

PLANNING COMMISSION  
FINAL AGENDA  
REGULAR MEETING  
APRIL 9, 2024, 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. Items Requesting Deferral to a New Date.
    - a. **AFD202300001 Ivy Creek District Review**  
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) **THIS ITEM REQUESTS DEFERRAL TO JUNE 11, 2024**
    - b. **AFD202400002 Hardware District Review**  
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) **THIS ITEM REQUESTS DEFERRAL TO JUNE 11, 2024**
  5. Public Hearing Items.
    - a. **ZMA202300012 Holly Hills**  
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 special exception to waive the requirement for setbacks. ZONING: R-1 Residential – 1 unit/acre OVERLAY DISTRICT(S): AIA – Airport Impact Area; EC – Entrance Corridor Overlay District; Steep Slopes – Managed; Steep Slopes – Preserved PROFFERS: No COMPREHENSIVE PLAN: 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. (Andy Reitelbach)
    - b. **ZMA202300016 Stonefield Code of Development Amendment – Motor Vehicle Sales (same staff report as SP202300019)**  
MAGISTERIAL DISTRICT: Jack Jouett TAX MAP/PARCEL: 061W0-03-00-019A0 PROPOSAL: 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. ZONING CATEGORY/GENERAL USAGE: NMD Neighborhood Model District - residential (3 – 34 units/acre) mixed with commercial, service and industrial uses 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. (Rebecca Ragsdale)
    - c. **SP202300019 Stonefield Outdoor Display/Storage (same staff report as ZMA202300016)**  
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)
  6. Committee Reports.
  7. Review of Board of Supervisors Meeting: April 3, 2024
  8. AC44 Update
  9. New Business.
  10. Old Business.
  11. Items for follow-up.
- Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, APRIL 23, 2024 @ 6:00 PM

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):
  - a. Approval of Draft Meeting Minutes [March 26, 2024](#)