

**PLANNING COMMISSION  
FINAL AGENDA  
NOVEMBER 22, 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. [AFD202200001 Critzer – Hatton AFD Addition](#)  
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)
  - b. [SP202200022 & SE202200047 Verizon – Walnut Creek Park Tier III PWSF](#)  
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 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)
  - c. [ZMA202100001 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 totalling 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. 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)

5. Committee Reports.
6. Review of Board of Supervisors Meeting: November 2 & 16, 2022
7. New Business.
8. Old Business.
9. Items for follow-up.

Adjournment—8:00 p.m.

***THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, NOVEMBER 29, 2022***

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#### CONSENT AGENDA

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- a. Approval of [Draft Work Session Minutes](#) and [Draft Regular Meeting Minutes](#) October 25, 2022