

<b>FINAL ACTION MEMO</b> <b>Planning Commission Work Session and Regular Meeting of November 12, 2024</b>	
<b><u>AGENDA ITEM/ACTION</u></b>	<b><u>FOLLOW-UP ACTION</u></b>
1. <b>Call to Order.</b> <ul style="list-style-type: none"> <li>Meeting called to order at 4:00 p.m. by Chair Missel.</li> <li>PC members present were Mr. Missel; Mr. Carrazana; Mr. Murray; Ms. Firehock (arrived at 6:06pm); Mr. Clayborne; and Mr. Moore.</li> <li>PC Member(s) absent: Mr. Bivins</li> <li>Staff members present were Michael Barnes, Tonya Swartzendruber, Jodie Filardo, Bart Svoboda, Andy Herrick, and Carolyn Shaffer</li> </ul>	
2. <b>Work Session</b>  2a. <b>CPA202100002 AC44 DA Land Use Actions</b> Staff presented and requested feedback on the AC44 Development Areas Land Use draft actions, and implementation of the objectives and goal statement.  (Tonya Swartzendruber)	<u>Clerk:</u> None
<b>Recess from Work Session</b>	
<b>Reconvene for Public Hearing</b>	
3. <b>Public Comments</b>	
4. <b>Consent Agenda:</b> a. Approval of Minutes for October 22, 2024.  <b>Action:</b> 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).	<u>Clerk:</u> Post to website
5. <b>Public Hearing</b>  5a. <b>SP202200026 Shull Property</b> 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).	<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          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)</p> <p><b>Action:</b> 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. <b>ZMA202300014 Archer North Development</b>          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)</p> <p><b>Action:</b> 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.	<b>Committee Reports:</b>  <b>Commissioner Murray:</b> provided an update on the Natural Heritage Committee meeting.	<u>Clerk:</u> None.
7.	<b>Review of Board of Supervisors Meeting:</b> Mr. Barnes reviewed the November 6, 2024, Board of Supervisors meeting.	<u>Clerk:</u> None.
8.	<b>AC44 Update.</b> Mr. Barnes provided an update.	<u>Clerk:</u> None.
9.	<b>Old Business:</b>	<u>Clerk:</u> None.
10.	<b>New Business:</b>	<u>Clerk:</u> None.
11.	<b>Items for follow-up</b>	<u>Clerk:</u> None.
	<b>Adjournment:</b>  Adjourn to November 19, 2024, at 4:00 p.m. The meeting adjourned at 9:05 p.m.	