FINAL ACTION MEMO Planning Commission Meeting of April 12, 2022	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order**. • Meeting called to order at 6:00 p.m. by Chair Firehock. • PC members present were Ms. Firehock, Chair; Mr. Clayborne, Vice-Chair; Mr. Bivins; Mr. Bailey; Mr. Missel • PC Member absent was: Mr. Carrazana Ms. More • Staff members present were: Charles Rapp, Jodie Filardo, Candice Perkins, Andy Reitelbach, Andy Herrick and Carolyn Shaffer	
2. **Other Matters Not Listed on the Agenda from the Public** Ms. More turned in her resignation from the Planning Commission due to health reasons.	Clerk: None
3. **Consent Agenda** Approval of Minutes for March 15, 2022. **Action:** On motion of Commissioner Clayborne, seconded by Commissioner Bailey, the Planning Commission approved the Consent Agenda by a vote of 5:0 (Commissioner Carrazana absent)	Clerk: Post to website
4. **Public Hearing** 4a. **ZMA2021-14 Albemarle Business Campus** MAGISTERIAL DISTRICT(S): Samuel Miller, Scottsville TAX MAP/PARCEL(S): 076000000046AB, 07600000005400 LOCATION: Property on the northwest side of 5th Street, across from the Albemarle County Office Building – 5th Street, from Wahoo Way to Old Lynchburg Road, and on the east side of Old Lynchburg Road from 5th Street to Country Green Road. PROPOSAL: Amend the Code of Development and the application plan for Albemarle Business Campus to change the permitted uses, the square footage, the lot and building regulations, and the green space and amenities in Blocks 2-5. PETITION: Request to amend the Code of Development and the application plan associated with ZMA201900003 Albemarle Business Campus to change the permitted uses and regulations in Blocks 2-5, which are located on two parcels that total 8.55 acres, to include the following: allow parking structures as a permitted use; permit an additional 25,000-square feet of non-residential square	Clerk: None

	footage for a total of 125,000 square feet; increase the minimum non-residential square footage from zero square feet to 20,000 square feet; permit an additional 15-feet of building height to a maximum of 75 feet; reduce the primary front setbacks from five feet to zero feet; reduce the maximum single building footprint from 40,000 to 30,000 square feet; remove the stepback requirement; remove a note limiting the building footprints of R&D/Flex and Light Industrial buildings; and reorganize the layout of the green space and amenity areas. No change in the density, number, or location of dwelling units is proposed. Sections 20A and 8.5.5.3(e) of the Zoning Ordinance. ZONING: NMD Neighborhood Model District - residential (minimum of two housing types) mixed with commercial, service, and industrial uses; in accordance with ZMA201900003. OVERLAY DISTRICT(S): EC – Entrance Corridor, Steep Slopes – Managed, AIA – Airport Impact Area PROFFERS: Yes COMPREHENSIVE PLAN: Community Mixed Use – residential (up to 34 units/acre), community scale retail, service and office uses, places of worship, schools, public and institutional uses; in Neighborhood 5; in the Southern and Western Urban Neighborhoods Master Plan area. (Andy Reitelbach) **Action:** On motion of Commissioner Missel, seconded by Commissioner Bivins, the Planning Commission recommended approval of ZMA2021-14, Albemarle Business Campus, as outlined in the Staff Report. Approved by a vote of 5:0 (Commissioner Carrazana absent)	
5.	**Committee Reports:** **Commissioner Clayborne:** Discussed the Pantops CAC meeting. **Commissioner Bailey:** Discussed the Rio CAC meeting.	
6.	**Review of Board of Supervisors Meeting:** Mr. Rapp gave an overview of the 04/06/22 BoS meeting and actions. Introduced Candice Perkins, new Planning Director.	
7.	**Old Business/New Business:** Transmission Lines: will be discussed at a future meeting. Affordable Housing: after they have another work session to the BoS, they will present to the PC in a couple of months. Comp Plan Schedule: Work sessions are still in progress of being set up. Work Session: April 26, 2022 at 4:00 pm	

	Commissioner Bivins talked an article in the Wall Street Journal about a building in Albemarle County. Changes for remote participation, all virtual meetings are prohibited for the BoS and PC.	
8.	**Items for follow up:**	
	Adjourn to April 26, 2022, at 6:00 p.m., Hybrid Meeting. The meeting adjourned at 7:30 p.m.	