

<p style="text-align: center;">FINAL ACTION MEMO Planning Commission Work Session and Regular Meeting of November 12, 2024</p>	
<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> Meeting called to order at 4:00 p.m. by Chair Missel. PC members present were Mr. Missel; Mr. Carrazana; Mr. Murray; Ms. Firehock (arrived at 6:06pm); Mr. Clayborne; and Mr. Moore. PC Member(s) absent: Mr. Bivins Staff members present were Michael Barnes, Tonya Swartzendruber, Jodie Filardo, Bart Svoboda, Andy Herrick, and Carolyn Shaffer 	
<p>2. Work Session</p> <p>2a. CPA202100002 AC44 DA Land Use Actions Staff presented and requested feedback on the AC44 Development Areas Land Use draft actions, and implementation of the objectives and goal statement. (Tonya Swartzendruber)</p>	<u>Clerk:</u> None
<p>Recess from Work Session</p> <p>Reconvene for Public Hearing</p>	
<p>3. Public Comments</p>	
<p>4. Consent Agenda:</p> <p>a. Approval of Minutes for October 22, 2024.</p> <p>Action: On motion of Commissioner Moore, seconded by Commissioner Murray, the Planning Commission approved the minutes of the October 22 meeting by a vote of 6:0 (Commissioner Bivins absent).</p>	<u>Clerk:</u> Post to website
<p>5. Public Hearing</p> <p>5a. SP202200026 Shull Property MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 12100-00-00-08610, 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).</p>	<u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this application.

<p>OVERLAY DISTRICT: EC Entrance Corridor Overlay District</p> <p>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).</p> <p>(Cameron Langille)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Carrazana, by a vote of 6:0 (Commissioner Bivins absent), the Planning Commission recommended denial of SP2022-26 Shull Property, for the reasons stated in the meeting.</p> <p>5b. ZMA202300014 Archer North Development</p> <p>MAGISTERIAL DISTRICT: Rivanna</p> <p>TAX MAP/PARCEL(S): 04600000010800; 04600000010900</p> <p>LOCATION: 2883 and 2885 Seminole Trail; and 1374 Ridgewood Circle</p> <p>PROPOSAL: Amend a rezoning on two Planned Residential Development (PRD) parcels.</p> <p>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.</p> <p>ZONING: PRD Planned Residential Development – residential (maximum of 35 units/acre) with limited commercial uses.</p> <p>OVERLAY DISTRICT(S): AIA – Airport Impact Area, EC – Entrance Corridor, Steep Slopes – Managed, and Steep Slopes – Preserved</p> <p>PROFFERS: No</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; 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.</p> <p>(Kevin McDermott)</p> <p>Action: On motion of Commissioner Missel, seconded by Commissioner Carrazana, by a vote of 6:0 (Commissioner Bivins absent), the Planning Commission recommended approval</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>
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of ZMA2023-14 Archer North Development, for the reasons stated in the staff report.	
6. Committee Reports: Commissioner Murray: provided an update on the Natural Heritage Committee meeting.	<u>Clerk:</u> None.
7. Review of Board of Supervisors Meeting: Mr. Barnes reviewed the November 6, 2024, Board of Supervisors meeting.	<u>Clerk:</u> None.
8. AC44 Update. Mr. Barnes provided an update.	<u>Clerk:</u> None.
9. Old Business:	<u>Clerk:</u> None.
10. New Business:	<u>Clerk:</u> None.
11. Items for follow-up	<u>Clerk:</u> None.
Adjournment: Adjourn to November 19, 2024, at 4:00 p.m. The meeting adjourned at 9:05 p.m.	