

**PLANNING COMMISSION
FINAL AGENDA
SEPTEMBER 27, 2022
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

Planning Commission 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.

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 Hearings.
 - a. [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 – 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)
 - b. [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)

c. [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)

5. Committee Reports.

6. Review of Board of Supervisors Meeting: September 21, 2022

7. New Business.

a. [Draft Planning Commission Rules of Procedure Discussion.](#)

8. Old Business.

9. Items for follow-up.

Adjournment—8:00 p.m.

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, OCTOBER 11, 2022

CONSENT AGENDA

a. [Approval of Draft Minutes: August 23, 2022](#)