

FINAL ACTION MEMO Planning Commission Meeting of September 12, 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 Mr. McDermott. PC members present were: Mr. Missel, vice chair; Mr. Bivins; Mr. Murray; Ms. Firehock; and Mr. Carrazana; Mr. Moore PC members absent were: Mr. Clayborne, Chair; Mr. Missel, Vice-Chair Staff members present were: Kevin McDermott; Andy Herrick, Margaret Maliszewski; Andy Reitelbach; Rebecca Ragsdale; and Carolyn Shaffer (via Zoom) 	
<p>2. Election of Temporary Chair. Mr. McDermott asked for a nomination for a Temporary Chair, as Chair Clayborne and Vice-Chair Missel were both out.</p> <p>Action: After Commissioner Bivins was nominated, on motion of Commissioner Moore, seconded by Commissioner Carrazana, the Planning Commission elected Commissioner Bivins as Temporary Chair by a vote of 4:0 (Chair Clayborne and Commissioner Missel absent, Commissioner Bivins abstained)</p>	<p><u>Clerk:</u> None</p>
<p>3. Other Matters Not Listed on the Agenda from the Public.</p>	<p><u>Clerk:</u> None</p>
<p>4. Consent Agenda: Approval of Minutes for August 8, 2023, and August 22, 2023.</p> <p>Action: On motion of Commissioner Carrazana, seconded by Commissioner Murray, the Planning Commission approved the minutes of the August 8, 2023 and August 22, 2023 meetings, as submitted, by a vote of 5:0 (Chair Clayborne and Commissioner Missel absent)</p>	<p><u>Clerk:</u> Post to website</p>
<p>5. Public Hearings</p> <p>5a. ZTA202300003: Residential Density Bonus Factors The Commission considered proposed amendments to Albemarle County Code Section 18-2.4.1 – to clarify that if no density range or maximum density is shown in the Comprehensive Plan, no bonus density factor may be applied. (Bill Fritz) Action: On motion of Commissioner Carrazana, seconded by Commissioner</p>	<p><u>Clerk:</u> Forward the Planning Commission's recommendations to the Board of Supervisors ahead of the Board's public hearing on this proposed ordinance.</p>

<p>Firehock, by a vote of 5:0 (Chair Claiborne and Commissioner Missel absent), the Planning Commission recommended approval of ZTA2023-03 Residential Density Bonus Factors, with the conditions as recommended by staff.</p> <p>5b. SP202300004 Briery Creek Farm (Reventon Farm) – Water Related Uses SP202300005 Reventon Farm - Boarding Camp MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 12400-00-00-01200, 12400-00-00-0040, 12400-00-00-004A0 and 124-00-00-004B0 LOCATION: These properties are located on the west side of Rolling Road at the Albemarle/Fluvanna County line. PROPOSAL: SP202300004 Briery Creek Farm (Reventon Farm) – Water Related Uses is a special use permit request to allow boat docks, boat liveries and water related activities within the floodplain. (The floodplain is solely in Albemarle County.) SP202300005 Briery Creek Farm (Reventon Farm) – Camp is a special use permit request to allow up to 250 cabins in total (approximately 200 are located in Albemarle) with outdoor amenities including but not limited to educational spaces for arts and crafts and cooking, fitness and wellness facilities, playgrounds, horseback riding, ropes course, hiking, cycling and water based recreational facilities. Facilities for dining and provisions are proposed. (This project straddles the Albemarle/Fluvanna County line with improvements in both localities. The applicant is pursuing approvals in Fluvanna County concurrently.) PETITION: Day camp, boarding camp under Section 10.2.2.20 of the zoning ordinance on a 445 -acre parcel. Recreational uses including, but not limited to, parks, swimming areas, golf courses and driving ranges, picnic areas, wildlife and nature preserves, game farms, fish hatcheries, hunting, fishing and hiking areas, athletic fields, and horse show grounds; provided that no primary or accessory structures are permitted under this classification, Structures accessory to a permitted recreational use; provided that no accessory structures for human habitation are permitted, Water related uses such as boat docks and boat liveries under Section 30.3.11 of the zoning ordinance. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots)</p>	<p><u>Clerk:</u> Forward the Planning Commission's recommendations to the Board of Supervisors ahead of the Board's public hearing on these applications.</p>
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<p>OVERLAY DISTRICT(S): Flood Hazard Overlay District COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) (Bill Fritz)</p> <p>Action: On motion of Commissioner Firehock, seconded by Commissioner Moore, by a vote of 5:0 (Chair Claiborne and Commissioner Missel absent), the Planning Commission recommended approval of SP2023-04 Briery Creek Farm (Reventon Farm) – Water Related Uses, with the conditions contained in Attachment 6 of the staff report.</p> <p>Action: On motion of Commissioner Firehock, seconded by Commissioner Moore, by a vote of 5:0 (Chair Claiborne and Commissioner Missel absent), the Planning Commission recommended approval of SP2023-05 Reventon Farm – Boarding Camp, with the conditions contained in Attachment 7 of the staff report.</p>	
<p>6. Review of Board of Supervisors Meeting:</p> <p>Mr. McDermott gave an overview of the September 6, 2023, Board of Supervisors meeting.</p>	<p><u>Clerk:</u> None</p>
<p>7. Committee Reports.</p> <p>Commissioner Firehock: Because Historic Preservation Committee didn't have a quorum, they didn't meet.</p> <p>Commissioner Bivins: Places29 Hydraulic CAC meeting had two presentations.</p> <p>Commissioner Moore: Places29 Rio CAC meeting had presentations.</p>	<p><u>Clerk:</u> None</p>
<p>8. AC44 Update:</p> <p>Mr. McDermott stated that there was a work session with the Board of Supervisors. Next presentation to the Planning Commission will be October 10, 2023.</p>	<p><u>Clerk:</u> None</p>
<p>9. Old Business/New Business</p>	<p><u>Clerk:</u> None</p>
<p>10. Items for follow-up.</p>	<p><u>Clerk:</u> None</p>
<p>Adjournment Adjourned at 7:35 pm to next scheduled meeting on Tuesday, September 26, 2023, at 4:00 p.m.</p>	