

**FINAL ACTION MEMO**  
**Planning Commission Meeting of March 23, 2021**

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. <b>Call to Order.</b> <ul style="list-style-type: none"> <li>• Meeting called to order at 6:00 p.m. by Chair Bivins.</li> <li>• PC members present were Mr. Bivins, Chair; Ms. Firehock, Vice-Chair; Ms. More; Mr. Keller; Mr. Bailey; Mr. Randolph; Mr. Clayborne; Mr. Carrazana (UVA Rep.)</li> <li>• PC Member absent were</li> <li>• Staff members present were: Charles Rapp, Andy Reitelbach, Steven Allshouse, Jodie Filardi, Amelia McCulley, Bart Svoboda, Francis MacCall, Kevin McDermott, Andy Herrick and Carolyn Shaffer</li> </ul>	
2. <b>Other Matters Not Listed on the Agenda from the Public</b>	<u>Clerk:</u> None
3. <b>Consent Agenda</b>	
3a. <b>SE202100005 Request for Private Street Authorization and Modification of street standards for sidewalk and planting strips (Block 32 Old Trail Village) and SUB202100009 TMP 55E-01-32-64, 66 &amp; 67 – Variation or Exception (Block 32 Old Trail Village)</b>	<u>Clerk:</u> None
3b. <b>Approval of Minutes February 16, 2021 and March 2, 2021.</b>  <b>Action:</b> The Planning Commission approved both items with a vote of 7:0	<u>Clerk:</u> Post to website.
4. <b>Public Hearings</b>	
4a. <b>STA202100001 &amp; ZTA202100001 Community Development Fee Update</b> <b>PROJECT: STA202100001 Community Development Fee Update</b> <b>PROJECT: ZTA202100001 Community Development Fee Update</b> The Planning Commission will hold a public hearing to receive comments on a proposed ordinance to amend County Code § 18-35.1. This ordinance would amend § 18-35.1, Fees, by increasing all current fees imposed in that section by up to 10.05%, rounded to the nearest dollar, an increase that reflects the increase in the County's reasonable costs to provide services for which each fee is imposed since the last time that each respective fee was increased or established; and to impose new fees for:	<u>Clerk:</u> None  <u>Staff:</u> Present to Board of Supervisors

<p>1. Review by the ARB – Conceptual plan/advisory review: \$538.00;  2. Review by the ARB – Preliminary/initial review of a site development plan: \$538.00;  3. County-wide certificate of appropriateness – Structures 750 feet or more from the Entrance Corridor, no taller than five stories: \$538.00;  4. County-wide certificate of appropriateness – Structures located behind a structure that fronts the Entrance Corridor: \$538.00;  5. County-wide certificate of appropriateness – Personal wireless service facilities: \$538.00;  6. County-wide certificate of appropriateness – Fencing or equipment or lighting: \$269.00;  7. County-wide certificate of appropriateness – Additions to ARB-approved buildings: \$538.00;  8. County-wide certificate of appropriateness – Minor amendments to site or architectural plans: \$538.00;  9. County-wide certificate of appropriateness – Building permits where the change is 50% or less of the altered elevation: \$538.00;  10. Review of any sign to be constructed in the Entrance Corridors: \$130.00;  11. Review of the resubmittal of any sign to be constructed in the Entrance Corridors: \$65.00; and  12. Technology Surcharge – 4% of each transaction in County Code § 18-35.1(A) through § 18-35.1(H)(3).</p>	
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The proposed fees and fee increases are authorized by Virginia Code § 15.2-2241(9) (pertaining to County Code § 18-32, Site Plans) and § 15.2-2286(A)(6). A copy of the full text of the ordinance, and the documentation pertaining to the proposed fees being imposed, is on file in the office of the Clerk of the Board of Supervisors.

(Steven Allshouse)

**Action:** The Planning Commission recommended that the Albemarle County Board of Supervisors approve STA202100001 Community Development Fee Update as presented.

Approved with a vote of 7:0

**Action:** The Planning Commission recommended that the Albemarle County Board of Supervisors approve ZTA202100001 Community Development Fee Update as presented.

Approved with a vote of 7:0.

4b. **SP202000016 Claudio Crozet Park**  
MAGISTERIAL DISTRICT: White Hall

<p>TAX MAP/PARCEL(S): 056A2010007200, 056A20100072A0; 056A20400000A4          LOCATION: 1075 Cladius Crozet Park, Crozet, Virginia 22932          PROPOSAL: Request to amend existing special use permit SP199500043 in order to expand the existing community center at Crozet Park with a fitness center and a pool expansion, along with additional parking spaces and pedestrian connections.          PETITION: Special Use Permit request for a community center and swim, golf, tennis, or similar athletic facilities in accordance with Sections 10.2.2.1, 10.2.2.4, 16.2.2.1, and 16.2.2.4 of the Zoning Ordinance, on three parcels totaling approximately 22.806 acres. No dwelling units proposed. Associated request for a Special Exception to Section 5.1.16(a) of the Zoning Ordinance to modify the requirements for the setback of swimming pools from nearby property lines and existing dwellings.          ZONING: RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); and R-6 Residential – 6 units/acre          OVERLAY DISTRICT(S): EC – Entrance Corridor; Steep Slopes – Managed; Steep Slopes – Preserved          COMPREHENSIVE PLAN: Greenspace – public parks, open space, environmental features; in the Community of Crozet Master Plan area.          (Andy Reitelbach)</p> <p><b>Action:</b> The Planning Commission recommended indefinite deferral of SP2020000016 Cladius Crozet Park.</p> <p>Approved with a vote of 7:0</p> <p><b>Action:</b> The Planning Commission recommend indefinite deferral of the special exception request to modify the requirements of §18-5.1.16(a) for the setback of swimming pools from nearby property lines.</p> <p>Approved with a vote of 7:0</p>	<p><u>Clerk:</u>          None</p> <p><u>Staff:</u>          Set up meeting with Applicant to discuss items of concern from the public and the Planning Commissioners.</p>
<p>5. <b>Regular Item</b></p> <p>5a. <b>The 2020 Annual Planning Commission Report</b>          (Charles Rapp)</p> <p><b>Action:</b> The Planning Commission accepted the 2020 Annual Planning Commission Report.</p> <p>Approved with a vote of 7:0</p>	<p><u>Clerk:</u></p>

6. <b>Committee Reports:</b>	
7. <b>Review of Board of Supervisors Meeting:</b> March 17, 2021 Mr. Rapp discussed the highlights of BoS meeting.	
8. <b>Old Business/New Business:</b>	
9. <b>Items for follow-up</b>	
Adjourn to April 6, 2021 at 6:00 p.m., Virtual Meeting. The meeting adjourned at 9:22 p.m	