

**PLANNING COMMISSION
MEETING AGENDA
August 22, 2023
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

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 Hearing.
 - a. **ZTA202300005 Countywide Certificate of Appropriateness**
The Planning Commission will receive comments on a proposed ordinance to amend Section 30.6.4 (Certificates of Appropriateness) of Chapter 18 (Zoning) of the Albemarle County Code, to add sites subject to a public-private partnership agreement executed by the County of Albemarle, as a category of structures, sites, improvements, or architectural elements eligible for county-wide certificates of appropriateness. A copy of the full text of the proposed ordinance is on file in the office of the Clerk of the Board of Supervisors, and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. (Margaret Maliszewski)
 - b. **SP202300003 Millcreek Lot 11-Independent Office I Industrial**
MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 076M1000001100 LOCATION: Property on the east side of Stoney Ridge Road, near its terminus; approximately 950 feet northeast of the intersection of Stoney Ridge Road and Southern Parkway, in the Mill Creek Industrial Planned Unit Development. PROPOSAL: Request for a special use permit to allow the construction of an independent office within a structure not established or vested until after April 3, 2014, on a parcel of approximately 1.35 acres, in the designated Industrial section of the Mill Creek Planned Unit Development. PETITION: Special Use Permit request for an independent office within a structure not established or vested until after April 3, 2014, in accordance with Section 26.2(a) of the Zoning Ordinance. No dwelling units proposed. ZONING: PUD Planned Unit Development – residential (maximum of 35 units/acre), mixed with commercial, service and industrial uses; in accordance with ZMA199500019. OVERLAY DISTRICT(S): AIA – Airport Impact Area and Steep Slopes – Managed COMPREHENSIVE PLAN: Industrial – manufacturing, storage, distribution, office and commercial activities related to industrial use and research and development; in Neighborhood 4, in the Southern and Western Urban Neighborhoods Master Plan area. MONTICELLO VIEWSHED: Yes (Andy Reitelbach)
 - c. **SP202300001 Covenant School Tennis Court**
MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 090A0-00-00-00200, 07600-00-00-053J0 LOCATION: 175 Hickory Street, 499 Stagecoach Road PROPOSAL: Request to amend a prior approved special use permit (SP199900054) to add an adjacent 2.61-acre parcel at 499 Stagecoach Road to the existing 25.93-acre school campus. The proposal includes removal of the existing house and development of six tennis courts, a storage/restroom building, parking lot of approx. 6 spaces, lighting, pedestrian path to existing school campus and existing parking that will be used to serve the courts. PETITION: Private School-Sections 18-14.2.2(5) Private School ZONING: R-2 Residential - 2 units/acre OVERLAY DISTRICT(S): Steep Slopes (Managed) COMPREHENSIVE PLAN: Southern and Western Neighborhood Master 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. (Rebecca Ragsdale)
5. Review of Board of Supervisors Meeting: August 16, 2023
6. Committee Reports.
7. AC44 Update
8. Old Business/New Business
9. Items for follow-up.

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Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD ON TUESDAY, September 12, 2023.

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):

- a. Approval of Draft Minutes: [July 11, 2023](#), and [July 25, 2023](#), Regular Meeting
- b. [VA202300003 3676 Twin Creek Road](#)