

**FINAL ACTION MEMO**  
**Planning Commission Meeting of December 14, 2021**

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. <b>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; Mr. Bailey; Mr. Randolph; Mr. Clayborne; Mr. Keller</li> <li>• PC Member absent: Ms. More; Mr. Carrazana (UVA Rep.)</li> <li>• Staff members present: Charles Rapp, Scott Clark, David Benish, Andy Reitelbach, Jodie Filardi, Andy Herrick and Carolyn Shaffer</li> </ul>	
2. <b>Other Matters Not Listed on the Agenda from the Public</b>	<u>Clerk:</u> None
3. <b>Consent Agenda</b> None	<u>Clerk:</u> None
4. <b>Public Hearings</b> <p>4a. <b>ZMA202100005 1805 Avon St. PRD</b>  MAGISTERIAL DISTRICT: Scottsville  TAX MAP/PARCEL(S): 090000000035D0; 090000000035H0  LOCATION: 1799 and 1805 Avon Street Ext., Charlottesville, VA 22902  PROPOSAL: Rezone two parcels to allow a maximum of 85 residential units.  PETITION: Request to rezone a total of approximately 3.627 acres from the R1 Zoning District, which allows residential uses at densities up to 1 unit/acre, to Planned Residential Development (PRD), which allows residential (maximum of 35 units/acre) with limited commercial uses. A maximum of 85 dwelling units is proposed, with a mixture of two-family, duplex, triplex, and multi-family structures, at a gross and net density of approximately 24 units/acre.  ZONING: R-1 Residential – 1 unit/acre  OVERLAY DISTRICT(S): EC – Entrance Corridor; Steep Slopes – Managed PROFFERS: No  COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses; in Neighborhood 4 in the Southern and Western Urban Neighborhoods Master Plan area.  (Andy Reitelbach)</p>	<u>Clerk:</u> Forward information to Board of Supervisors

<p><b>Action:</b> The Planning Commission recommended approval of ZMA2021-05 1805 Avon St. PRD for the reasons stated in the staff report.</p> <p>Approved with a vote of 6:0 (Commissioner More absent)</p>	
<p><b>4b. SP202100013 Living Earth School</b></p> <p>MAGISTERIAL DISTRICT: Samuel Miller</p> <p>TAX MAP/PARCEL(S): 08600-00-00-017C0</p> <p>LOCATION: Pounding Creek Rd., approximately 1.3 miles south of the intersection with Dick Woods Rd.</p> <p>PROPOSAL: Day and overnight environmental-education camp</p> <p>PETITION: Day camp, boarding camp under Section 10.2.2.20 of the zoning ordinance on a 414.93- acre parcel. No dwelling units proposed.</p> <p>ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)</p> <p>OVERLAY DISTRICT(S): Steep Slopes Overlay District</p> <p>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)</p> <p>(Scott Clark)</p> <p><b>Action:</b> The Planning Commission recommended denial of SP2021-13 Living Earth School, based on the findings described in the staff report and the factors identified as unfavorable:</p> <p>Factors unfavorable to this request as identified by staff include:</p> <ol style="list-style-type: none"> <li>1. Road access to the site would expose arriving and departing drivers and passengers, as well as nearby residents, to unsafe conditions on Pounding Creek Road.</li> <li>2. The applicants' proposed 75% shuttling requirement for summer-camp attendees is difficult to implement and impossible for the County to monitor. Also, even with this requirement, some vehicles would still encounter the unsafe conditions on Pounding Creek Road.</li> <li>3. The applicants' proposed shuttling requirement for non-summer programs with more than 40 attendees helps to address the</li> </ol>	<p><u>Clerk:</u> Forward information to Board of Supervisors</p>

<p>traffic impacts of those programs, but cannot be effectively monitored for compliance.</p> <p>Approved with a vote of 5:1 (Commissioner More absent, Commissioner Randolph abstained)</p>	
<p><b>5. Presentation:</b></p> <p><b>Rivanna River Corridor Plan</b>  Presentation and review of Phase II of the Rivanna River Corridor Plan developed by the Thomas Jefferson Planning District Commission in partnership with the City of Charlottesville and Albemarle County. The Plan covers the urban section of the river from Darden Towe Park to Woolen Mills/I-64 overpass.  (David Benish)</p>	<u>Clerk:</u> None
<p><b>6. Committee Reports:</b></p>	
<p><b>7. Old Business / New Business:</b></p>	
<p><b>8. Items for follow up:</b></p>	
<p>Adjourn to January 11, 2022 at 6:00 p.m.,  Virtual Meeting. The meeting adjourned at 9:25 p.m.</p>	