

FINAL ACTION MEMO WORK SESSION AND REGULAR MEETING Planning Commission Meeting of February 28, 2023	
<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. Call to Order. <ul style="list-style-type: none"> Meeting called to order at 4:00 p.m. by Chair Clayborne. PC members present were Chair Clayborne, Vice-Chair Missel, Mr. Bivins, Mr. Murray, and Mr. Carrazana, Ms. Firehock arrived at 4:05pm Staff members present were: Kevin McDermott, Rebecca Ragsdale, Bill Fritz, Andy Herrick, Alberic Karina-Plun, and Carolyn Shaffer (via Zoom) 	
2. Work Session	<u>Clerk:</u> None
2a. ZTA101200001 Commercial Solar Bill Fritz and the Berkley Group provided an overview of solar energy generation facilities from a land use regulatory perspective, presented general information on the development of solar facilities that are most often the focus of local regulations and discretionary permit review, and outlined regulatory best practices. The Planning Commission provided guidance and responded to focused input questions during the work session. (Bill Fritz/Berkley Group)	
Recess	
3. Call to Order and establish quorum	
4. Other Matters Not Listed on the Agenda from the Public.	
5. Consent Agenda None	<u>Clerk:</u> None
6. Public Hearings	
6a. ZMA202200006 999 Rio Road MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 061000000154B0 LOCATION: 999 Rio Road East, Charlottesville, VA 22901. Parcel is located at the intersection of Rio Road East and Belvedere Boulevard. PROPOSAL: Request to amend a previously approved NMD Neighborhood Model District (ZMA201900001), which allows a mixed-use development with between 11-28 residential units at a density between 6 units/acre and 15 units/acre and small-scale professional offices up to a maximum of 6,000 square feet. The amendment proposes to eliminate the non-residential use and proposes between 10-38 residential units at a density range between 5.1 units/acre and 20 units/acre. The proposal also includes changes to the application plan, including building envelopes, parking, and	<u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.

greenspace areas. Associated request for a special exception to waive the requirement that a Neighborhood Model District must have at least two different general use classifications. PETITION: Rezone 1.947 acres from NMD Neighborhood Model District - residential (minimum of two housing types) mixed with commercial, service, and industrial uses, to NMD to amend the previously approved application plan and code of development associated with ZMA201900001. ZONING: NMD Neighborhood Model District - residential (minimum of two housing types) mixed with commercial, service, and industrial uses OVERLAY DISTRICTS: Entrance Corridor, Airport Impact Area PROFFERS: No COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre), supporting uses such as religious institutions, schools, commercial, office and service uses. Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses. Privately Owned Open Space and Environmental Features – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features. In Neighborhood 2 of the Development Area of the Places29 Master Plan. (Rebecca Ragsdale)

Action: On motion of Commissioner Bivins, seconded by Commissioner Carrazana, by a vote of 6:0, the Planning Commission recommended approval of ZMA2022-06 999 Rio Road for the reasons stated in the staff report.

Action: On motion of Commissioner Bivins, seconded by Commissioner Missel, by a vote of 5:1 (Commissioner Firehock opposed), the Planning Commission approved an exception from the planting strip requirement of County Code Section 14-422 because of an unusual situation, including but not limited to, the unusual size of the property and the reasons stated in the staff report.

6b. **ZMA202200010 Riverside Village NMD: Block 1 Amendment**
MAGISTERIAL DISTRICT: Rivanna
TAX MAP/PARCEL: 078G00001000A0
LOCATION: 610, 620, and 630 Riverside
Shops Way, Charlottesville, VA 22911;
property on the north side of the intersection of

Clerk:

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

<p>Stony Point Road (State Route 20) and Trailside Drive.</p> <p>PROPOSAL: Amend the application plan and the code of development associated with previously approved application ZMA201600019.</p> <p>PETITION: Request to amend the application plan and the code of development associated with ZMA201600019 to reduce the minimum required commercial area in Block 1 from 8,000 square feet to 1,600 square feet. Block 1 consists of one parcel of approximately 2.407 acres. No increase in the permitted number of residential units is requested.</p> <p>ZONING: NMD Neighborhood Model District – residential (minimum of two housing types) mixed with commercial, service, and industrial uses; in accordance with ZMA201600019.</p> <p>OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Preserved, Steep Slopes – Managed, Flood Hazard Overlay District</p> <p>PROFFERS: No</p> <p>COMPREHENSIVE PLAN: Urban Density Residential – residential (6-34 dwelling units/acre), religious assembly uses, schools and child-care, institutional. Secondary commercial/retail, offices. In Neighborhood 3, in the Pantops Master Plan area.</p> <p>POTENTIALLY IN THE MONTICELLO</p> <p>VIEWSHED: Yes (Rebecca Ragsdale)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Carrazana, by a vote of 5:1 (Commissioner Bivins opposed), the Planning Commission recommended denial of ZMA2022-10 Riverside Village NMD: Block 1 to reduce minimum non-residential square footage from 8,000 to 1,600 square feet because non-residential uses should be retained at 8,000 square feet, or only slightly reduced, as an important element for the order of planning for this development</p>	
<p>7. Committee Reports:</p> <p>Commissioner Missel: 5th & Avon CAC elected officers at its February meeting, along with an update on the AC44.</p> <p>Commissioner Bivins: Places29 Hydraulic CAC presentation for a potential new multifamily development on Hydraulic,</p>	
<p>8. New Business:</p> <p>Board of Supervisors Meetings: February 15 and 22, 2023</p> <p>Mr. McDermott gave an overview of the February 15 and 22, 2023, Board of Supervisors meetings and actions.</p>	

Mr. McDermott gave an overview of the AC44 Comp Plan progress.	
9. Old Business: None	
10. Items for follow-up: None	
Adjournment: Adjourned at 8:20 pm to next scheduled meeting on Tuesday, March 14, 2023, at 6:00 p.m.	