

PLANNING COMMISSION  
FINAL AGENDA  
JUNE 15, 2021  
6:00 P.M.  
ELECTRONIC MEETING

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A(16); 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](http://www.albemarle.org/community/county-calendar) when available.

1. Call to order and establish quorum.
2. Other Matters Not Listed on the Agenda from the Public.
3. Consent Agenda (on next sheet).
4. Public Hearing.

a. **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 340 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 340 dwelling units is proposed, with 254 multifamily apartments and 86 townhouse units proposed, at a net density of 18.28 units/acre, and a gross density of 17.43 units/acre. An associated request for a Special Exception (SE202000003) to waive the stepback 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 Hollymead in the Places29 Master Plan area. (Andy Reitelbach)

5. Work Session.

a. **CCP202100001 ACSA Avon Street Facility**

MAGISTERIAL DISTRICT: Scottsville

TAX MAP/PARCELS: 09100-00-00-00100 (9.54 acres)

LOCATION: 1737 Avon Street Extended, Charlottesville, VA 22902

PROPOSAL: Proposed public use in R-1 Residential per 18-13.2.1(9) and VA Code 15.2-2232.

PETITION: The proposal is for an Albemarle County Service Authority (ACSA) maintenance facility. The property is owned by ACSA and there is an existing water tower on the site. The maintenance facility would include a site access road, two story approx. 15,600 square foot maintenance building, vehicle storage yard, training area, fuel station, and a vehicle wash area. The project is intended to provide a training area and minor repair facility for ACSA vehicles.

ZONING: R-1 Residential PROFFERS: None OVERLAY DISTRICTS: Airport Impact Area

COMPREHENSIVE PLAN: Institutional (Southern and Western Neighborhoods Master Plan) - schools, libraries, utilities, hospitals, universities, colleges and other developed and undeveloped publicly owned property. (Tori Kanelopoulos)

6. Committee Reports.
7. Review of Board of Supervisors Meeting – June 2, 2021
8. Old Business/New Business.
9. Items for follow-up.

**ADJOURNMENT - 8:00 p.m.**

**THE NEXT PLANNING COMMISSION MEETING WILL BE SCHEDULED FOR TUESDAY, JUNE 22, 2021.**

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#### **CONSENT AGENDA**

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- a. Approval of Minutes: June 1, 2021