

FINAL ACTION MEMO Planning Commission Work Session and Regular Meeting of December 10, 2024	
<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 4:00 p.m. by Chair Missel. PC members present were Mr. Missel; Mr. Carrazana; Mr. Murray; Ms. Firehock; and Mr. Moore. PC Members absent were Mr. Bivins, Mr. Carrazana, and Mr. Clayborne Staff members present were Michael Barnes, Tori Kanellopoulos, Tonya Swartzendruber, David Benish, James Van Vranken, Scott Clark, Kevin McDermott, Syd Shoaf, Jodie Filardo, Bart Svoboda, Andy Herrick, and Carolyn Shaffer 	
2. Work Session 2a. CPA202100002 AC44 DA Land Use Actions Staff presented and requested feedback on the AC44 Rural Area Land Use draft actions, and implementation of the objectives and goal statement. (Tonya Swartzendruber)	<u>Clerk:</u> None
Recess from Work Session	
Reconvene for Public Hearing	
3. Public Comments	
4. Consent Agenda: a. Approval of Minutes for November 19 and 26, 2024. Action: On motion of Commissioner Firehock, seconded by Commissioner Murray, (Commissioners Bivins, Carrazana, and Clayborne absent), the Planning Commission approved the minutes of the December 10 meeting by a vote of 4:0.	<u>Clerk:</u> Post to website
5. Public Hearing 5a. 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	<u>Clerk:</u> Forward the Planning Commission's findings to the Board of Supervisors.

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
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.
(Kevin McDermott)

Action: On motion of Commissioner Firehock, seconded by Commissioner Murray, by a vote of 3:1 Commissioner Moore dissented (Commissioners Bivins, Carrazana, and Clayborne absent), the Planning Commission recommended denial of ZMA2023-17 SP2023-20 Chestnut Grove Manufactured Home Park Community for the reasons stated in the staff.

Action: On motion of Commissioner Firehock, seconded by Commissioner Murray, by a vote of 3:1, Commissioner Moore dissented (Commissioners Bivins, Carrazana, and Clayborne absent), the Planning Commission recommended denial of SP2023-20 Chestnut Grove Manufactured Home Park Community for the reasons stated in the staff.

- 5b. **SP202400012 City Church**
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL(S): 06100-00-00-153A1
LOCATION: 1010 Rio Road East
PROPOSAL: Amend existing special use permit, SP202200012, to allow a 13,100 square foot building and up to 111 additional parking spaces on site. Associated is a special exception request (SE202400018) in accordance with Section 18-4.12.2 (c) to modify the limitation on the maximum number of parking spaces allowed by Section 18-4.12.4 (a).
PETITION: Religious assembly in the R4 Zoning District on a 4.23 acre parcel under Section 15.2.2.12 of the Zoning Ordinance.
ENTRANCE CORRIDOR: Yes

Clerk:
Forward the Planning Commission's recommendations to the Board of Supervisors ahead of the Board's public hearing on this application.

<p>ZONING: R4 Residential (4.0 units/acre) OVERLAY DISTRICT(S): Airport Impact Area, Steep Slopes – Managed COMPREHENSIVE PLAN: Urban Density Residential which allows residential uses (6.01 – 34 units/ acre) and supporting uses such as religious institutions, schools, commercial, office and service uses in Neighborhood 2 of the Places 29 Master Plan. (Syd Shoaf)</p> <p>Action: On motion of Commissioner Moore, seconded by Commissioner Missel, by a vote of 4:0 (Commissioners Bivins, Carrazana, and Clayborne absent), the Planning Commission recommended approval of SP2024-12 City Church Multi-Use Space Addition with the conditions stated in the staff report.</p>	
<p>6. Committee Reports:</p> <p>Commissioner Moore: provided an update on the Places29 Rio CAC.</p> <p>Commissioner Firehock: provided an update on the Historic Preservation Committee.</p> <p>Commissioner Moore: provided an update on the Natural Heritage Committee.</p>	<p><u>Clerk:</u> None.</p>
<p>7. Review of Board of Supervisors Meeting: Mr. Barnes reviewed the December 4, 2024, Board of Supervisors meeting.</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>
<p>10. New Business:</p>	<p><u>Clerk:</u> None.</p>
<p>11. Items for follow-up</p>	<p><u>Clerk:</u> None.</p>
<p>Adjournment:</p> <p>Adjourn to December 17, 2024, at 4:00 p.m. The meeting adjourned at 8:18 p.m.</p>	