

FINAL ACTION MEMO REGULAR MEETING
Planning Commission Meeting of April 25, 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 Vice-Chair Missel. • PC members present were Vice-Chair Missel, Mr. Bivins, Mr. Murray, Ms. Firehock, and Mr. Carrazana • PC members absent was Chair Clayborne • Staff members present were: Kevin McDermott, Andy Reitelbach, Andy Herrick, Alberic Karina-Plun, and Carolyn Shaffer (via Zoom) 	
<p>2. Other Matters Not Listed on the Agenda from the Public</p>	<p><u>Clerk:</u> None</p>
<p>3. Consent Agenda Approval of March 14 and 28, 2023 Meeting Minutes</p> <p>Action: On motion of Commissioner Firehock, seconded by Commissioner Carrazana, the Planning Commission approved the minutes of the March 14 and 28, 2023 meetings, as submitted.</p> <p>Approved with a vote of 5:0 (Chair Clayborne absent)</p>	<p><u>Clerk:</u> Post to website.</p>
<p>4. Action Items</p> <p>4a. SDP202200047 Victoria Heights AIA Review MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 046D00000000A2 and 04600000002400 LOCATION: 2506 Powell Ridge, Charlottesville, VA 22911 PROPOSAL: Request to vary the planting strip and sidewalk requirements on a proposed street (known as Settlers Ridge Road) within a future subdivision, in accordance with Section 14-422(F) and Section 14-422(E) of the Subdivision Ordinance. ZONING/BY-RIGHTS USE: R-1 Residential – one unit per acre COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units per acre); supporting uses such as religious institutions, schools, and other small-scale non-residential uses in the Places29 Master Plan. (Andy Reitelbach)</p> <p>Action: On motion of Commissioner Bivins, seconded by Commissioner Firehock, by a vote of 5:0 (Chair Clayborne absent), the</p>	<p><u>Clerk:</u> None.</p>

	<p>Planning Commission determined that Victoria Heights (SDP202200047) would reduce or be equivalent to hazard and/or noise impacts anticipated under standard level-conventional development of the underlying zoning district.</p>
<p>4b. SUB202200190 Montgomery Ridge-Phase 4-Sidewalk/Planting Strip Waiver MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 04600000002400 LOCATION: 2506 Powell Ridge, Charlottesville, VA 22911 PROPOSAL: Request for approval of a preliminary subdivision plat to construct a residential development with a maximum of 14 single-family detached dwelling units (at a density of approximately 1 unit/acre), on a parcel of 14.01 acres. ZONING: R-1 Residential – 1 unit/acre. PROFFERS: No ENTRANCE CORRIDOR: No OVERLAY DISTRICT: AIA – Airport Impact Area; Steep Slopes – Managed; Steep Slopes – Preserved COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3 – 6 units/acre); supporting uses such as religious institutions, schools, and other small-scale non-residential uses. In the Community of Hollymead in the Places29 Master Plan area. (Andy Reitelbach)</p> <p>Action: On motion of Commissioner Carrazana, seconded by Commissioner Murray, the Planning Commission adopted the staff-prepared Resolution to Approve the Montgomery Ridge Planting Strip Exception, by a vote of 5:0 (Chair Clayborne absent).</p> <p>Action: On motion of Commissioner Carrazana, seconded by Commissioner Firehock, the Planning Commission adopted staff-prepared Resolution to Approve the Montgomery Ridge Sidewalk Exception, by a vote of 5:0 (Chair Clayborne absent).</p>	<p><u>Clerk:</u> None.</p>
<p>4c. SUB202200178 Montgomery Ridge-Phase 4-Preliminary-AIA Review MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 04600000002400 LOCATION: 2506 Powell Ridge, Charlottesville, VA 22911 PROPOSAL: Request for approval of a preliminary subdivision plat to construct a residential development with a maximum of 14 single-family detached dwelling units (at a density of approximately 1 unit/acre), on a parcel of 14.01 acres. ZONING: R-1 Residential – 1 unit/acre. PROFFERS: No</p>	<p><u>Clerk:</u> None.</p>

<p>ENTRANCE CORRIDOR: No OVERLAY DISTRICT: AIA – Airport Impact Area; Steep Slopes – Managed; Steep Slopes – Preserved COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3 – 6 units/acre); supporting uses such as religious institutions, schools, and other small-scale non-residential uses. In the Community of Hollymead in the Places29 Master Plan area. (Andy Reitelbach)</p> <p>Action: On motion of Commissioner Murray, seconded by Commissioner Firehock, by a vote of 5:0 (Chair Clayborne absent), the Planning Commission determined that Montgomery Ridge-Phase 4 (SUB202200178) would reduce or be equivalent to hazard and/or noise impacts anticipated under standard level-conventional development of the underlying zoning district.</p>	
<p>5. Committee Reports:</p> <p>Commissioner Murray: Gave highlights from the Crozet CAC meeting.</p> <p>Commissioner Firehock: Gave highlights from the 5th & Avon CAC meeting and Historic Preservation Committee meeting.</p> <p>Commissioner Bivins: Gave highlights from the Places29 Hydraulic CAC meeting.</p> <p>Commissioner Missel: Reported that the 5th & Avon CAC meeting had a passionate discussion about the growth plan.</p>	
<p>6. Board of Supervisors Meeting:</p> <p>Mr. McDermott gave an overview of the April 5, and 19, 2023, Board of Supervisors meetings and actions.</p>	
<p>7. New Business:</p> <p>AC44 Update: No updates due to that being discussed at the Work Session.</p> <p>Commissioner Firehock asked about a lighting ordinance in the 5th & Avon area.</p>	
<p>8. Old Business:</p> <p>None</p>	
<p>9. Items for follow-up:</p> <p>None</p>	
<p>Adjournment: Adjourned at 6:50 pm to next scheduled meeting on May 23, 2023</p>	