

**PLANNING COMMISSION  
FINAL AGENDA  
March 15, 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. Public Hearing.
  - a. [ZMA202100015 Glenbrook](#)  
MAGISTERIAL DISTRICT: White Hall  
TAX MAP/PARCEL: 056A2-01-00-06200  
LOCATION: Undeveloped portion of the Glenbrook development located south of Three Notch'D Road, west of the westernmost edge of Union Mission Ln, north of the future extension of Park Ridge Dr, and approximately 570 feet east of the eastern terminus of Hill Top St.  
PROPOSAL: Request to amend the application plan and proffers concerning residential unit types associated with ZMA201600005.  
PETITION: Proffers previously approved with ZMA201600005 included a voluntary, percentage-based mixture of residential building types, wherein a minimum of 50% of the proposed lots would be single family detached dwelling units and a minimum of 10% of the proposed lots would be single family attached or townhouse units. The applicant is requesting to remove the aforementioned requirement from this 1.89 acre portion of the 37.93 acre rezoning area. No change to the zoning district or maximum number of units are proposed. The subject property represents the final phase of the Glenbrook development. ZONING: R-6 Residential - 6 units/acre  
OVERLAY DISTRICT: EC – Entrance Corridor PROFFERS: Yes  
COMPREHENSIVE PLAN: Middle Density Residential – Residential densities in the range of 6-12 units per acre are recommended. Residential density of up to 18 units per acre could be considered to accommodate additional affordable housing (beyond any baseline affordability requirements); or to allow for construction of small-scale housing types: bungalow courts, small and medium multiplexes, accessory dwelling units, live/work units, small single family cottages, and tiny houses. Secondary uses include religious assembly uses, schools and child care, institutional, and commercial/retail.  
(Mariah Gleason)
5. Committee Reports.
6. Review of Board of Supervisors Meeting: March 2, 2022.
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, APRIL 12, 2022.**

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## CONSENT AGENDA

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- a. Approval of Minutes: February 15, 2022 & March 1, 2022