

PLANNING COMMISSION
FINAL AGENDA
REGULAR MEETING
AUGUST 27, 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. **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); 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) **THIS ITEM REQUESTS DEFERRAL TO NOVEMBER 12, 2024**
 5. **Public Hearing.**
 - a. **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)
 6. Committee Reports.
 7. Review of Board of Supervisors Meeting:
August 7, 2024; August 14, 2024; August 21, 2024
 8. AC44 Update
 9. New Business.
 - a. **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
 10. Old Business.
 11. Items for follow-up.
- Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, SEPTEMBER 10, 2024 @ 6:00 PM

CONSENT AGENDA

3. FOR APPROVAL (by recorded vote):
 - a. Approval of Draft Meeting Minutes [July 23, 2024](#)