

**PLANNING COMMISSION
FINAL AGENDA
APRIL 26, 2022
4:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

Planning Commission Work Session and Regular Meeting

The opportunities for the public to access and participate in the hybrid meeting are posted on the Albemarle County website on the Planning Commission home page and on the Albemarle County calendar. Participation will include the opportunity to comment on those matters for which comments from the public will be received.

4:00 p.m.

1. Call to order and establish quorum.
2. Work Session.
 - a. **Setback and Land Uses**
This Work session is to discuss potential revisions to setbacks and updates to land use categories. (Bill Fritz)

5:00 p.m. – Recess

6:00 p.m.

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. **ZMA202100013 Southwood Phase 2**
MAGISTERIAL DISTRICT: Scottsville
TAX MAP/PARCEL(S): 090A1-00-00-001D0, 090A0-00-00-001C0, 090A0-00-00-00400
LOCATION: Southwood Mobile Home Park located along Old Lynchburg Road (State Route 631) off of Hickory Street approximately 350 feet from Ambrose Commons Drive and approx. 1,900 feet from Oak Hill Drive. PROPOSAL: Rezone property from residential to a mixed use- mixed housing development. PETITION: Rezone 93.32 acres from R2 Residential zoning district, which allows residential uses at a density of 2 units per acre, to Neighborhood Model District (NMD), which allows residential uses at a density of 3-34 units per acres, mixed with commercial, service, and industrial uses. A maximum of 1,000 units are proposed for a gross density of approximately 10.7 units per acre and a net density of approximately 13.5 units per acre. A maximum of 60,000 non-residential square footage is proposed by-right. OVERLAY DISTRICT(S): Flood Hazard Overlay District; Steep Slopes- Managed and Preserved PROFFERS: Yes
COMPREHENSIVE PLAN: 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; 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 with a Center in the Southern Neighborhood within the Southern and Western Urban Area Master Plan.
MONTICELLO VIEWSHED: Yes (Rebecca Ragsdale)

5. Presentation.

a. [Rio Road Corridor Plan](#)

Presentation of the transportation improvement plan for Rio Road east, from east of Putt-Putt Place to Melbourne Road/Charlottesville City limits.
(David Benish)

6. Committee Reports.

7. Review of Board of Supervisors Meeting – April 20, 2022

8. Old Business/New Business.

9. Items for follow-up.

ADJOURNMENT - 8:00 p.m.

THE NEXT PLANNING COMMISSION MEETING WILL BE SCHEDULED FOR TUESDAY, MAY 10, 2022.

CONSENT AGENDA

a. Approval of Corrected Minutes: March 1, 2022