FINAL ACTION MEMO Planning Commission Meeting of July 14, 2020	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order**. • 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. Dotson; Mr. Keller; Mr. Clayborne; Mr. Randolph; and Mr. Carrazana (UVA Rep.) • Staff members present were David Benish, Charles Rapp, Bart Svoboda, Jodie Filardi, Amelia McCulley, Andy Herrick and Carolyn Shaffer	
2. **Consent Agenda** None	Clerk: No action required
3. **Requesting Deferral** 3a. **SP-2020-05 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)	Clerk None Staff:

	Action: The Planning Commission approved deferral of SP-2020-05 Ivy Proper to August, 18, 2020, approved with a vote of 7:0	
4.	Public Hearing	
4a	**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) **Action:** The Planning Commission recommended approval of SP-2019-02 Pleasant Green with conditions recommended in the staff report. Approved with a vote of 7:0.	Clerk Forward Planning Commission recommendations to Board of Supervisors ahead of Board's public hearing. Staff: Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.
5.	**Committee Reports:** **Commissioner More:** Crozet CAC they are continuing to work on the Crozet Master Plan.	
6.	**Old Business/New Business:**	
7.	**Items for follow-up**	
8.	Adjourn to June 30, 2020 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. The meeting adjourned at 6:55 p.m.	