

FINAL ACTION MEMO REGULAR MEETING
Planning Commission Meeting of July 26, 2022

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • 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. Murray; Mr. Bailey; Mr. Missel; and Mr. Carrazana • PC Member absent: None • Staff members present were: Charles Rapp, Jodie Filardo, Andy Herrick (Virtual), Cameron Langille and Vivian Groeschel 	
<p>2. Other Matters Not Listed on the Agenda from the Public</p> <p>A member of the public spoke from the Samuel Miller District about the Albemarle County Growth Mgt Policy regarding Climate Change.</p> <p>Neil Williamson spoke on the Comp Plan.</p>	<p><u>Clerk:</u> None</p>
<p>3. Consent Agenda</p> <p>All items were pulled from the consent agenda to be added to the August 9, 2022, meeting.</p>	<p><u>Clerk:</u> None</p>
<p>4. Public Hearing</p> <p>4a. ZMA202000012 Montclair (formerly known as White Gate Village)</p> <p>MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 056E0000000200, 056000000091A0 LOCATION: 5055 Three Notch'd Road, Charlottesville, VA 22901 PROPOSAL: Request to rezone two properties totaling 17.51 acres from the RA Rural Area and LI Light Industry zoning districts to the NMD Neighborhood Model District to allow a mixed-use development with up to 157 residential units and 16,500 sq. ft. of non-residential uses. PETITION: Request to rezone 12.19 acres from the RA Rural Area zoning district which allows for agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) to NMD Neighborhood Model District which allows for residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Request to rezone 5.32 acres from the LI Light Industry zoning district which allows industrial, office, and limited commercial uses (no residential use) to NMD Neighborhood Model District which allows for residential (3 – 34 units/acre) mixed with commercial, service and industrial uses.</p>	<p><u>Clerk:</u> None</p>

<p>Proposal includes approximately 3.5 acres of open space and recreational amenities throughout the development. A minimum of 58 and a maximum of 157 residential units are proposed at a maximum gross residential density of 8.96 du/acre for the entire development and a maximum net density of 12 du/acre for the area designated for development in the Crozet Master Plan. A maximum of 16,500 sq. ft. of non-residential uses are proposed. Request proposed to amend the ACSA jurisdictional area boundary to water and sewer on Tax Map Parcel 56-91A. Request includes sidewalk and planting strip waivers.</p> <p>ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); LI Light Industry - industrial, office, and limited commercial uses (no residential use)</p> <p>OVERLAY DISTRICT: Entrance Corridor (EC); Managed and Preserved Steep Slopes.</p> <p>PROFFERS: No</p> <p>COMPREHENSIVE PLAN: Middle Density Residential – Residential densities of 6-12 units per acre, up to 18 units per acre for affordable housing or 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; Neighborhood Density Residential-Residential densities of 3-6 units per acre, housing types including townhomes, single-family attached, single-family detached, accessory dwellings, Secondary uses include religious assembly uses, schools and child care, institutional, and commercial/retail; and Green Systems - parks, greenways, open space, environmental features within the Crozet Master Plan.</p> <p>(Cameron Langille)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Clayborne, the Planning Commission deferred ZMA202000012 Montclair by request of the applicant. (No date has been set)</p> <p>Approved by a vote of 7:0</p>	
<p>5. Committee Reports: None</p>	<p>None</p>
<p>6. Review of Board of Supervisors Meeting – July 20, 2022</p> <p>Mr. Rapp said there were no developments on the public meeting topics to discuss.</p>	

7.	Old Business/New Business: Mr. Rapp and the PC discussed changing the Work Session Schedule to 90 mins verses 2 hours. The PC suggested for the next work session in August and try a 90 mins duration, from 4:00 pm to 5:30 pm. (with a 30 mins recess) Mr. Rapp also suggested that and agreed.	
8.	Items for Follow Up: None	
	Adjourn to August 9, 2022, at 6:00 p.m., Virtual Meeting. The meeting adjourned at 6:25 p.m.	