

PLANNING COMMISSION  
FINAL AGENDA  
February 1, 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](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. New Business.
  - a. **Albemarle County 2044: Comprehensive Plan Update**  
Staff will provide an overview of the Comprehensive Plan Update phasing plan, the Phase 1 engagement plan, and share the project timeline. (Rachel Falkenstein)
  - b. **Additional items from Commission Members**
5. Old Business.
  - a. [\*\*Follow up discussion regarding revised meeting dates for the 2022 calendar year.\*\*](#)
6. Item Requesting Deferral.
  - a. **ZMA202100012 Skyline Ridge Apartments**  
MAGISTERIAL DISTRICT: Jack Jouett  
TAX MAP/PARCEL: 06000-00-00-040C8  
LOCATION: Colonnade Dr, approximately 1200 linear feet south of the intersection of Colonnade Drive and Ivy Road (Route 250) PROPOSAL: Zoning map amendment (ZMA) to amend the preserved steep slopes within the previously approved development area for the Skyline Ridge project.  
ZONING: R15 Residential – 15 units/acre PROFFERS: No ENTRANCE CORRIDOR: No  
OVERLAY DISTRICT: Airport Impact Area, Steep Slope Overlay  
COMPREHENSIVE PLAN: (1) 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. (2) Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams in Neighborhood 6 – Western Neighborhoods Master Plan. (Ben Holt)  
**APPLICANT REQUESTS DEFERRAL TO MARCH 1, 2022.**
7. Public Hearing.
  - a. [\*\*ZTA202100004 Zoning Text Amendment to Homestay Zoning Regulations\*\*](#)  
This proposed ordinance would amend the following sections of County Code Chapter 18 (Zoning): Sections 18-5.1.48 (Homestays) to create consistency in setback regulations between districts, require buffer/screening requirements to homestays in the Rural Areas, allow owners of Rural Areas parcels greater than five acres to request a waiver to allow a tenant resident manager in lieu of owner occupancy, and make structural and organization updates for clarity. (Lea Brumfield)

8. Committee Reports.
9. Review of Board of Supervisors Meeting: January 19, 2022
10. Items for follow up.

**ADJOURNMENT - 8:00 p.m.**

***THE NEXT PLANNING COMMISSION MEETING WILL BE SCHEDULED FOR TUESDAY, FEBRUARY 8, 2022.***

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#### **CONSENT AGENDA**

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- a. **Approval of Minutes: January 11, 2022**