

PLANNING COMMISSION
FINAL AGENDA
REGULAR MEETING
NOVEMBER 28, 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. [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)

b. [ZMA20220004 1906 Avon Street Extended](#)

MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 09000000003300; 090000000033B0; 090000000033C0 LOCATION: 1906 and 1920 Avon Street Ext., Charlottesville, VA 22902

PROPOSAL: Rezone three parcels to allow a maximum of 38 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-15 Residential, which allows residential uses at densities up to 15 units/acre. A maximum of 38 multi-family and single-family attached dwelling units is proposed, at a gross and net density of 11 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)

5. Committee Reports.
6. Review of Board of Supervisors Meeting: November 15, 2023
7. AC44 Update
8. New Business.
9. Old Business.
10. Items for follow-up.

Adjournment

**THERE WILL BE A JOINT BOARD OF SUPERVISORS AND PLANNING COMMISSION MEETING ON MONDAY, DECEMBER 4, 2023
AT 1:00 PM AT NORTHFORK (994 RESEARCH PARK, CHARLOTTESVILLE, VA 22911)**

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, DECEMBER 12, 2023 @ 6:00 PM

CONSENT AGENDA

3. There are no items scheduled on the Consent Agenda.