

**PLANNING COMMISSION  
FINAL AGENDA  
DECEMBER 14, 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](http://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. [ZMA202100005 1805 Avon St. PRD](#)  
MAGISTERIAL DISTRICT: Scottsville  
TAX MAP/PARCEL(S): 0900000000035D0; 0900000000035H0  
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)
  - b. [SP202100013 Living Earth School](#)  
MAGISTERIAL DISTRICT: Samuel Miller  
TAX MAP/PARCEL(S): 08600-00-00-017C0  
LOCATION: Pounding Creek Rd., approximately 1.3 miles south of the intersection with Dick Woods Rd. PROPOSAL: Day and overnight environmental-education camp  
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.  
ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) OVERLAY DISTRICT(S): Steep Slopes Overlay District  
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) (Scott Clark)
5. Presentation.
  - a. [Rivanna River Corridor Plan](#)  
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)

6. Committee Reports.
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, DECEMBER 21, 2021.***

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## CONSENT AGENDA

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**THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA**