

PLANNING COMMISSION
FINAL AGENDA
DECEMBER 7, 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. **SP202100003 Caliber Collision**

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)

b. **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)

5. Committee Reports.
6. Review of Board of Supervisors Meeting: December 1, 2021
7. Old Business

8. New Business.
 - a. **STA20210002 Maintenance of Improvements**
Resolution of Intent to amend Chapter 14, Section 317 of the Code of Albemarle (Instrument evidencing maintenance of certain improvements). (Bill Fritz)
9. Items for follow up.

ADJOURNMENT - 8:00 p.m.

THE NEXT PLANNING COMMISSION MEETING WILL BE SCHEDULED FOR TUESDAY, DECEMBER 14, 2021.

CONSENT AGENDA

- a. Approval of Minutes: November 9, 2021 & November 16, 2021.
- b. [January 2022 Recommended Planning Commission Meeting Dates.](#)