

FINAL ACTION MEMO
Planning Commission Meeting of March 2, 2021

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. by Chair Bivins. • PC members present were Mr. Bivins, Chair; Ms. Firehock, Vice-Chair; Ms. More; Mr. Bailey; Mr. Randolph; Mr. Clayborne; Mr. Carrazana (UVA Rep.) • PC Member absent were Mr. Keller • Staff members present were: Charles Rapp, Andy Reitelbach, Chris Perez, Jodie Filardi, Amelia McCulley, Andy Herrick and Carolyn Shaffer 	
<p>2. Other Matters Not Listed on the Agenda from the Public</p>	<p><u>Clerk:</u> None</p>
<p>3. Consent Agenda None</p>	<p><u>Clerk:</u> None</p>
<p>4. Items Requesting Deferral</p> <p>4a. SP202000012 Scruby Property-Tier III Personal Wireless Service Facility MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 054000000072A0 LOCATION: Vacant land abutting Interstate 64 and Rte. 690 (Greenwood Station Road). The subject property is south of the nearest addressed parcel 7418 Greenwood Station Road. The subject property is north of Seven Oaks Farm. PROPOSAL: Construct a 94 feet tall monopole tower with two (2) antenna arrays and related ground equipment. Special exceptions have been requested to exceed the flush mount distances to the tower and to disturb critical slopes (SE202000006). PETITION: Section 10.2.2(48) of the zoning ordinance which allows for Tier III personal wireless service facilities in the RA, Rural Areas district. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) OVERLAY DISTRICT: EC- Entrance Corridor. The property is in the Greenwood Afton Rural Historic District (an avoidance area) with nearby individual registered historic properties of Seven Oaks Farm, Mirador Farm, and The Cedars. Additionally, there are numerous adjacent properties under conservation easements. The property is abutting the Yellow Mountain agricultural forestal district. Nearby scenic resources include Rte. 250 Rockfish</p>	<p><u>Clerk:</u> None</p> <p><u>Staff:</u> None</p>

<p>Gap Turnpike, which is a National/Virginia Scenic Byway and Interstate 64, which is within the Entrance Corridor Overlay District. PROFFERS: No COMPREHENSIVE PLAN: Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/residential density 0.5 unit/acre in development lots. Rural Areas 3 Comp Plan Area. (Chris Perez) APPLICANT REQUESTING INDEFINITE DEFERRAL</p> <p>Action: The Planning Commission recommended indefinite deferral of SP202000012 Scruby Property – Tier III Personal Wireless Service Facility.</p> <p>Approved for indefinite deferral with a vote of 6:0 (Commissioner Keller absent)</p>	
<p>5. Public Hearing</p> <p>5a. ZMA202000007 RST Residences MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 04600000010800; 04600000010900 LOCATION: 2883 and 2885 Seminole Trail; and 1374 Ridgewood Circle PROPOSAL: Rezone two parcels to allow a maximum of 370 residential units. PETITION: Request to rezone a total of approximately 19.51 acres from the R1 Zoning District, which allows residential uses at densities up to 1 unit/acre, to Planned Residential Development (PRD), which allows residential (maximum of 35 units/acre) with limited commercial uses. A maximum of 370 units is proposed, with 254 multifamily apartments and 108 townhouse units proposed, at a net density of 19.89 units/acre, and a gross density of 18.97 units/acre. An associated request for a Special Exception (SE202000003) to waive the setback requirements for the proposed buildings, under §18-4.19.5. ZONING: R-1 Residential – 1 unit/acre OVERLAY DISTRICT(S): AIA – Airport Impact Area, EC – Entrance Corridor, Steep Slopes – Managed, and Steep Slopes – Preserved PROFFERS: No COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/acre); supporting uses such as religious institutions, schools, commercial, office, and service uses; and Privately-Owned Open Space – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features; in the Community of</p>	<p><u>Clerk:</u></p> <p><u>Staff:</u></p>

	<p>Hollymead in the Places29 Master Plan area. (Andy Reitelbach)</p> <p>Action: The Planning Commission recommended deferral of ZMA202000007 RST Residences.</p> <p>Denied with a vote of 6:0 (Commissioner Keller absent)</p>	
6.	<p>Committee Reports:</p> <p>Commissioner Bailey: Reported on the Places29 North CAC Meeting.</p> <p>Commissioner Randolph: Reported on the 5th & Avon CAC Meeting.</p>	
7.	<p>Review of Board of Supervisors Meeting: February 17, 2021 Mr. Rapp discussed the highlights of BoS meeting.</p>	
8.	Old Business/New Business:	
9.	Items for follow-up	
	Adjourn to March 23, 2021 at 6:00 p.m., Virtual Meeting. The meeting adjourned at 10:10 p.m	