

PLANNING COMMISSION
FINAL AGENDA
FEBRUARY 14, 2023 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. **ZMA202200004 1906 Avon Street**

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)

b. **SP202200002 Crossroads Tavern & Inn**

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)

5. Committee Reports.
6. Review of Board of Supervisors Meeting: **February 1, 2023**
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, February 28, 2023

CONSENT AGENDA

- a. **Approval of Draft Regular Meeting Minutes January 10, 2023 and January 24, 2023**