

**PLANNING COMMISSION
FINAL AGENDA
January 11, 2022
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. Election of Officers: Chair and Vice Chair, appointment of Secretary, if needed.
4. [Discussion of Planning Commission Rules of Procedure.](#)
5. [Discussion of committees/boards/bodies to which Commission members serve as liaisons.](#)
6. [Review and adopt meeting schedule for 2022.](#)
7. Consent Agenda (on next sheet).
8. Public Hearings.
 - a. **[ZMA2020000013 Overlook Hotel: Pantops PDMC Amendment.](#)**
MAGISTERIAL DISTRICT: Rivanna
TAX MAP/PARCEL(S): 078000000073A7
LOCATION: Property on the south side of 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 stepback 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 A copy of the application is on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. To review the application, contact the office between the hours of 8:00 a.m. and 5:00 p.m., or telephone 434-296-5832. Ext 3261. (Andy Reitelbach)

b. **SP202100010 Auto Superstore SP Amendment.**

MAGISTERIAL DISTRICT: Rivanna

TAX MAP/PARCEL: 07800000001300

LOCATION: 1389 Richmond Road, Charlottesville, Virginia 22911

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

A copy of the application is on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. To review the application, contact the office between the hours of 8:00 a.m. and 5:00 p.m., or telephone 434-296-5832. Ext 3261.(Andy Reitelbach)

c. **STA202100002 Maintenance of 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 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).

The full text of the proposed ordinance is on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia.

Anyone desiring further information about the above ordinance may contact the Department of Community Development, County Office Building, North Wing, 401 McIntire Road, Charlottesville, between the hours of 8:00 a.m. and 5:00 p.m., or telephone 434-296-5832. Ext 3707. Copies of the proposed ordinances may be examined at such location during normal business hours. Reasonable accommodations will be provided to persons with disabilities, if requested. (Bill Fritz)

9. Committee Reports.
10. Review of Board of Supervisors Meeting: December 15, 2021.
11. Old Business/New Business.
12. Items for follow up.

ADJOURNMENT - 8:00 p.m. THE NEXT PLANNING COMMISSION MEETING WILL BE SCHEDULED FOR TUESDAY, JANUARY 18, 2022.

CONSENT AGENDA

- a. Approval of Minutes: December 7, 2021 & December 14, 2021.