

FINAL ACTION MEMO REGULAR MEETING
Planning Commission Meeting of September 27, 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 Chair Firehock; Vice-Chair Clayborne; Mr. Bivins; Mr. Murray; Mr. Missel; and Mr. Carrazana • PC Member absent was: None • Staff members present were: Charles Rapp (via Zoom); Jodie Filardo (via Zoom); Bart Svoboda, Rebecca Ragsdale, Andy Herrick, Alberic Karina-Plun, and Carolyn Shaffer (via Zoom) 	
<p>2. Other Matters Not Listed on the Agenda from the Public</p>	<p><u>Clerk:</u> None</p>
<p>3. Consent Agenda Approval of PC Minutes from the Work Session and Regular meeting on August 23, 2022</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Carrazana, the Planning Commission approved the Consent Agenda by a vote of 6:0</p>	<p><u>Clerk:</u> Post approved minutes to the website</p>
<p>4. Public Hearing</p> <p>4a. SP202200003 Daylily Preschool MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 05700-00-00-029A0 and 05700-00-00-02600 LOCATION: 4297 and 4281 Old Three Notch'd Rd PROPOSAL: Request for a special use permit on two parcels for a private school use. PETITION: A request for a special use permit amendment under Section 18-10.2.2(5) to move an existing preschool from within the existing Mountain Plain Baptist Church at 4281 Old Three Notch'd Rd into an existing adjacent building at 4297 Old Three Notch'd Rd which measures 1.69 acres. The proposal seeks to increase the enrollment of children from 20 up to 35 while continuing to use the Church's parking and drop off areas as well as playgrounds. The proposed hours of operation are 8:30am to 5:30pm. No dwelling units proposed. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots). ENTRANCE CORRIDOR: No OVERLAY DISTRICT: None. COMPREHENSIVE PLAN: Rural Area –</p>	<p><u>Clerk:</u> Forward the Planning Commission's recommendation of the Board of Supervisors ahead of the Board's public hearing on this application.</p>

preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) in Rural Area 3 of the Comprehensive Plan.
(Kevin McCollum)

Action: On motion of Commissioner Murray, seconded by Commissioner Carrazana, by a vote of 6:0, the Planning Commission recommended approval of SP2022-03 Daylily Preschool, for the reasons stated in the Staff Report and with the conditions outlined in the Staff Report.

- 4b. **SP202200009 Virginia Institute of Autism**
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL(S): 061W0-02-00-002A1; 061W0-02-00-002A2; 061W0-02-00-00200
LOCATION: 491 and 485 Hillsdale Drive
PROPOSAL: The Virginia Institute of Autism (VIA) requests to amend a prior approved special use permit (SP201900004) to expand onto an adjacent parcel at 485 Hillsdale Drive. This expansion would allow the Elementary School to locate at 485 Hillsdale Dr., beside the existing Adult Service Center at 491 Hillsdale Drive. With the proposed expansion, VIA would serve a total of 137 students and 158 staff members across both parcels. Existing buildings would be utilized and adjustments made to the site to provide outdoor play space. A special use permit (SP202200010) to allow stand-alone parking to serve the expansion is proposed on parcel 061W0-02-00-00200, located across Hillsdale Drive. PETITION: Private School-Sections 18-22.2.2(6) and 18-18.2.2(5)
ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre)
OVERLAY DISTRICT(S): Steep Slopes (Managed and Preserved), Flood Hazard Overlay, Airport Impact Area
PROFFERS: No.
COMPREHENSIVE PLAN: Places29 Master Plan-Neighborhood 2; Institutional – civic uses, parks, recreational facilities, and similar uses on County-owned property and Office/R&D/Flex/Light Industrial – commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging; residential is a secondary use (no maximum density).
(Rebecca Ragsdale)

Action: On motion of Commissioner Missel, seconded by Commissioner Clayborne, by a vote of 6:0, the Planning Commission

Clerk:

Forward the Planning Commission's recommendation of the Board of Supervisors ahead of the Board's public hearing on this application.

<p>recommended approval of SP2022-09 Virginia Institute of Autism (VIA) Expansion-Adult Service Center and Elementary School, with the conditions outlined in the Staff Report.</p> <p>4c. SP202200010 Virginia Institute of Autism (VIA) Stand Alone Parking MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 061W0-02-00-00200 LOCATION: Vacant parcel-Hillsdale Dr, approx. 400 feet southwest of its intersection with Greenbrier Dr., across Hillsdale Dr. from 481, 483, and 485 Hillsdale Dr. PROPOSAL: A parking lot of up to 66 spaces on a 1.55 acre parcel. This parking would serve the proposed expansion of VIA as requested with special use permit SP202200009. PETITION: Stand Alone Parking-Sections 18-22.2.2(9). ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre). OVERLAY DISTRICT(S): Steep Slopes (Managed), Airport Impact Area. PROFFERS: No. COMPREHENSIVE PLAN: Places29 Master Plan-Neighborhood 2; Urban Density Residential- residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses. (Rebecca Ragsdale)</p> <p>Action: On motion of Commissioner Bivins, seconded by Commissioner Carrazana, by a vote of 6:0, the Planning Commission recommended approval of SP2022-10 Virginia Institute of Autism (VIA) Stand Alone Parking, with the conditions outlined in the Staff Report.</p>	<p><u>Clerk:</u> Forward the Planning Commission's recommendation of the Board of Supervisors ahead of the Board's public hearing on this application.</p>
<p>5. Committee Reports:</p> <p>Commissioner Carrazana – Attended the MPO meeting virtually. The MPO had elections, and checked its schedule to do some of the activities for AC44. Commissioner Bivins – Attended a Places 29 Hydraulic CAC meeting, at which the School Board presented its Lambs Lane Master Plan Commissioner Firehock – Attended an AC44 Public meeting Commissioner Murray – Attended a Crozet CAC meeting, which had a presentation from Albemarle Parks & Rec. The Natural Heritage Committee met as well.</p>	
<p>6. Board of Supervisors Meeting: September 7 and 21, 2022</p>	

	Ms. Ragsdale gave an overview of the September 7 and 21, 2022 Board of Supervisors meetings and actions.	
7.	New Business:	
7a.	Draft Planning Commission Rules of Procedure Action: On motion of Commissioner Missel, seconded by Commissioner Murray, by a vote of 60, the Planning Commission added the proposed amendment of its Rules of Procedure Discussion to the agenda of its next meeting. October 11, 2022 meeting. Mr. Clayborne intends to attend the meeting remotely attending the meeting remotely.	
8.	Old Business: None	
9.	Items for follow-up: None	
	Adjourned at 7:40 pm to next scheduled meeting on Tuesday, October 11, 2022, at 6:00 p.m.,	