

**FINAL ACTION MEMO**  
**Planning Commission Meeting of January 9, 2024**

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p><b>1. Call to Order.</b></p> <ul style="list-style-type: none"> <li>• Meeting called to order at 6:00 p.m. by Mr. Barnes, Secretary.</li> <li>• PC members present were Mr. Bivins; Ms. Firehock; Mr. Clayborne; Mr. Carrazana; Mr. Missel; and Mr. Moore.</li> <li>• Mr. Murray (via Zoom) asked to participate remotely from his home in Albemarle County due to a personal matter (hazardous road conditions in his area). On motion by Commissioner Clayborne, seconded by Commissioner Firehock, the Commissioners present voted 6:0 to allow Commissioner Murray's remote participation.</li> <li>• Staff members present were: Kevin McDermott, Michael Barnes, David Benish, Margaret Maliszewski, Andy Herrick and Carolyn Shaffer</li> </ul>	
<p><b>2. Other Matters Not Listed on the Agenda from the Public</b></p>	<u>Clerk:</u> None
<p><b>3. Election of Officers</b></p> <p>The following officers were unanimously elected:</p> <p>Fred Missel, Chair  Luis Carrazana, Vice-Chair</p> <p><b>Action:</b> On motion by Commissioner Carrazana, seconded by Commissioner Firehock, Mr. Missel was elected Chair by a vote of 7:0.</p> <p><b>Action:</b> On motion by Commissioner Clayborne, seconded by Commissioner Bivins, Mr. Carrazana was elected Vice-Chair by a vote of 7:0.</p>	<u>Clerk:</u> Share with staff
<p><b>4. Rules of Procedure</b></p> <p>The Rules of Procedure were readopted as submitted.</p> <p><b>Action:</b> On motion of Commissioner Firehock, seconded by Commissioner Moore, the Planning Commission re-adopted the Rules of Procedure by a vote of 7:0.</p>	<u>Clerk:</u> Post re-adopted Rules of Procedure on County website.
<p><b>5. Commission Liaisons</b></p> <p>Discussion of committees/boards/bodies on which Commissioners serve as liaisons.</p> <p><b>Action:</b> On motion of Commissioner Firehock, seconded by Commissioner Clayborne, the</p>	<u>Clerk:</u> Staff will revise list based upon agreed appointments.

<p>Planning Commission recommended approval of the updated Commission liaison assignments by a vote of 7:0.</p>	
<p><b>6. 2024 Meeting Schedule</b></p> <p><b>Action:</b> On motion of Commissioner Clayborne, seconded by Commissioner Carrazana, the Planning Commission approved the 2024 PC Meeting Dates with the December 24, 2024, meeting moved to December 17, 2024 by a vote of 7:0.</p> <p><b>Action:</b> On motion of Commissioner Clayborne, seconded by Commissioner Moore, the Planning Commission adopted the Resolution to Set Albemarle County Planning Commission Meeting Schedule and Establish Continuation Dates for Meetings for 2024 by a vote of 7:0.</p>	<p><u>Clerk:</u> Forward Resolution to Set Albemarle County Planning Commission Meeting Schedule and Establish Continuation Dates for Meetings to newspaper for publication.</p> <p>Finalize 2024 Meeting/Day/Time/Location schedule to reflect move of December 24, 2024 meeting.</p>
<p><b>7. Consent Agenda:</b> Approval of Minutes for December 19, 2023.</p> <p><b>Action:</b> On motion of Commissioner Firehock, seconded by Commissioner Clayborne, the Planning Commission approved the minutes of the December 19, 2023, meeting by a vote of 7:0.</p>	<p><u>Clerk:</u> Post to website.</p>
<p><b>8. Presentation.</b></p> <p><b>8a. Broadway Blueprint Phase 2, Corridor Plan</b> This presentation made the Commission aware of the Broadway Corridor Phase 2 Study now underway for the Broadway Street area, near the Wool Factory, and provided the Commission with the status of the work to date on the project. The study is considered the second phase of the Broadway Blueprint Study ("Phase 1"), conducted by the Economic Development Office (Attachment C provided background on the Phase 1 Study). (David Benish)</p>	<p><u>Clerk:</u> None.</p>
<p><b>9. Public Hearing.</b></p> <p><b>9a. SP202300007 Home Depot Outdoor Sales, Storage and Display</b> MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 06100000013100, 06100000013200 LOCATION: 1531-1638 Rio Rd. East PROPOSAL: Request for a special use permit to establish outdoor storage, display and sales of merchandise. PETITION: Outdoor storage, display and sales serving or associated with a permitted use in accordance with Section 30.6.3.2(b) of the</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>Zoning Ordinance on approximately 12.4 acres. No dwelling units proposed.</p> <p><b>ZONING:</b> Planned Development Shopping Center (PDSC) which allows shopping centers, retail sales and service uses; residential by special use permit (15 units/acre)</p> <p><b>OVERLAY DISTRICT(S):</b> Entrance Corridor, Airport Impact Area, Managed Steep Slopes</p> <p><b>COMPREHENSIVE PLAN:</b> Core (mix of uses including residential, commercial, retail, office, institutional, employment) and Flex (mix of residential, commercial, retail, office, institutional, and employment) Areas within the Rio29 Small Area Plan.</p> <p>(Margaret Maliszewski)</p> <p><b>Action:</b> On motion of Commissioner Moore, seconded by Commissioner Clayborne, by a vote of 7:0, the Planning Commission recommended approval of SP2023-07 Home Depot Outdoor Sales, Storage and Display with the conditions and for the reasons stated in the staff report.</p>	
<p><b>10. Committee Reports:</b></p> <p><b>Commissioner Bivins:</b> Places29 Hydraulic met and received a presentation on the Charlottesville Climbing Gym.</p>	<u>Clerk:</u> None.
<p><b>11. Review of Board of Supervisors Meeting:</b> Mr. Barnes provided an overview.</p>	<u>Clerk:</u> None.
<p><b>12. AC44 Update.</b> Mr. Barnes provided an update.</p>	<u>Clerk:</u> None.
<p><b>13. Old Business:</b> Commissioner Clayborne expressed interest in a joint meeting with the City of Charlottesville Planning Commission.</p>	<u>Clerk:</u> None.
<p><b>14. New Business:</b> Mr. Barnes introduced himself to the Commissioners.</p>	<u>Clerk:</u> None.
<p><b>15. Items for follow-up</b></p>	<u>Clerk:</u> None.
<p><b>Adjournment:</b> Adjourn to January 24, 2023, at 6:00 p.m., Meeting. The meeting adjourned at 8:15 p.m.</p>	