

**PLANNING COMMISSION
FINAL AGENDA
SEPTEMBER 28, 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 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 Hearings.
 - a. **ZTA202100002 Public Hearing on Zoning Text Amendment to clarify the Board of Supervisor's authority to approve Special Exceptions, consistent with case law**

This proposed ordinance would amend certain sections of County Code Chapter 18 (Zoning). To the extent that the following County Code sections identify the Albemarle County Planning Commission and certain administrative agents as responsible for considering and acting on requests for zoning waivers, modifications, variations, and substitutions, the proposed ordinance would amend each of these sections by substituting the Albemarle County Board of Supervisors for the Commission and those agents (respectively), in order to clarify and confirm that the Board is to consider and act on zoning special exceptions, consistent with applicable case law: § 18-4.2 (Critical slopes); § 18-4.2.2 (Building site area and dimensions); § 18-4.2.5 (Modification or waiver); § 18-4.6.6 (Lot access requirements); § 18-4.10.2.1 (Fire protection); § 18-4.10.2.2 (Aerial navigation); § 18-4.10.3.1 (Exceptions—Excluded from application); § 18-4.10.3.2 (Exceptions—Limited); § 18-4.12.2 (Applicability); § 18-4.12.13 (Loading areas); § 18-4.12.15 (Minimum design requirements and improvements for parking areas); § 18-4.12.16 (Minimum design requirements and improvements for parking spaces within parking areas or parking bays); § 18-4.12.17 (Minimum design requirements and improvements for vehicle access aisles); § 18-4.17.5 (Modification or waiver); § 18-4.18.07 (Modification or waiver); § 18-5.1 (Supplementary regulations); § 18-5.1.24 (Subordinate retail sales); § 18-5.1.32 (Towing and temporary storage of motor vehicles); § 18-5.1.44 (Farm worker housing); § 18-5.1.46 (Small wind turbines); § 18-5.2A (Home occupations in the rural areas zoning district); § 18-8.5.5.3 (Variations from approved plans, codes, and standards of developments); § 18-20B.3 (Area and bulk regulations); § 18-20B.7 (Sidewalks and street trees). In addition, the proposed ordinance would repeal County Code § 18-2.5 (Procedures for administrative waivers), and update other outdated references and provisions.

A copy of the full text of the ordinance is on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. To review the draft ordinance, contact the office between the hours of 8:00 a.m. and 5:00 p.m., or telephone 434-296-5832. Ext. 3226.

(Rebecca Ragsdale)
 - b. **SP202000016 Claudius Crozet Park**

MAGISTERIAL DISTRICT: White Hall
TAX MAP/PARCEL(S): 056A2010007200; 056A20100072A0; 056A20400000A4
LOCATION: 1075 Claudius 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.
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)

5. Committee Reports.
6. Review of Board of Supervisors Meeting: September 15, 2021
7. Old Business/New Business.
8. Items for follow-up.

ADJOURNMENT - 8:00 p.m.

THE NEXT PLANNING COMMISSION MEETING WILL BE SCHEDULED FOR TUESDAY, OCTOBER 5, 2021.

CONSENT AGENDA

- a. [SUB202100060 Glenbrook Phase III – \(Preliminary Plat\) – Special Exceptions to the planting strips and sidewalk](#)
PROJECT: SDP202100024 & SUB202100060 Glenbrook at Foothills Phase III - Initial Site Plan & Preliminary Plat, respectively
MAGISTERIAL DISTRICT: White Hall
TAX MAP/PARCELS: 05600-00-00-057D0, 05600-00-00-057B1, 056A2-01-00-06200 (portion), Existing Right-Of-Way (DB 5075 PG 664)
LOCATION: Undeveloped land generally located in the remaining portions of the Glenbrook development east of Hill Top St, south of Three Notched Rd and the railroad, west of Claibourne Rd, and north of a local stream.
PROPOSAL: The applicant is proposing a total of 145 units, in a mix of single-family detached and single-family attached dwelling units, on 19.94 acres for a proposed density of 7.27 units per acre.
ZONING: R6 Residential - residential (6 units/acre and up to 9 units/acre bonus level) under §18-16 of the zoning ordinance. Portions of the property are subject to ZMA201600005 and its associated proffers.
ENTRANCE CORRIDOR: Yes
OVERLAY DISTRICT: Managed Steep Slopes
COMPREHENSIVE PLAN: Neighborhood Density Residential – 3-6 units /acre; supporting uses such as religious institutions, schools and other small-scale non-residential uses; Urban Density Residential – 6-12 units /acre; supporting uses such as religious institutions, schools, commercial, office and service uses; and Greenspace – public parks, open space, environmental features in the Crozet Master Plan Area.