PLANNING COMMISSION
FINAL
July 14, 2020
6:00 P.M.
ELECTRONIC MEETING

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A (8); 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 Albemarle County website at www.albemarle.org/calendar **when available.**

1. Call to order and establish quorum.

2. Consent Agenda (on next sheet).

3. Item Requesting Deferral.

   a. **SP202000005 Ivy Proper**
   MAGISTERIAL DISTRICT: Samuel Miller
   TAX MAP/PARCEL: 058A2000002000 and 058A2000001400
   LOCATION: Two undeveloped parcels at the intersection of Route 250/Ivy Rd and Ivy Depot Rd, between the railroad and 4282 Ivy Rd. These parcels are across Route 250 from the Ivy Post Office.
   PROPOSAL: Request for a 2,500-3,000 square foot veterinary office within a new 6,500 square foot, multi-tenant building. PETITION: Veterinary offices under Section 22.2.2.5 of the zoning ordinance on a subject property totaling 0.87 acres. Request for two special exceptions: (1) To waive the requirements of Section 4.2 of the zoning ordinance to allow the disturbance of critical slopes (slopes greater than 25% in the rural area) and (2) To waive the requirements of Sec. 5.1.11(b) of the zoning ordinance to allow the proposed location of the veterinary building to be within 200 feet of a residential property line. No dwelling units proposed. ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre) OVERLAY DISTRICT: Entrance corridor; Steep Slopes – Critical 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). (Mariah Gleason)
   APPLICANT REQUESTING DEFERRAL

4. Public Hearing.

   a. **SP201900002 Pleasant Green**
   MAGISTERIAL DISTRICT: White Hall
   TAX MAP/PARCEL: 05600-00-00-11500; 056A1-01-00-030A0; 055C0-03-00-000A1
   LOCATION: Southwest of Cling Lane and northeast of Peach Tree Drive and Orchard Drive
   PROPOSAL: Amendment to SP2016-003 West Glen for relocation and construction of stream crossing of Powell's Creek with box culvert and roadway in floodplain. PETITION: Fill in the Flood Hazard Overlay under section 30.3.11 ZONING: R-6 Residential – 6 units/acre OVERLAY DISTRICT: FH – Flood Hazard Overlay COMPREHENSIVE PLAN: Neighborhood Density Residential – 3-6 units /acre, supporting uses such as religious institutions, schools and other small-scale non-residential uses; Greenspace – public parks, open space, environmental features. (Charles Rapp)

5. Committee Reports.

6. Old Business/New Business.

7. Items for follow-up.

Adjournment—8:00 p.m.
THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, JULY 21, 2020.

CONSENT AGENDA

THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA.