

<p style="text-align: center;">FINAL ACTION MEMO Planning Commission Regular Meeting of September 10, 2024</p>	
<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; Ms. Firehock; and Mr. Moore. • Staff members present were: Michael Barnes, Syd Shoaf, Kevin McDermott, Cameron Langille, Bart Svoboda, 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 August 27, 2024. Action: On motion of Commissioner Firehock, seconded by Commissioner Carrazana, 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. ZMA202300017/SP202300020 Chestnut Grove Manufactured Home Park Community MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL: 13400-00-00-00400 LOCATION: Adjacent to 9020 Chestnut Grove Rd. On the southside of Chestnut Grove Rd (723) approximately one mile west of the intersection of Chestnut Grove Rd and James River Rd (626). PROPOSAL: Rezone property from Rural Areas to R-4 Residential with a special use permit and special exception application to establish a manufactured home park community. PETITION: Rezone 50.618 acres from Rural Areas to R-4 Residential with a special use permit under section 18-15.2.2(14) to establish a 50 unit manufactured home park on the site. Associated with this request is a special exception application to modify the manufactured home park regulations in section 18-5.3. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: No OVERLAY DISTRICT: None PROFFERS: No	<u>Clerk:</u> Reschedule PC public hearing on this application for December 10, 2024.

<p>COMPREHENSIVE PLAN: Rural Area – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots) in Rural Area 4 of the Comprehensive Plan.</p> <p>(Kevin McCollum) THIS ITEM REQUESTS DEFERRAL TO DECEMBER 10, 2024</p> <p>Action: On motion of Commissioner Firehock, seconded by Commissioner Murray, by a vote of 7:0, the Planning Commission deferred ZMA2023-17/SP2023-20 Chestnut Grove Manufactured Home Park Community to the December 10, 2024, meeting.</p>	
<p>5. Public Hearing</p> <p>5a. SP202300015 Knight Berkshire Mixed Use</p> <p>MAGISTERIAL DISTRICT: Rio</p> <p>PARCEL ID: 04500-00-00-091A0</p> <p>LOCATION: 615 Woodbrook Drive</p> <p>PROPOSAL: A request for a special use permit to allow R-15 residential use on a C-1 commercial parcel to construct an approximately 6,698 square foot mixed use building. The ground level is proposed for a commercial use while the three stories above would contain 15 units for a density of 15 dwelling units per acre. Associated with this request are two special exception applications. The first is in accordance with Section 4.20 (a)(4) to reduce the 15 foot stepback requirement to 0 feet under Section 4.20. The second is in accordance with Section 21.7 (c) to allow disturbance in the required 20 foot use buffer under Section 21.7.</p> <p>PETITION: Request for a special use permit in accordance with Section 22.2.2 (6) to allow R-15 residential use.</p> <p>ENTRANCE CORRIDOR: No</p> <p>ZONING: C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre)</p> <p>OVERLAY DISTRICT: AIA Airport Impact Area; Steep Slopes – Managed</p> <p>COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/ acre); supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 1 of the Places 29 Master Plan. (Syd Shoaf)</p> <p>Action: On motion of Commissioner Murray, seconded by Commissioner Clayborne, by a vote of 7:0, the Planning Commission recommended approval of SP2023-15 Knight Berkshire Mixed Use with the conditions listed in the staff report.</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>5b. SP2024-09 Our Lady of Peace MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 061Z00300001A0; 061Z0030000800 LOCATION: 635 and 751 Hillsdale Drive, Charlottesville, VA 22901 PROPOSAL: Amendment to previously approved Special Use Permit SP199700042 for an expansion of the existing assisted living facility, on two parcels of approximately 12.51 acres and 6.95 acres, in the designated Residential section of the Branchlands Planned Unit Development. Requests for two special exceptions to 1) permit minor changes to yard requirements (18-8.5.5.3(A)1) in a planned development and 2) permit changes to the arrangement of buildings and uses shown on the plan (18-8.5.5.3(A)2) of a planned development. PETITION: Assisted living facility and skilled nursing facility, in accordance with Section 20.3.2.3 of the Zoning Ordinance. ZONING: PUD Planned Unit Development – residential (maximum of 35 units/acre), mixed with commercial, service, and uses; in accordance with ZMA198800007. OVERLAY DISTRICT(S): AIA – Airport Impact Area; Steep Slopes – Managed; and Steep Slopes – Preserved COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units per acre), along with supporting uses such as religious institutions, schools, and other small- scale non-residential uses; in Neighborhood 2, in the Places29 Master Plan area. (Cameron Langille)</p> <p>Action: On motion of Commissioner Moore, seconded by Commissioner Clayborne, by a vote of 7:0, the Planning Commission recommended approval of SP2024-09 Our Lady of Peace with the conditions listed in the staff report.</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. Committee Reports: Commissioner Bivins: provided an update on the Places29 Hydraulic CAC.</p>	<p><u>Clerk:</u> None.</p>
<p>7. Review of Board of Supervisors Meeting: Mr. Barnes reviewed the September 4, 2024, Board of Supervisors meetings.</p>	<p><u>Clerk:</u> None.</p>
<p>8. AC44 Update. Mr. Barnes provided an update.</p>	<p><u>Clerk:</u> None.</p>
<p>9. Old Business:</p>	<p><u>Clerk:</u> None.</p>

10. New Business:	<u>Clerk:</u> None.
11. Items for follow-up	<u>Clerk:</u> None.
Adjournment: Adjourn to October 8, 2024, at 6:00 p.m. The meeting adjourned at 7:55 p.m.	