

FINAL ACTION MEMO REGULAR MEETING
Planning Commission Meeting of March 14, 2023

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> Meeting called to order at 6:00 p.m. by Chair Clayborne. PC members present were Chair Clayborne, Vice-Chair Missel, Mr. Bivins, Mr. Murray, Ms. Firehock, and Mr. Carrazana Staff members present were: Kevin McDermott, Rebecca Ragsdale, Dr Stacy Pethia, Andy Herrick, Alberic Karina-Plun, and Carolyn Shaffer (via Zoom) 	
<p>2. Other Matters Not Listed on the Agenda from the Public</p>	<u>Clerk:</u> None
<p>3. Consent Agenda Approval of Minutes for February 14, 2023.</p> <p>Action: On motion of Commissioner missel, seconded by Commissioner Firehock, the Planning Commission approved the minutes of the February 14, 2023 meeting, as submitted.</p> <p>Approved with a vote of 6:0</p>	<u>Clerk:</u> Post to website
<p>4. Public Hearings</p> <p>4a. SP202200012 – City Church Expansion MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 06100-00-00-153A1 LOCATION: 1010 and 1012 Rio Road E, Charlottesville, VA 22901 PROPOSAL: Amend existing special use permit, SP201700010, to allow a 10, 600 square foot multi -use building, with additional office space, towards the rear of the parcel, along with a parking lot expansion of 43 spaces. PETITION: Religious assembly in the R4 Zoning District on a 4.23-acre parcel under Section 15.2.2.12 of the Zoning Ordinance. No dwellings proposed. ZONING: R4 Residential (4.0 units/acre) OVERLAY DISTRICT(S): Airport Impact Area, Steep Slopes – Managed COMPREHENSIVE PLAN: Urban Density Residential which allows residential uses (6.01 – 34 units/ acre) and supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 2 of the Places 29 Master Plan. (Rebecca Ragsdale)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Murray, by a vote of 6:0, the Planning Commission recommended approval of SP2022-12 City Church with Conditions with the conditions presented by staff at the meeting:</p>	<u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.

<p>1. Development and use must be in general accord (as determined by the Director of Planning and the Zoning Administrator) with the revised conceptual plan entitled, "City Church Multi-Use Space Addition," prepared by Timmons Group and last updated October 12, 2022 (hereafter "Conceptual Plan"). To be in general accord with the Conceptual Plan, development and use must reflect the following major elements within the development essential to its design, as shown on the Conceptual Plan:</p> <ul style="list-style-type: none"> a. Location of proposed building; b. Location of parking; c. 20' buffer along the eastern property line; and d. Wooded areas designated to remain. <p>Minor modifications to the plan that do not otherwise conflict with the elements listed above may be made to ensure compliance with the Zoning Ordinance.</p> <p>2. The area of assembly is limited to a sanctuary with a maximum of 320 seats.</p> <p>3. Upon demand of the County, the owner(s) must dedicate sufficient right-of-way adjacent to Rio Road for improvements identified in the Rio Corridor Road Plan, dated June 30, 2022.</p> <p>4. The use must commence on or before July 1, 2028 or this permit will expire and be of no effect.</p>	
<p>5. Presentation</p> <p>5a. Affordable Housing Developer Incentives Staff will be providing an update on affordable housing activities since adoption of the new housing policy in July 2021. (Dr. Stacy Pethia)</p>	<p><u>Clerk:</u> Chair asked staff to look into having a joint session between PC and BoS regarding updates to the affordable housing plan and ordinance.</p>
<p>6. Committee Reports: Commissioner Bivins: Places29 Hydraulic CAC went to Southwood, this was set up by Supervisor McKeel.</p>	
<p>7. Board of Supervisors Meeting: March 1 & 8, 2023</p> <p>Mr. McDermott gave an overview of the March 1 & 8, 2023, Board of Supervisors meetings and actions.</p>	
<p>8. New Business: AC44 Update</p>	
<p>9. Old Business: None</p>	
<p>10. Items for follow-up: None</p>	
<p>Adjournment:</p>	

Adjourned at 7:43 pm to next scheduled meeting on Tuesday, March 28, 2023, at 4:00 p.m.	
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