

<b>FINAL ACTION MEMO</b> <b>Planning Commission Meeting of January 11, 2022</b>	
<b><u>AGENDA ITEM/ACTION</u></b>	<b><u>FOLLOW-UP ACTION</u></b>
1. <b>Call to Order.</b> <ul style="list-style-type: none"> <li>Meeting called to order at 6:00 p.m. by Mr. Rapp, Secretary.</li> <li>PC members present were Mr. Bivins; Mr. Bailey; Ms. Firehock; Mr. Clayborne; Mr. Carrazana; Mr. Missel</li> <li>PC Member absent was Ms. More</li> <li>Staff members present were: Charles Rapp, Andy Reitelbach, Rebecca Ragsdale, Bill Fritz, Jodie Filardo, 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>Election of Officers</b> The following officers were unanimously elected or appointed: Karen Firehock, Chair Corey Clayborne, Vice-Chair Charles Rapp, Secretary Carolyn Shaffer, Recording Secretary	<u>Clerk:</u> Share with staff
4. <b>Rules of Procedure</b> The Rules of Procedure were readopted with no changes.	<u>Clerk:</u> None
5. <b>Commission Liaisons</b> Discussion of committees/boards/bodies on which Commission members serve as liaisons.  Mr. Missel: 5 <sup>th</sup> & Avon CAC, Village of Rivanna CAC, Agricultural and Forestal District Advisory Committee.  Mr. Carrazana: Metropolitan Planning Organization Technical Committee (MPO Tech)	<u>Clerk:</u> Staff will revise list based upon agreed appointments. The revised listed will be provided to the PC for action at a future meeting.
6. <b>2022 Meeting Schedule</b> Adopted on a vote of 6:0 (Commissioner More absent)	<u>Clerk:</u> Finalize 2022 Meeting/Day/Time/Location schedule.
7. <b>Consent Agenda:</b> Approval of Minutes for December 7, 2021 and December 14, 2021.  <b>Action:</b> The Planning Commission approved the Consent Agenda by a vote of 5:0 (Commissioner More absent, Commissioner Missel abstained)	<u>Clerk:</u> Post to website.
8. <b>Public Hearings</b>  8a. <b>ZMA2020000013 Overlook Hotel: Pantops PDMC Amendment</b> MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 078000000073A7 LOCATION: Property on the south side of	<u>Clerk:</u> Forward PC recommendations to Board of Supervisors ahead of BoS public hearing.

Richmond Road (U.S. Route 250), approximately 280 feet northwest of its intersection with Hansen Road  
**PROPOSAL:** Amend the application plan and proffers associated with ZMA199800020 and ZMA200200008 to allow the construction of a hotel.  
**PETITION:** Request to amend the application plan and the proffers associated with ZMA199800020 and ZMA200200008 to permit a hotel and to remove a tree conservation area, on a parcel of approximately 2.687 acres. No dwelling units proposed. An associated request for a Special Exception (SE202100016) to modify the setback requirements for the proposed building, under §18- 4.20(a)4.  
**ZONING:** PD-MC, Planned Development Mixed Commercial - large-scale commercial uses, residential by special use permit (15 units/acre); in accordance with ZMA199800020 and ZMA200200008.  
**OVERLAY DISTRICT(S):** Entrance Corridor, Steep Slopes – Managed  
**PROFFERS:** Yes  
**COMPREHENSIVE PLAN:** Community Mixed Use – commercial/retail, offices, residential (6-34 du/acre, hotels and conference facilities, institutional uses. Secondary office/R&D/flex/light industrial, existing auto-commercial sales & service. Parks & Green Systems – stream buffers, floodplain, steep slopes, privately owned open space, natural areas. In Neighborhood 3, in the Pantops Master Plan area.  
**POTENTIALLY IN THE MONTICELLO VIEWSHED:** Yes  
 (Andy Reitelbach)

**Action:** The Planning Commission recommended approval of ZMA2020-13 Overlook Hotel: Pantops PDMC Amendment for the reasons stated in the staff report, with these two additional recommendations:  
 1) Applicant explores pedestrian connection of this and the adjacent property;  
 2) Additional landscaping be added at the front of the property on Route 250.

Approved with a vote of 6:0 (Commissioner More absent)

**Action:** The Planning Commission recommended approval of SE 2021-16 Overlook Hotel, with the recommendation that landscaping of substantial size be added at the front of the property (near Route 250) to mitigate the four-story height of the building.

Approved with a vote of 6:0 (Commissioner  
More absent)

**SP202100010 Auto Superstore SP  
Amendment**

MAGISTERIAL DISTRICT: Rivanna  
TAX MAP/PARCEL: 07800000001300

LOCATION: 1389 Richmond Road,  
Charlottesville, Virginia 22911

8b.

PROPOSAL: Request to amend existing  
special use permit SP200200013 to allow a  
landscape easement, required as a condition  
of the previous approval, to be vacated.

PETITION: Special Use Permit request for  
outdoor storage, display, and/or sales in  
accordance with Section 30.6.3(a)2(b) of the  
Zoning Ordinance on an approximately 3.734-  
acre parcel. No dwelling units proposed.

ZONING: HC, Highway Commercial –  
commercial and service, residential by special  
use permit (15 units/acre) and EC, Entrance  
Corridor – Overlay to protect properties of  
historic, architectural, or cultural significance  
from visual impacts of development along  
routes of tourist access; in accordance with  
ZMA199800020 and ZMA200200008.

OVERLAY DISTRICT(S): Entrance Corridor,  
Steep Slopes – Managed, and Steep Slopes –  
Preserved

COMPREHENSIVE PLAN: Community Mixed  
Use – commercial/retail, offices, residential (6-  
34 du/acre, hotels and conference facilities,  
institutional uses; secondary  
office/R&D/flex/light industrial, existing auto-  
commercial sales & service. Parks & Green  
Systems – stream buffers, floodplain, steep  
slopes, privately owned open space, natural  
areas. In Neighborhood 3, in the Pantops  
Master Plan area.

MONTICELLO VIEWSHED: Yes  
(Andy Reitelbach)

**Action:** The Planning Commission  
recommended approval of SP2021-10 Auto  
Superstore SP Amendment with the conditions  
as recommended by staff in the staff report.

Approved with a vote of 6:0 (Commissioner  
More absent)

**STA202100002 Maintenance of Private  
Improvements**

The Planning Commission will hold a public  
hearing to receive comments on a proposed  
ordinance to amend Secs. 14-235 (Effect of  
approval of private street), 14-303 (Contents of  
final plat), and 14-317 (Instrument evidencing  
maintenance of certain improvements) of

8c.

Clerk:

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

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

<p>Chapter 14 (Subdivision of Land) of the Albemarle County Code. This proposed ordinance would amend Sec. 14-235 (Effect of approval of private street) by eliminating the existing requirement that a subdivider submit a maintenance agreement for private streets. This proposed ordinance would also amend Sec. 14-303(N) (Contents of final plat) to require a statement on final plats that private streets and other improvements will not be maintained by any public entity and must be maintained by the affected lot owners, and that failure to maintain required improvements may constitute a violation of County ordinance(s). This proposed ordinance would also repeal Sec. 14-317 (Instrument evidencing maintenance of certain improvements). (Bill Fritz)</p> <p><b>Action:</b> The Planning Commission recommended approval of STA2021-02 Maintenance of Private Improvements.</p> <p>Approved with a vote of 6:0 (Commissioner More absent)</p>	
<p>9. <b>Committee Reports:</b></p>	
<p>10. Review of Board of Supervisors Meeting: December 15, 2021</p> <p>Mr. Rapp gave an overview of the BoS meeting.</p>	
<p>11. <b>Old Business / New Business</b> None</p>	
<p>12. <b>Items for follow-up:</b> None</p>	
<p>Adjourn to January 18, 2022 at 6:00 p.m., Virtual Meeting. The meeting adjourned at 8:10 p.m.</p>	