

**FINAL ACTION MEMO**  
**Planning Commission Meeting of February 14, 2023**

<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 Mr. McDermott, Secretary.</li> <li>• PC members present were Mr. Bivins; Mr. Bailey; Ms. Firehock; Mr. Clayborne; Mr. Carrazana; Mr. Missel</li> <li>• Staff members present were: Kevin McDermott, Andy Reitelbach, Andy Herrick and Carolyn Shaffer</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 Minutes for January 10 and January 24, 2023.</p> <p><b>Action:</b> On motion of Commissioner Bivins, seconded by Commissioner Murray, the Planning Commission approved the minutes of the January 10 and 34, 2023 meetings, as submitted.</p> <p>Approved with a vote of 6:0</p>	<p><u>Clerk:</u> Post to website</p>
<p>4. <b>Public Hearings</b></p> <p>4a. <b><u>ZMA202200004 1906 Avon Street</u></b>  MAGISTERIAL DISTRICT: Scottsville  TAX MAP/PARCEL(S): 09000000003300;  090000000033B0; 090000000033C0  LOCATION: 1906 and 1920 Avon Street Ext.,  Charlottesville, VA 22902  PROPOSAL: Rezone three parcels to allow a maximum of 38 residential units. PETITION:  Request to rezone a total of approximately 3.643 acres from the R-1 Residential Zoning District, which allows residential uses at densities up to one unit/acre, to R-15 Residential, which allows residential uses at densities up to 15 units/acre. A maximum of 38 multi-family and single-family attached dwelling units is proposed, at a gross and net density of 11 units/acre. Associated request for modification of street standards.  ZONING: R-1 Residential – 1 unit/acre  OVERLAY DISTRICT(S): EC – Entrance Corridor and Steep Slopes – Managed  PROFFERS: Yes  COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as places of worship, schools, public and institutional uses, and small-scale neighborhood-serving retail and commercial; in Neighborhood 4 in the Southern and Western Urban Neighborhoods Master Plan area.  POTENTIALLY IN THE MONTICELLO VIEWSHED: No  (Andy Reitelbach)</p>	<p><u>Clerk:</u> None. Item deferred to return to the PC at a later date.</p>

<p><b>Action:</b> On motion of Commissioner Missel, seconded by Commissioner Carrazana, by a vote of 6:0, the Planning Commission recommended deferral of ZMA2022-04 1906 Avon Street, as requested by the applicant to be brought back to the PC at a later date.</p> <p><b>Action:</b> On motion of Commissioner Missel, seconded by Commissioner Carrazana, by a vote of 6:0, the Planning Commission recommended deferral of ZMA2022-04 1906 Avon Street, sidewalks as requested by the applicant to be brought back to the PC at a later date.</p> <p><b>Action:</b> On motion of Commissioner Missel, seconded by Commissioner Carrazana, by a vote of 6:0, the Planning Commission recommended deferral of ZMA2022-04 1906 Avon Street, planting as requested by the applicant to be brought back to the PC at a later date.</p> <p>4b. <b><u>SP202200002 Crossroads Tavern &amp; Inn</u></b>  MAGISTERIAL DISTRICT: Samuel Miller  TAX MAP/PARCEL(S): 087000000003B0  LOCATION: 4990 and 5010 Plank Road, North Garden, VA 22959; near the northwest corner of the intersection of U.S. Route 29 and Plank Road  PROPOSAL: Request for a special use permit on a parcel of land to allow a restaurant, tavern, or inn located on a site containing a historic structure.  PETITION: Special Use Permit request for a restaurant, tavern, or inn located on a site containing a historic structure, in accordance with Section 10.2.2.27(a) of the Zoning Ordinance, on one parcel of land of approximately 4 acres.  ZONING: RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)  OVERLAY DISTRICT(S): EC – Entrance Corridor Overlay District  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)  (Andy Reitelbach)</p> <p><b>Action:</b> On motion of Commissioner Firehock, seconded by Commissioner Bivins by a vote of 6:0, the Planning Commission recommended deferral of SP2022-02 Crossroads Tavern &amp; Inn, as requested by the applicant to be brought back to the PC at a later date.</p>	<p>Clerk:  None. Item deferred to return to the PC at a later date.</p>
<p>5. <b>Committee Reports:</b></p> <p><b>Commissioner Murray:</b> The Crozet CAC met and talked about the Master Plan.</p>	

6.	<b>Old Business / New Business</b> None	
7.	<b>Items for follow-up:</b> None	
8.	<b>Review of Board of Supervisors Meeting:</b> Mr. McDermott discussed the Board of Supervisors Meeting on February 1, 2023.	
	Adjourn to February 28, 2023, at 4:00 p.m., Work Session Meeting. The meeting adjourned at 11:40 p.m.	