

PLANNING COMMISSION  
FINAL AGENDA  
WORK SESSION AND REGULAR MEETING  
NOVEMBER 12, 2024, 4:00 P.M.  
ROOM 241 (WORKSESSION), LANE AUDITORIUM (REGULAR MEETING)  
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. Work Session.
  - a. [CPA202100002 AC44 DA Land Use Actions](#)  
Staff will present and requests feedback on the AC44 Development Areas Land Use draft actions, and implementation of the objectives and goal statement.  
(Tanya Swartzendruber)

Recess/Reconvene

- 3. Public Comment on matters pending before the Commission, but not listed for a Public Hearing on this agenda.
  - 4. Consent Agenda (on next sheet).
  - 5. Public Hearing.
    - a. [SP202200026 Shull Property](#)  
MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 12100-00-00-086I0, 6.41 acres LOCATION: Southeast corner of the intersection between Scottsville Road, Plank Road, and Coles Rolling Road  
PROPOSAL: Request for approval of a special use permit for a public garage use. PETITION: Request for special use permit to allow a public garage in the RA Rural Areas Zoning District per Section 18-10.2.2 (37) of the Zoning Ordinance. No dwelling units proposed. ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots). OVERLAY DISTRICT: EC Entrance Corridor Overlay District COMPREHENSIVE PLAN: Rural Area 4 – preserve and protect agricultural, forestal, open space, and natural, historic and scenic resources; residential (0.5 unit/ acre in development lots).  
(Cameron Langille)
    - b. [ZMA202300014 Archer North Development](#)  
MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 04600000010800; 04600000010900  
LOCATION: 2883 and 2885 Seminole Trail; and 1374 Ridgewood Circle PROPOSAL: Amend a rezoning on two Planned Residential Development (PRD) parcels. PETITION: Request to rezone portions of two parcels totaling approximately 19.51 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 McDermott)
  - 6. Committee Reports.
  - 7. Review of Board of Supervisors Meeting:
  - 8. AC44 Update
  - 9. New Business.
  - 10. Items for follow-up.
- Adjournment

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, NOVEMBER 19, 2024 @ 6:00 PM

CONSENT AGENDA

- 3. FOR APPROVAL (by recorded vote):
  - a. Approval of Draft Meeting Minutes [October 22, 2024](#)