing building, for the construction of an additional building, and for the option to provide overnight animal boarding services.

PETITION: Special Use Permit request for a veterinary office and animal hospital in accordance with Section 20B.2.E.17 of the Zoning Ordinance on a 3.4-acre parcel. No dwelling units proposed. Associated requests for a special exception to 5.1.11(b) of the Zoning Ordinance for the setback of buildings to be closer than 200 feet to a residential lot line and for a special exception to 20B.3(J) of the Zoning Ordinance for alternative locations of parking areas and parking area setbacks in the Downtown Crozet District.

ZONING: DCD Downtown Crozet District – commercial, office, service, mixed with residential (up to 36 units/acre); light industrial uses and single-family detached dwellings by special use permit.

OVERLAY DISTRICT(S): EC – Entrance Corridor; FH – Flood Hazard Overlay District.

COMPREHENSIVE PLAN: Downtown – mixed commercial, employment, office uses, residential (36 units per acre maximum); and Greenspace – public parks, open space, environmental features; in the Community of Crozet Master Plan area.

(Andy Reittelbach)

4. Committee Reports.
5. Review of Board of Supervisors Meeting: December 2, 2020
6. Old Business/New Business.
7. Items for follow-up.

ADJOURNMENT — 8:00 p.m.

THE NEXT PLANNING COMMISSION WORKSESSION MEETING IS SCHEDULED FOR TUESDAY, JANUARY 12, 2021.

CONSENT AGENDA

- a. **Approval of Minutes of the November 10, 2020, November 17, 2020 and November 24, 2020 Meeting.**