

**FINAL ACTION MEMO**  
**Planning Commission Regular Meeting of April 9, 2024**

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. <b>Call to Order.</b></p> <ul style="list-style-type: none"> <li>• Meeting called to order at 6:00 p.m. by Chair Missel.</li> <li>• PC members present were Mr. Missel; Mr. Carrazana; Mr. Bivins; Mr. Clayborne; Mr. Murray; and Mr. Moore.</li> <li>• Ms. Firehock (via Zoom) asked to participate remotely from his home in Albemarle County due to acute bronchitis. On motion by Commissioner Bivins, seconded by Commissioner Carrazana, the Commissioners present voted 6:0 to allow Commissioner Firehock's remote participation.</li> <li>• Staff members present were: Kevin McDermott, Andy Reitelbach, Rebecca Ragsdale, Margaret Maliszewski, Jodie Filardo, Andy Herrick, and Carolyn Shaffer</li> </ul>	
<p>2. <b>Other Matters Not Listed on the Agenda from the Public</b></p>	<u>Clerk:</u> None
<p>3. <b>Consent Agenda:</b>  Approval of Minutes for March 26, 2024.</p> <p><b>Action:</b> On motion of Commissioner Clayborne, seconded by Commissioner Moore, the Planning Commission approved the minutes of the March 26, 2024, meeting by a vote of 7:0.</p>	<u>Clerk:</u> Post to website
<p>4. <b>Items Requesting Deferral</b></p> <p>4a. <b>AFD202300001 Ivy Creek District Review</b>  Periodic (10-year) review of the Ivy Creek Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 44, parcels 18, 19, 19A, 19B, 20, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 21A1, 21A2, 21A3, 21C (part); Tax map 45: parcels 5F, 5F4. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (Scott Clark) <b>THIS ITEM REQUESTS DEFERRAL TO JUNE 11, 2024</b></p> <p><b>Action:</b> On motion of Commissioner Bivins, seconded by Commissioner Carrazana, by a vote of 7:0, the Planning Commission recommended deferral of AFD2023-01 Ivy Creek District Review to the June 11, 2024, meeting.</p>	<u>Clerk:</u> None

<p>4b. <b>AFD202400002 Hardware District Review</b>            Periodic (10-year) review of the Hardware Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 72, parcel 51C; Tax map 73, parcels 38, 41A, 41B1, 41B2, 42, 42A, 43, 44; Tax map 74, parcels 6H, 6N, 26, 28, 28B; Tax map 75, parcels 4A, 5; Tax map 86, parcels 16, 16A, 16C, 16D, 16F, 16F1, 16F2, 16H, 27, 27A; Tax map 87, parcels 10, 13A1, 13A2, 13E (part consisting of 89.186 acres), 16A; Tax map 88, parcels 2A, 3M, 3R, 3T, 3U, 3V, 6A, 20A, 20B, 20C, 20D, 20F, 23, 23E, 23F, 24, 24A, 24B, 26B2, 29, 40, 42; Tax map 99, parcels 10 (part), 29, 52, 52B. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.            (Scott Clark) <b>THIS ITEM REQUESTS DEFERRAL TO JUNE 11, 2024</b></p> <p><b>Action:</b> On motion of Commissioner Clayborne, seconded by Commissioner Carrazana, by a vote of 7:0, the Planning Commission recommended deferral of AFD2024-02 Hardware District Review to the June 11, 2024, meeting.</p>	<p><u>Clerk:</u>            None</p>
<p>5. <b>Public Hearing.</b></p> <p>5a. <b>ZMA202300012 Holly Hills</b>            MAGISTERIAL DISTRICT: Rivanna            TAX MAP/PARCEL(S): 046000000028A0; 046000000028B0; 046000000028I0; 046000000028J0; 046000000028K0; 046000000028E0; 046000000028F0; 046000000028L0            LOCATION: Property on the east side of U.S. Route 29; from the southeast corner of Route 29 and S. Hollymead Drive, to a point approximately 1,100 feet south of that intersection.            PROPOSAL: Rezone eight parcels to allow a maximum of 410 residential units.            PETITION: Request to rezone a total of approximately 30.821 acres from the R-1 Residential Zoning District, which allows residential uses at densities up to one unit/acre, to PRD Planned Residential Development, which allows residential (maximum of 35 units/acre) with limited commercial uses. A maximum of 410 dwelling units is proposed, at a gross density of approximately 13.3 dwelling units/acre and a net density of approximately 20 dwelling units/acre. The dwelling units are proposed to be a mixture of single-family attached units and multi-family units. Associated request for a</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>special exception to waive the requirement for stepbacks.</p> <p><b>ZONING:</b> R-1 Residential – 1 unit/acre</p> <p><b>OVERLAY DISTRICT(S):</b> AIA – Airport Impact Area;</p> <p>EC – Entrance Corridor Overlay District; Steep Slopes – Managed; Steep Slopes – Preserved</p> <p><b>PROFFERS:</b> No</p> <p><b>COMPREHENSIVE PLAN:</b> Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses. Privately Owned Open Space; Environmental Features – privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features. In the Community of Hollymead in the Places29 Master Plan area.</p> <p>(Andy Reitelbach)</p> <p><b>Action:</b> On motion of Commissioner Clayborne, seconded by Commissioner Carrazana, by a vote of 7:0, the Planning Commission recommended approval of ZMA2023-12 Holly Hills with the reasons stated in the staff report.</p> <p><b>5b. ZMA202300016 Stonefield Code of Development Amendment – Motor Vehicle Sales</b></p> <p><b>MAGISTERIAL DISTRICT:</b> Jack Jouett</p> <p><b>TAX MAP/PARCEL:</b> 061W0-03-00-019A0</p> <p><b>PROPOSAL:</b> Amend the Code of Development for the NMD to allow motor vehicle sales as a use by-right. Currently, the use requires a special use permit. No new dwellings or change in residential density proposed.</p> <p><b>ZONING CATEGORY/GENERAL USAGE:</b> NMD Neighborhood Model District - residential (3 – 34 units/acre) mixed with commercial, service and industrial uses</p> <p><b>COMPREHENSIVE PLAN LAND USE/DENSITY:</b> Urban Mixed Use (in areas around Centers) – commercial and retail uses that are not accommodated in Centers and residential (3 – 34 units/ acre).</p> <p><b>ENTRANCE CORRIDOR:</b> Yes</p> <p><b>LOCATION:</b> 1951 Swanson Drive, near its intersection with Hydraulic Rd.</p> <p>(Rebecca Ragsdale)</p> <p><b>Action:</b> On motion of Commissioner Bivins, seconded by Commissioner Murray, by a vote of 7:0, the Planning Commission recommended approval of ZMA2023-16 Stonefield Code of Development Amendment – Motor Vehicle Sales for the reasons stated in the staff report.</p>	<p><b>Clerk:</b> Forward the Planning Commission's recommendations to the Board of Supervisors ahead of the Board's public hearing on this application.</p>
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<p>5c. <b>SP202300019 Stonefield Outdoor Display/Storage</b>  MAGISTERIAL DISTRICT: Jack Jouett  TAX MAP/PARCEL: 061W0-03-00-019A0  PROPOSED: Outdoor storage, display and/or sales of vehicles within the Entrance Corridor  ZONING CATEGORY/GENERAL USAGE:  NMD Neighborhood Model District - residential (3 – 34 units/acre) mixed with commercial, service and industrial uses  SECTION: 30.6.3.a.2.b Outdoor storage, display and/or sales in the Entrance Corridors  COMPREHENSIVE PLAN LAND  USE/DENSITY: Urban Mixed Use (in areas around Centers) – commercial and retail uses that are not accommodated in Centers and residential (3 – 34 units/ acre).  ENTRANCE CORRIDOR: Yes  LOCATION: 1951 Swanson Drive, near its intersection with Hydraulic Rd.  (Margaret Maliszewski/Rebecca Ragsdale)</p> <p><b>Action:</b> On motion of Commissioner Bivins, seconded by Commissioner Clayborne, by a vote of 7:0, the Planning Commission recommended approval of SP2023-19 Stonefield Outdoor Display/Storage with the reasons stated in the staff report and the conditions recommended by the ARB.</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>6. <b>Committee Reports:</b>  <b>Commissioner Bivins:</b> provided an update on the Places29 Hydraulic CAC, they had 3 separate presentations on the budget, transportation projects in the CAC area and school budget with a focus on the schools on the Lambs Lane Campuses.</p> <p><b>Commissioner Moore:</b> provided an update on the Places 29 Rio CAC.</p>	<p><u>Clerk:</u>  None.</p>
<p>7. <b>Review of Board of Supervisors Meeting:</b>  Mr. McDermott reviewed the March 27, 2024; and April 3, 2024, Board of Supervisors meetings.</p>	<p><u>Clerk:</u>  None.</p>
<p>8. <b>AC44 Update.</b>  Mr. McDermott provided an update.</p>	<p><u>Clerk:</u>  None.</p>
<p>9. <b>Old Business:</b></p>	<p><u>Clerk:</u>  None.</p>
<p>10. <b>New Business:</b></p>	<p><u>Clerk:</u>  None.</p>
<p>11. <b>Items for follow-up</b></p>	<p><u>Clerk:</u>  None.</p>
<p><b>Adjournment:</b>  Adjourn to April 23, 2024, at 6:00 p.m.  The meeting adjourned at 7:45 p.m.</p>	