

**FINAL ACTION MEMO REGULAR MEETING**  
**Planning Commission Meeting of November 22, 2022**

<u><b>AGENDA ITEM/ACTION</b></u>	<u><b>FOLLOW-UP ACTION</b></u>
<p>1. <b>Call to Order.</b></p> <ul style="list-style-type: none"> <li>• Meeting called to order at 6:00 p.m. by Chair Firehock.</li> <li>• PC members present were Chair Firehock; Vice-Chair Clayborne; Mr. Bivins; Mr. Murray; Mr. Missel; and Mr. Carrazana</li> <li>• Staff members present were: Charles Rapp; Andy Reitelbach; Kevin McCollum; Scott Clark; Andy Herrick, Alberic Karina-Plun, and Carolyn Shaffer (via Zoom)</li> </ul>	
<p>2. <b>Other Matters Not Listed on the Agenda from the Public</b></p>	<p><u>Clerk:</u> None</p>
<p>3. <b>Consent Agenda</b>  Approval of PC Minutes from the Work Session and Regular Meeting on October 25, 2022</p> <p><b>Action:</b> On motion of Commissioner Missel, seconded by Commissioner Murray, the Planning Commission approved the Consent Agenda by a vote of 5:0 (Commissioner Clayborne abstained as he was absent from the earlier meetings)</p>	<p><u>Clerk:</u> Post approved minutes to the website</p>
<p>4. <b>Public Meeting</b></p> <p>4a. <b>AFD2022-01 Critzer – Hatton AFD Addition</b>  Proposed addition to the Hatton Agricultural and Forestal District (Albemarle County Code § 3-219). The parcel proposed for addition is Tax Map 136 Parcel 9H2 (82.43 acres, located on James River Road (Route 726), one-half mile west of the intersection with Hatton Ferry Road (Route 625). (Scott Clark)</p> <p><b>Action:</b> On motion of Commissioner Clayborne, seconded by Commissioner Missel, by a vote of 6:0, the Planning Commission recommended approval of AFD2022-01 Critzer – Hatton AFD Addition, for the reasons stated in the Staff Report.</p> <p>4b. <b>SP2022-22 &amp; SE2022-47 Verizon – Walnut Creek Park Tier III PWSF</b>  MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL(S): 10000-00-00-03500  LOCATION: The proposed facility is located immediately south of the nearest addressed parcel at 3760 Walnut Creek Park.  PROPOSAL: The applicant proposes to construct a 195-foot tall monopole tower to be used as a Personal Wireless Service Facility. The facility will include a lease area with</p>	<p><u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.</p> <p><u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.</p>

ground equipment. The applicant has also requested a special exception to allow the antenna to be mounted 18 inches from the face of the tower instead of 12 inches.  
**PETITION:** Tier III Personal Wireless Service Facilities are permitted by special use permit in the RA, Rural Areas district in accord with Chapter 18, Section 10.2.2(48) of the Code of Albemarle. A special exception request may be made in accord with Chapter 18, Section 5.1 of the Code of Albemarle.  
**ZONING:** RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)  
**OVERLAY DISTRICT(S):** FH Flood Hazard Overlay  
**PROFFERS:** No COMPREHENSIVE  
**PLAN:** Rural Areas - preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources/residential density 0.5 unit/acre in development lots. Rural Areas 4 Comp Plan Area. (Kevin McCollum)

**Action:** On motion of Commissioner Firehock, seconded by Commissioner Clayborne, by a vote of 5:1 (Commissioner Bivins against), the Planning Commission recommended denial of SP2022-22 Verizon – Walnut Creek Park Tier III PWSF, due to the visibility of the proposed tower, and the lack of concealment that a tree top tower would have afforded. This recommendation is not based on Virginia Code § 15.2-2316.4:2(A), but is based on § 15.2-2316.4:2(B)(1).

4c. **ZMA2021-01 Willow Glen**

**MAGISTERIAL DISTRICT:** Rio TAX  
**MAP/PARCEL(S):** 032000000049F0; 032000000049I0; 032000000049J0; 032K00000000E0; 032K00000000A0; 032K0000012300  
**LOCATION:** 3621 and 3655 Dickerson Road, on the east side of Dickerson Road, approximately 700 feet north of its intersection with Towncenter Boulevard; and property at the terminus of Shannon Glen Court.  
**PROPOSAL:** Amend the application plan and the proffers associated with previously approved rezoning ZMA200600019.  
**PETITION:** Request to amend the application plan and the proffers associated with ZMA200600019 on six (6) parcels totaling approximately 20.457 acres. Request to amend the application plan to change the proposed dwelling units from a mix of residential types to all multi-family units, and to increase the number of dwelling units permitted in Phase 2 to 324, for a gross and net density of 16.81 dwelling units per acre.

**Clerk:**

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

The total number of units in Phase 1 and Phase 2 together would increase to 360, for a gross and net density of 15.08 dwelling units per acre. Request to amend the proffer statement to modify the proffers for affordable housing, cash contributions, and a connection with Towncenter Blvd. Associated special exception requests to modify the recreational facilities requirements for residential uses (SE202100007) and to modify the parking requirements for residential uses (SE202100008).

**ZONING:** PRD Planned Residential Development – residential (maximum of 35 units/acre) with limited commercial uses; in accordance with ZMA200600019.

**OVERLAY DISTRICT(S):** Airport Impact Area, Steep Slopes – Managed

**PROFFERS:** Yes  
**COMPREHENSIVE PLAN:** Urban Density Residential – residential (6.01 – 34 units/ acre), with supporting uses such as religious institutions, schools, commercial, office and service uses; and Neighborhood Density Residential – residential (3 – 6 units/acre), with supporting uses such as religious institutions, schools, and other small-scale non-residential uses; in the Hollymead community of the Places29 Master Plan area. (Andy Reitelbach)

**Action:** On motion of Commissioner Missel, seconded by Commissioner Carrazana, by a vote of 4:2 (Commissioners Bivins and Clayborne against), the Planning Commission recommended approval of ZMA2021-01 Willow Glen, for the reasons stated in the Staff Report and discussed at the meeting, provided that creating buffers around the pond were provided.

**Action:** On motion of Commissioner Carrazana, seconded by Commissioner Missel, by a vote of 6:0, the Planning Commission recommended approval of SE2021-07 Willow Glen, based on the favorable factors listed in the staff report and the reasons discussed at the meeting, provided that buffers around the pond were created.

**Action:** On motion of Commissioner Murray, seconded by Commissioner Carrazana, by a vote of 6:0, the Planning Commission recommended approval of SE2021-08 Willow Glen, allow a 5% reduction in the minimum amount of required parking spaces as stated in the Staff Report.

5.	<p><b>Committee Reports:</b></p> <p><b>Commissioner Missel:</b> Attended the AFD Meeting.</p> <p><b>Commissioner Carrazana:</b> Attended the MPO Meeting.</p> <p><b>Commissioner Murray:</b> Attended the Crozet CAC meeting, and Natural Heritage Committee meeting.</p>	
6.	<p><b>Board of Supervisors Meeting: November 2 and 16, 2022</b></p> <p>Mr. Rapp gave an overview of the November 2 and 16, 2022 Board of Supervisors meetings and actions.</p>	
7.	<p><b>New Business:</b></p> <p>None</p>	
8.	<p><b>Old Business:</b></p> <p>None</p>	
9.	<p><b>Items for follow-up:</b></p> <p>None</p>	
	<p><b>Adjournment:</b></p> <p>Adjourned at 9:05 pm to next scheduled meeting on Tuesday, November 29, 2022, at 6:00 p.m.</p>	