

FINAL ACTION MEMO Planning Commission Regular Meeting of August 27, 2024	
<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. Call to Order. <ul style="list-style-type: none"> Meeting called to order at 6:00 p.m. by Chair Missel. PC members present were Mr. Missel; Mr. Carrazana; Mr. Bivins; Mr. Clayborne; Mr. Murray (arrived at 6:05 pm); Ms. Firehock; and Mr. Moore. Staff members present were: Michael Barnes, Kevin McCollum, Kevin McDermott, Bart Svoboda, Jodie Filardo, Andy Herrick, and Carolyn Shaffer 	
2. Other Matters Not Listed on the Agenda from the Public	<u>Clerk:</u> None
3. Consent Agenda: Approval of Minutes for July 23, 2024. Action: On motion of Commissioner Clayborne, seconded by Commissioner Moore, the Planning Commission approved the minutes of the meeting by a vote of 7:0.	<u>Clerk:</u> Post to website
4. Items Requesting Deferral 4a. ZMA202300014 Archer North Development MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 04600000010800; 04600000010900 LOCATION: 2883 and 2885 Seminole Trail; and 1374 Ridgewood Circle PROPOSAL: Rezone two parcels to allow a maximum of 202 residential units. PETITION: Request to rezone a total of approximately 13.2 acres from Planned Residential Development (PRD), which allows residential (maximum of 35 units/acre) with limited commercial uses to PRD. The property was previously zoned PRD through ZMA202000007 RST Residences. This proposal seeks to amend the zoning to allow for a variety of residential unit types. Portions of the RST zoning on the eastern side of the property adjacent to Forest Lakes will remain as previously zoned. ZONING: PRD Planned Residential Development – residential (maximum of 35 units/acre) with limited commercial uses. OVERLAY DISTRICT(S): AIA – Airport Impact Area, EC – Entrance Corridor, Steep Slopes – Managed, and Steep Slopes – Preserved PROFFERS: No COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/acre);	<u>Clerk:</u> Reschedule PC public hearing on this application for November 12, 2024.

<p>supporting uses such as religious institutions, schools, commercial, office, and service uses; and Privately-Owned Open Space – 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. (Kevin McCollum)</p> <p>Action: On motion of Commissioner Clayborne, seconded by Commissioner Firehock, by a vote of 7:0, the Planning Commission deferred ZMA2023-14 Archer North Development to the November 12, 2024, meeting.</p>	
<p>5. Public Hearing</p> <p>5a. ZMA202300019 & SP202300022 Saigon Sandwiches & Boba Teas MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 062A1-00-0G-001A0 LOCATION: 2401 Northfield Rd PROPOSAL: Rezone property from R2 Residential to C1 Commercial with a special use permit for a hotel/motel use to establish a new deli/food store and a three-room hotel within an existing dwelling. PETITION: Rezone 1.20 acres from R2 Residential to C1 Commercial with a special use permit under section 18-22.2.2(7) for a hotel/motel use to convert the existing dwelling into a three-room hotel and construct a new 1200 square foot food store and deli. Associated with the request is a special exception application to modify the use buffer requirements in section 18-21.7(c) to construct a new entrance and parking lot in the rear of the property. ZONING: R-2 Residential - 2 units/acre ENTRANCE CORRIDOR: Yes OVERLAY DISTRICT: Entrance Corridor, Airport Impact Area, Steep Slopes – Managed PROFFERS: No COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3 – 6 units/acre) supporting uses such as religious institutions, schools and other small-scale non-residential uses in Neighborhood 2 of the Places 29 Master Plan. (Kevin McCollum)</p> <p>Action: On motion of Commissioner Moore, seconded by Commissioner Clayborne, by a vote of 7:0, the Planning Commission recommended denial of ZMA2023-19 Saigon Sandwiches & Boba Teas for the reasons stated in the meeting.</p> <p>Action: On motion of Commissioner Moore, seconded by Commissioner Clayborne, by a vote of 7:0, the Planning Commission recommended denial of SP2023-22 Saigon</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>

	Sandwiches & Boba Teas for the reasons stated in the meeting.	
6.	<p>Committee Reports:</p> <p>Commissioner Moore: provided an update on the Places29 Rio CAC.</p> <p>Commissioner Murray: provided an update on the Crozet CAC.</p> <p>Commissioner Carrazana: provided an update on the MPO Tech meeting.</p> <p>Commissioner Firehock: provided an update on the 5th & Avon CAC and Historic Preservation Committee.</p> <p>Commissioner Bivins: provided an update on the Places29 Hydraulic CAC.</p>	<p><u>Clerk:</u> None.</p>
7.	<p>Review of Board of Supervisors Meeting: Mr. Barnes reviewed the August 7, 14, and 21, 2024 Board of Supervisors meetings.</p>	<p><u>Clerk:</u> None.</p>
8.	<p>AC44 Update. Mr. Barnes provided an update.</p>	<p><u>Clerk:</u> None.</p>
9.	Old Business:	<p><u>Clerk:</u> None.</p>
10.	<p>New Business:</p> <p>10a. Joint City of Charlottesville and County of Albemarle Planning Commission Meeting A joint meeting will be held on October 29th at the Albemarle County Office Building in Room 241 at 5:30 pm to receive an update on the Resilient Together initiative. Resilient Together is a County, City, and UVA collaborative planning and implementation process designed to ensure our community is strong, safe, and healthy in the face of a changing climate.</p> <p>10b. Cancellation of September 24, 2024 Meeting On motion of Commissioner Moore, seconded by Commissioner Carrazana, by a vote of 7:0, the Planning Commission canceled its September 24, 2024, meeting.</p>	<p><u>Clerk:</u> None.</p>
11.	Items for follow-up	<p><u>Clerk:</u> None.</p>
	<p>Adjournment:</p> <p>Adjourn to September 10, 2024, at 6:00 p.m. The meeting adjourned at 8:25 p.m.</p>	