

FINAL ACTION MEMO
Planning Commission Meeting of November 28, 2023

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. Call to Order. <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; Ms. Firehock (arrived at 6:02 p.m.); Mr. Carrazana; and Mr. Moore • Staff members present were: Kevin McDermott; Andy Herrick, Rebecca Ragsdale; Andy Reitelbach; and Carolyn Shaffer 	
2. Other Matters Not Listed on the Agenda from the Public	<u>Clerk:</u> None
3. Consent Agenda None	<u>Clerk:</u> None
4. Public Hearings 4a. ZMA20230008 High School Center II at Albemarle High School MAGISTERIAL DISTRICT: Jack Jouett TAX MAP/PARCELS: 06000-00-00-078A0 LOCATION: 2775 Hydraulic Road, between Lambs Road and Georgetown Green PROPOSAL: Rezone 9.9 acres from RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) to R-10 Residential - 10 units/acre PETITION: Rezone a 9.9 acre portion of the 216.7 acre Lambs Lane Campus, along the Hydraulic Road frontage, from RA to R-10 for the construction of a new High School Center. Public uses, like schools are allowed in all zoning districts. The rezoning is to allow reduced setbacks and flexibility in building height and residential uses are not proposed. OVERLAY DISTRICTS: Entrance Corridor, Airport Impact Area PROFFERS: Yes 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) (Rebecca Ragsdale) Action: On motion of Commissioner Bivins, seconded by Commissioner Missel, by a vote of 7:0, the Planning Commission recommended approval of ZMA2023-08 High	<u>Clerk:</u> Forward the Planning Commission's recommendations to the Board of Supervisors ahead of the Board's public hearing on this application.

<p>School Center II at Albemarle High School, for the reasons stated in the staff report.</p> <p>4b. ZMA202200004 1906 Avon Street Extended MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 090000000003300; 0900000000033B0; 0900000000033C0 LOCATION: 1906 and 1920 Avon Street Ext., Charlottesville, VA 22902 PROPOSAL: Rezone three parcels to allow a maximum of 21 residential units. PETITION: Request to rezone a total of approximately 3.643 acres from the R-1 Residential Zoning District, which allows residential uses at densities up to one unit/acre, to R-10 Residential, which allows residential uses at densities up to 10 units/acre. A maximum of 21 multi-family, single-family attached, and single-family detached dwelling units is proposed, at a gross and net density of 6 units/acre. Associated request for modification of street standards. ZONING: R-1 Residential – 1 unit/acre OVERLAY DISTRICT(S): EC – Entrance Corridor and Steep Slopes – Managed PROFFERS: Yes COMPREHENSIVE 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; in Neighborhood 4 in the Southern and Western Urban Neighborhoods Master Plan area. POTENTIALLY IN THE MONTICELLO VIEWSHED: No (Andy Reitelbach)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Carrazana, by a vote of 7:0, the Planning Commission recommended approval of ZMA2022-04 1906 Avon Street Extended, for the reasons stated in the staff report.</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 application.</p>
<p>5. Committee Reports.</p> <p>Commissioner Firehock: The Historic Preservation met and discussed the Comp Plan.</p>	<p><u>Clerk:</u> None</p>
<p>6. Review of Board of Supervisors Meeting: November 15, 2023</p> <p>Mr. McDermott gave an overview of the Board of Supervisors meeting.</p>	<p><u>Clerk:</u> None</p>
<p>7. AC44 Update</p>	<p><u>Clerk:</u> None</p>

Mr. McDermott gave an update.	
8. New Business	<u>Clerk:</u> None
9. Old Business	<u>Clerk:</u> None
10. Items for follow-up.	<u>Clerk:</u> None
Adjournment Adjourned at 8:05 p.m. to Joint Board of Supervisors and Planning Commission Meeting on Monday, December 4, 2023 at 1:00 p.m. at North Fork (994 Research Park, Charlottesville, VA 22911)	