

<b>FINAL ACTION MEMO</b> <b>Planning Commission Meeting of October 24, 2023</b>	
<b><u>AGENDA ITEM/ACTION</u></b>	<b><u>FOLLOW-UP ACTION</u></b>
1. <b>Call to Order.</b> <ul style="list-style-type: none"> <li>Meeting called to order at 4:00 p.m. by Chair Clayborne.</li> <li>PC members present: Mr. Clayborne, Chair; Mr. Missel, Vice Chair; Mr. Bivins; Mr. Murray; Mr. Carrazana; and Mr. Moore</li> <li>Ms. Firehock (via Zoom) asked to participate remotely from her home in Albemarle County due to a medical condition of a family member. On motion by Commissioner Murray, seconded by Commissioner Missel, the Commissioners present voted 6:0 to allow Commissioner Firehock's remote participation.</li> <li>PC Member absent: none</li> <li>Staff members present were: Kevin McDermott; Andy Herrick, J.T. Newberry; Emily Kilroy; Trevor Henry; David Benish; Bill Fritz; Alberic Karina-Plun; and Carolyn Shaffer (via Zoom)</li> </ul>	
2. <b>Other Matters Not Listed on the Agenda from the Public</b>	Clerk: None
3. <b>Consent Agenda</b> None	Clerk: None
4. <b>Presentation</b>  4a. <b>Economic Development Update</b> On November 14, 2023, the Commission will review and discuss the Goals and Objectives for the Economic Development chapter in the AC44 Comprehensive Plan update. To prepare for this meeting, staff provided an overview of the County's activities under its first economic development strategic plan, Project ENABLE. (J.T. Newberry)	Clerk: None.
<b>RECESS</b>	
5. <b>Public Hearings.</b>  5a. <b>CCP202300002 New Southern Feeder Pattern Elementary School</b> MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 09100000001100	Clerk: Forward the Planning Commission's finding and recommendations to the Board of Supervisors.

<p>LOCATION: At the southern terminus Founders Place, adjacent to and south of the Monticello Fire Rescue Station</p> <p>PROPOSAL: Construct public elementary school on 15.8 acre parcel</p> <p>PETITION: Review to determine if the location, character and extent of proposed public use (elementary school) is in substantial accord with the County Comprehensive Plan</p> <p>ZONING: R-1 Residential - 1 unit/acre</p> <p>ENTRANCE CORRIDOR: No</p> <p>OVERLAY DISTRICT: AIA Airport Impact Area</p> <p>COMPREHENSIVE PLAN: Institutional – schools, libraries, parks, utilities, hospitals, universities, colleges and other developed and undeveloped publicly owned property. (David Benish)</p> <p><b>Action:</b> On motion of Commissioner Missel, seconded by Commissioner Moore, by a vote of 7:0, the Planning Commission found the location, character, and extent of CCP202300002 New Southern Feeder Pattern Elementary School and the public use thereof to be in substantial accord with the Comprehensive Plan for the reasons identified as favorable factors in the staff report. The Commission also recommended that its discussion related to transportation impact analysis and community engagement be considered in moving those two processes forward.</p> <p>5b. <b>ZMA202100016 North Fork UVA Discovery Park</b></p> <p>MAGISTERIAL DISTRICT: Rio</p> <p>TAX MAP/PARCEL(S): 03200-00-00-006A2; 03200-00-00-006R0; 03200-00-00-01800; 03200-00-00-018A0; 03200-00-00-019C0; 03200-00-00-019D0; 03200-00-00-019E0; 03200-00-00-019F0; 03200-00-00-019F1; 03200-00-00-019G0; 03200-00-00-019H0; 03200-00-00-019H1; 03200-00-00-019J0; 03200-00-00-019J1; 03200-00-00-022B1; 03200-00-00-022B2</p> <p>LOCATION: This includes developed and undeveloped land in the North Fork UVA Discovery Park. The properties are located north of Airport Road, Route 649, between Seminole Trail, Route 29, and Dickerson Road, Route 606, extending north to the North Fork Rivanna River.</p> <p>PROPOSAL: The applicant proposes to rezone the southern area in the North Fork UVA Discovery Park to NMD, Neighborhood Model Development to allow residential uses, approximately 1,400 units, and to amend the Code of Development and Application plan for the northern area, which is proposed to remain</p>	<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>
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PDIP, Planned Development Industrial Park. Approximately 7 acres of land not currently in the PDIP is proposed to be rezoned to PDIP

PETITION: Rezone a total of approximately 543 acres. Approximately 172 is proposed to be rezoned from PDIP to NMD. Approximately 5 acres is proposed to be rezoned from HI, Heavy Industry to PDIP. Approximately 2 acres is proposed to be rezoned from R-1, Residential to PDIP. Approximately 371 that is currently zoned PDIP is proposed to have the Code of Development and Application Plan amended, the zoning would remain PDIP. R1 Residential, allows residential uses (1 unit/acre density). HI Heavy Industrial allows industrial and commercial uses (no residential use) NMD Neighborhood Model District allows residential (minimum of two housing types) mixed with commercial, service, and industrial uses. PDIP Planned Development Industrial Park allows industrial and ancillary commercial and service uses (no residential use)

OVERLAY DISTRICT(S): ENTRANCE CORRIDOR, FLOOD HAZARD, and STEEP SLOPES – MANAGED and – PRESERVED, AIRPORT IMPACT AREA.

ENTRANCE CORRIDOR (EC): Yes

PROFFERS: Yes

COMPREHENSIVE PLAN: Urban Mixed Use (in areas around Centers) – commercial and retail uses that are not accommodated in Centers and residential (3 – 34 units/ acre). Office/R&D/Flex/Light Industrial – commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging; residential is a secondary use (no maximum density). Light Industrial – manufacturing from prepared materials, processing, fabrication, assembly, and distribution of products. Institutional – civic uses, parks, recreational facilities, and similar uses on County-owned property. Public Open Space – recreation and open space uses. Privately Owned Open Space; Environmental Features – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features.

(Bill Fritz)

**Disclosures:** Before the public hearing, Commissioner Missel stated that because he is employed by the applicant, he is disqualified from considering this application. He submitted a written disclosure statement and left the meeting at 6:51 p.m.

Commissioners Carrazana, Murray, Moore, and Firehock each disclosed that they were employed by the University of Virginia, a

	<p>separate entity from the applicant. They each stated that they could and would consider the application fairly, objectively, and in the public interest.</p> <p><b>Action:</b> Following the public hearing and Commission discussion, on motion of Commissioner Moore, seconded by Commissioner Bivins, by a vote of 6:0 (Commissioner Missel recused), the Planning Commission recommended approval of ZMA202100016 North Fork UVA Discovery Park, for the reasons stated in the staff report.</p>	
6.	<p><b>Review of Board of Supervisors Meeting: October 18, 2023</b></p> <p>Mr. McDermott gave an overview of the Board of Supervisors meeting.</p>	<p><u>Clerk:</u> None</p>
7.	<p><b>Committee Reports.</b> <b>Commissioner Bivins:</b> The Combined CAC Meeting was held last week.</p> <p>Mr. Karina-Plun gave an update on the MPO meeting.</p>	<p><u>Clerk:</u> None</p>
8.	<p><b>AC44 Update</b></p> <p>Mr. McDermott gave an update.</p>	<p><u>Clerk:</u> None</p>
9.	<p><b>Old Business/New Business</b></p> <p>9a. Planning Commission/Board of Supervisors Joint Work Session – Affordable Housing and Development Incentives: Monday, December 4, 2023 from 1 pm – 4 pm., to be held offsite.</p> <p>9b. Albemarle Planning Commission/Charlottesville Planning Commission Joint Meeting: Early 2024</p>	<p><u>Clerk:</u> None</p>
10.	<p><b>Items for follow-up.</b></p>	<p><u>Clerk:</u> None</p>
11.	<p><b>Adjournment.</b> Adjourned at 8:11 p.m. to next scheduled meeting on Tuesday, November 14, 2023, at 6:00 p.m.</p>	