

**PLANNING COMMISSION  
FINAL AGENDA  
JULY 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. CPA202100002 Comprehensive Plan: Growth Management Options and Themes**

Work session to discuss potential 'Common Themes' to build a Vision for Growth and Resilience. Staff will provide an overview of potential growth management options, feedback heard to date, and potential common themes.  
(Tori Kanellopoulos)

**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. ZMA202000012 Montclair (formerly known as White Gate Village)**

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. 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. **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) **OVERLAY DISTRICT:** Entrance Corridor (EC); Managed and Preserved Steep Slopes.

**PROFFERS:** No **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. (Cameron Langille)

5. Committee Reports.
6. Review of Board of Supervisors Meeting – July 20, 2022
7. Old Business/New Business.
8. Items for follow-up.

Adjournment—8:00 p.m.

**NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, AUGUST 9, 2022**

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#### CONSENT AGENDA

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**THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA**