

<b>FINAL ACTION MEMO</b> <b>Planning Commission Meeting of December 7, 2021</b>	
<b><u>AGENDA ITEM/ACTION</u></b>	<b><u>FOLLOW-UP ACTION</u></b>
<b>1. Call to Order.</b> <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, Khrist Taggart, Andy Herrick and Carolyn Shaffer</li> </ul>	
<b>2. Other Matters Not Listed on the Agenda from the Public</b>	<u>Clerk:</u> None
<b>3. Consent Agenda</b> Approval of Minutes for November 9, 2021 and November 16, 2021.  <b>Action:</b> The Planning Commission approved the minutes by a vote of 6:0 (Commissioner Clayborne absent.)	<u>Clerk:</u> Post to website.
<b>4. Public Hearings</b>  <b>4a. 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)	<u>Clerk:</u> Forward PC recommendation to Board of Supervisors ahead of BoS public hearing.

**Action:** 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:

- 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.

4b. **SP201900009 S.L. Williamson Replacement Asphalt Plant**

MAGISTERIAL DISTRICT: Samuel Miller

TAX MAP/PARCEL: 08800-00-00-01800

LOCATION: 2625 Red Hill Road

PROPOSAL: Request for approval of a special use permit to replace aging facilities of an existing asphalt mixing plant with modern equipment.

PETITION: 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.

ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots).

OVERLAY DISTRICT: FH – Flood Hazard Overlay; NR Natural Resource Extraction Overlay – overlay to allow natural resource extraction.

COMPREHENSIVE PLAN: 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)

**Action:** 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.

**Action:** By a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission recommended approval of Special Exception SE2021-36.

**Action:** By a vote of 6:0 (Commissioner Clayborne absent), the Planning Commission recommended approval of Special Exception SE2021-37.

Clerk:

Forward PC recommendations to Board of Supervisors ahead of BoS public hearing.

5.	<b>Committee Reports:</b> <b>Commissioner Firehock:</b> CIP is meeting and still in discussion. <b>Commissioner Bailey:</b> More info to come on Smart Scale application in 2022.	
6.	<b>Review of Board of Supervisors Meeting:</b> Mr. Rapp gave an overview of the BoS Meeting on December 1, 2021.	
7.	<b>Old Business:</b>	
8.	<b>New Business:</b>  8a. <b>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)  <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.	<u>Clerk:</u> Forward PC recommendation to Board of Supervisors.
9.	<b>Items for follow up:</b>	
10.	<b>Adjourn:</b> The meeting adjourned at 8:10 p.m. until the Virtual Meeting scheduled for December 14, at 6:00 p.m.	