

**FINAL ACTION MEMO**  
**Planning Commission Meeting of December 7, 2021**

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. <b>Call to Order.</b></p> <ul style="list-style-type: none"> <li>Meeting called to order at 6:00 p.m. by Chair Bivins.</li> <li>PC members present: Mr. Bivins, Chair; Ms. Firehock, Vice-Chair; Ms. More; Mr. Bailey; Mr. Randolph; Mr. Keller; Mr. Carrazana (UVA Rep.)</li> <li>PC Member absent: Mr. Clayborne</li> <li>Staff members present: Charles Rapp, Mariah Gleason, Cameron Langille, Bill Fritz, Jodie Filardi, Amelia McCulley, Bart Svoboda, Khris Taggart, Andy Herrick and Carolyn Shaffer</li> </ul>	
<p>2. <b>Other Matters Not Listed on the Agenda from the Public</b></p>	<u>Clerk:</u> None
<p>3. <b>Consent Agenda</b>  Approval of Minutes for November 9, 2021 and November 16, 2021.</p> <p><b>Action:</b> The Planning Commission approved the minutes by a vote of 6:0 (Commissioner Clayborne absent.)</p>	<u>Clerk:</u> Post to website.
<p>4. <b>Public Hearings</b></p> <p>4a. <b>SP202100003 Caliber Collision</b>  MAGISTERIAL DISTRICT: Rio  TAX MAP/PARCEL: 04500000010600  LOCATION: 1720 Seminole Trl, Charlottesville, VA, 22901  PROPOSAL: Special Use Permit request for a body shop use in an existing 9,200 square foot building on a 1.02-acre parcel.  PETITION: Body shop use allowed by special use permit under Section 24.2.2.17 of the Zoning Ordinance. No new dwelling units proposed.  ZONING: HC Highway Commercial – commercial and service; residential by special use permit (15 units/ acre)  OVERLAY DISTRICT(S): AIA – Airport Impact Area Overlay, EC – Entrance Corridor, Managed Steep Slopes  COMPREHENSIVE PLAN: Core Area within Rio 29 Small Area Plan – area intended to have a mixture of uses including residential, commercial, retail, office, institutional and employment uses. Buildings with heights of 3-6 stories, built close to the street, with pedestrian access and relegated parking.  (Mariah Gleason)</p>	<u>Clerk:</u> Forward PC recommendation to Board of Supervisors ahead of BoS public hearing.

<p><b>Action:</b> By a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission recommended approval of SP2021-03 Caliber Collision with the conditions stated in the staff report, revised as follows:</p> <ul style="list-style-type: none"> <li>That the planting strip be 14 feet wide and the shared-use path be 8 feet wide, with flexibility for the staff to adjust as necessary with the applicant to best fit the site with the permeable pavement.</li> </ul> <p>4b. <b>SP201900009 S.L. Williamson Replacement Asphalt Plant</b>  <b>MAGISTERIAL DISTRICT:</b> Samuel Miller  <b>TAX MAP/PARCEL:</b> 08800-00-00-01800  <b>LOCATION:</b> 2625 Red Hill Road  <b>PROPOSAL:</b> Request for approval of a special use permit to replace aging facilities of an existing asphalt mixing plant with modern equipment.  <b>PETITION:</b> Asphalt mixing plants within the Natural Resource Overlay District under Section 30.4.02.2 (2). No dwelling units proposed. Application includes special exceptions to disturb critical slopes, and waive building site requirements.  <b>ZONING:</b> RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots).  <b>OVERLAY DISTRICT:</b> FH – Flood Hazard Overlay; NR Natural Resource Extraction Overlay – overlay to allow natural resource extraction.  <b>COMPREHENSIVE PLAN:</b> Rural Area 4 – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots).  (Cameron Langille)</p> <p><b>Action:</b> By a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission recommended approval of SP2021-09 S.L. Williamson Replacement Asphalt Plant with conditions 1, 3, 4 and 5 from the staff report.</p> <p><b>Action:</b> By a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission recommended approval of Special Exception SE2021-36.</p> <p><b>Action:</b> By a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission recommended approval of Special Exception SE2021-37.</p>	<p><b>Clerk:</b>  Forward PC recommendations to Board of Supervisors ahead of BoS public hearing.</p>
---	---

5.	<p><b>Committee Reports:</b></p> <p><b>Commissioner Firehock:</b> CIP is meeting and still in discussion.</p> <p><b>Commissioner Bailey:</b> More info to come on Smart Scale application in 2022.</p>	
6.	<p><b>Review of Board of Supervisors Meeting:</b></p> <p>Mr. Rapp gave an overview of the BoS Meeting on December 1, 2021.</p>	
7.	<p><b>Old Business:</b></p>	
8.	<p><b>New Business:</b></p> <p><b>8a. STA2021-02 Maintenance of Improvements</b>            Resolution of Intent to amend Chapter 14, Section 317 of the Code of Albemarle (Instrument evidencing maintenance of certain improvements.)            (Bill Fritz)</p> <p><b>Action:</b> By a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission adopted the Resolution of Intent for STA2021-02 (Maintenance of Improvements), attached to the Staff Report.</p>	<p><u>Clerk:</u>            Forward PC recommendation to Board of Supervisors.</p>
9.	<p><b>Items for follow up:</b></p>	
10.	<p><b>Adjourn:</b> The meeting adjourned at 8:10 p.m. until the Virtual Meeting scheduled for December 14, at 6:00 p.m.</p>	