

**PLANNING COMMISSION
FINAL AGENDA
REGULAR MEETING
APRIL 23, 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. Public Hearing.

a. [SP202300018 Kappa Sigma International Headquarters](#)

MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCELS: 09100-00-00-016A1 and 09100-00-00-016A2 LOCATION: 1610 Scottsville Road PROPOSAL: Request to amend existing special use permit (SP200600021) for a fraternal club. The proposal includes the relocation of an approved future building site from the middle of the property adjacent to the parking lot to be north of the existing building, parallel with the northern property line. In addition, a new landscape area is proposed between the existing building and the proposed building. PETITION: Request for a special use permit in accordance with Sections 13.2.2.2 and 5.1.02 of the Zoning Ordinance to allow the fraternal headquarters for Kappa Sigma International. ENTRANCE CORRIDOR: Yes ZONING: R-1 Residential - 1 unit/acre

OVERLAY DISTRICT: Steep Slopes – Managed and Steep Slopes – Preserved COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses. Secondary use is for Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams. In Neighborhood 4 of the Southern and Western Neighborhoods Master Plan.

(Syd Shoaf)

b. [ZTA202300008 Grading Standards and Steep Slope Standards](#)

Receive comments on proposed amendments to the following sections of the Albemarle County Code:

Section 18-4.3.3

- to apply uniform design standards to any land disturbing activity either (i) to establish a use permitted by right or by special use permit in the Steep Slopes Overlay District or (ii) requiring a Virginia Erosion and Sediment Control Program (VESCP) application plan and/or a Virginia Stormwater Management Program (VSMP) application plan, and
- to allow the Board of Supervisors to grant a special exception to the height of a retaining wall.

Section 18-30.7.5 – to remove design standard requirements and replace them with the grading standards contained in 18-4.3.3. This change would increase the permitted retaining wall height in the Steep Slopes Overlay District from 6 (six) to 10 (ten) feet and allow the Board of Supervisors to grant a special exception to the height of a retaining wall. The full text of the proposed ordinance amendments is on file with the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia.

(Bill Fritz)

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

Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, MAY 14, 2024 @ 6:00 PM

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):

a. [Approval of Draft Meeting Minutes April 9, 2024](#)