

FINAL ACTION MEMO
Planning Commission Meeting of November 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: Mr. Clayborne, Chair; Mr. Missel, Vice Chair; Mr. Bivins; Mr. Murray; and Mr. Moore PC Member absent: Mr. Carrazana Staff members present were: Kevin McDermott; Andy Herrick; Jodie Filardo; Bart Svoboda; Tori Kanellopoulos; Ben Holt; Dr. Stacy Pethia; James Fulcher; Scott Clark; Rebecca Ragsdale; and Carolyn Shaffer Ms. Firehock (via Zoom) asked to participate remotely from her home in Albemarle County due to an illness. Chair Clayborne asked for a motion to allow Commissioner Firehock to participate remotely in the meeting via Zoom. On motion of Commissioner Murray, seconded by Commissioner Moore, the Commissioners present voted 5:0 to allow Commissioner Firehock's remote participation (Commissioner Carrazana absent) 	
2. Other Matters Not Listed on the Agenda from the Public	<u>Clerk:</u> None
<p>3. Consent Agenda: Approval of Minutes for October 10, 2023, and October 24, 2023.</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Murray, the Planning Commission approved the minutes of the October 10, 2023, and October 24, 2023, meetings, as submitted, by a vote of 6:0 (Commissioner Carrazana absent)</p>	<u>Clerk:</u> Post to website
<p>4. Work Session</p> <p>4a. CPA202100002 AC44 Goals and Objectives for Housing and Economic Development Work session to receive Planning Commission feedback on the draft Goals and Objectives for the following three AC44 Comprehensive Plan chapters: Housing and Economic Development. (Tori Kanellopoulos/Ben Holt)</p>	<u>Clerk:</u> Staff will include the comments and suggestions of the Planning Commission in its presentation to the Board of Supervisors.
5. Public Hearings	

<p>5a. AFD202300001 Evans Kinloch District Addition The addition of the following parcel to the Evans Kinloch Agricultural and Forestal District (Albemarle County Code § 3-224) on November 14, 2023, at 6 p.m. The parcel proposed for addition is Tax Map 50 Parcel 5A (25.78 acres, located at 6182 Turkey Sag Road). The Albemarle County Agricultural and Forestal Districts Advisory Committee has recommended approval of this addition. (James Fulcher/Scott Clark)</p> <p>Action: On motion of Commissioner Murray, seconded by Commissioner Missel, by a vote of 6:0, the Planning Commission recommended approval of AFD2023-01 Evans Kinloch District Addition as recommended in the staff report. (Commissioner Carrazana absent)</p> <p>ZMA202300004 Cornerstone Community Church MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 078000000058K0 LOCATION: 1395 Stony Point Rd PROPOSAL: Rezone one parcel to allow for religious assembly uses (300 seats) and commercial uses (13,500 sq. ft.) PETITION: Rezone a 3.578 acre parcel from R-1 Residential, which allows residential uses at a density of 1 unit per acre, to C-1 Commercial, which allows retail sales and service and residential uses at a density of 15 units per acre by special use permit. No residential units proposed. ZONING: R-1 Residential - 1 unit/acre OVERLAY DISTRICT(S): Entrance Corridor, Flood Hazard Overlay District PROFFERS: Yes COMPREHENSIVE PLAN: Urban Density Residential – residential (6-34 du/acre), religious assembly uses, schools and childcare, institutional. Secondary commercial/retail, offices and Parks & Green Systems – stream buffers, floodplain, and steep slopes, privately owned open space, natural areas in Neighborhood 3 of the Pantops Master Plan Area. (Rebecca Ragsdale)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Clayborne, by a vote of 6:0, the Planning Commission recommended approval of ZMA2023-04 Cornerstone Community Church, for the reasons stated in the staff report. (Commissioner Carrazana absent)</p>	<p>Clerk: Forward the Planning Commission's recommendations to the Board of Supervisors ahead of the Board's public hearing on this application.</p> <p>Clerk: Forward the Planning Commission's recommendations to the Board of Supervisors ahead of the Board's public hearing on this application.</p>
6. Committee Reports:	<p>Clerk:</p>

<p>Commissioner Murray: Crozet CAC met, had a presentation on AC44, and discussed transportation.</p> <p>Commissioner Bivins: Places29 Hydraulic CAC had a presentation on AC44.</p> <p>Commissioner Missel: 5th & Avon CAC will meet on Thursday.</p>	None
<p>7. Review of Board of Supervisors Meeting: Mr. McDermott gave an overview of the November 1, 2023, Board meeting.</p>	<u>Clerk:</u> None
<p>8. AC44 Update: Mr. McDermott referred to the AC44 presentation and discussion earlier in the meeting.</p>	<u>Clerk:</u> None
<p>9. New Business:</p> <p>9a. A Planning Commission/Board of Supervisors Joint Work Session on Affordable Housing and Development Incentives is scheduled for December 4, 2023 from 1:30 pm – 4:00 pm at North Fork Research Park.</p> <p>9b. An Albemarle Planning Commission / Charlottesville Planning Commission Joint Meeting is still in the planning stages.</p> <p>Other presentations such as transportation, etc.</p>	<u>Clerk:</u> None
<p>10. Old Business:</p>	
<p>11. Items for follow-up:</p>	
<p>Adjournment: Adjourned at 9:00 p.m. to next scheduled meeting on Tuesday, November 28, 2023, at 6:00 p.m.</p>	