

**PLANNING COMMISSION  
FINAL AGENDA  
February 28, 2023  
4:00 PM  
LANE AUDITORIUM, COUNTY OFFICE BUILDING  
401 MCINTIRE ROAD**

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**Planning Commission Work Session and 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.

**4:00 PM**

1. **Call to order and establish quorum.**
2. **Work Session**

**a. ZTA202300001 Commercial Solar**

Overview of solar energy generation facilities from a land use regulatory perspective, presentation of general information on solar facilities and their development that are most often the focus of local regulations and discretionary permit review, and outlining regulatory best practices. The Planning Commission is asked to provide guidance on focused input questions during the work session.

(Bill Fritz/Berkely Group)

**5:30 Pm- Recess**

**6:00 PM**

3. **Call to Order and establish quorum**
4. **Other Matters Not Listed on the Agenda from the Public.**
5. **Consent Agenda (on next sheet).**
6. **Public Hearings.**

**a. ZMA202200006 999 Rio Road**

PROJECT: 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 (ZMA20190001), 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 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)

**b. ZMA202200010 Riverside Village NMD: Block 1 Amendment**

PROJECT: 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 Stony Point Road (State Route 20) and Trailside Drive. PROPOSAL: Amend the application plan and the code of development associated with previously approved application ZMA201600019.

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. ZONING: NMD Neighborhood Model District – residential (minimum of two housing types) mixed with commercial, service, and industrial uses; in accordance with ZMA201600019. OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Preserved, Steep Slopes – Managed, Flood Hazard Overlay District PROFFERS: No

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.

(Rebecca Ragsdale)

7. **Committee Reports.**

8. **New Business.**

9. **Old Business.**

10. **Items for follow-up.**

**Adjournment—8:00 p.m.**

**THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, MARCH 14, 2023**

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**CONSENT AGENDA**

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THERE ARE NOT ITEMS SCHEDULED ON THE CONSENT AGENDA.