

FINAL ACTION MEMO Planning Commission Work Session and Regular Meeting of December 17, 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; Mr. Clayborne; and Mr. Moore. PC member(s) absent: Ms. Firehock Mr. Bivins (via Zoom) asked to participate remotely from his home in Albemarle County due to illness. On motion by Commissioner Carrazana, seconded by Commissioner Clayborne, the Commissioners present voted 5:0 to allow Commissioner Bivins' remote participation. Staff members present were Michael Barnes, Scott Clark, Tonya Swartzendruber, James Van Vranken, Kevin McDermott, Jodie Filardo, Frank Prohl, Frances MacCall, Andy Herrick, and Carolyn Shaffer 	
2. Work Session 2a. CPA202100002 AC44 DA Land Use Actions Staff presented the draft Environmental Stewardship chapter and requested Planning Commission feedback on chapter content. (Tonya Swartzendruber/Scott Clark)	Clerk: None
Recess from Work Session	
Reconvene for Public Hearing	
3. Public Comments	
4. Consent Agenda:	Clerk: None
5. Public Hearing 5a. ZMA202300002 Oak Bluff Development MAGISTERIAL DISTRICT: White Hall TAX MAP/PARCEL: 05600-00-00-09700, 05600-00-00-097B0, 05600-00-00-097C0, 05600-00-00-098A0, and 056L0-00-00-000F0 LOCATION: Located along Lickinghole Creek and future extension of Eastern Ave, between the communities of Westlake Hills, to the north off Westhall Drive, and Liberty Hall, to the south off Radford Lane/Patriot Way, in Crozet. PROPOSAL: Rezone five parcels of land from R-1 Residential to PRD Planned Residential Development. PETITION: Request to rezone 32.887 acres from R-1 Residential zoning district which allows residential uses at a density of 1 unit per acre to PRD Planned Residential Development zoning district which allows	Clerk: None

<p>residential uses up to 35 units per acre with limited commercial uses. The proposal includes dedication of land for the extension of Eastern Avenue and 10.552 acres of the property as open space. The rezoning proposes a mixture of single family detached and single family attached units with a density range of 1.970 units per acre to 5.999 units per acre across 22.337 acres with a minimum of 44 units and a maximum of 134 units. ZONING: R-1 Residential – 1 unit/acre OVERLAY DISTRICT: FH Flood Hazard and Steep Slopes – Managed and Preserved PROFFERS: No? COMPREHENSIVE PLAN: Neighborhood Density Residential – residential 3-6 units/acre; supporting uses such as religious assembly, schools, childcare, institutional, commercial/retail, and other small-scale non-residential uses, Green Systems – sensitive environmental features including stream buffers, floodplains, and steep slopes; privately-owned open space; natural areas, and Public Land – parks and greenway systems that are accessible to the public; recreational and natural areas that are publicly-owned or publicly-accessible in the Crozet Master Plan. (Kevin McDermott)</p> <p>Action: On motion of Commissioner Murray, seconded by Commissioner Clayborne, by a vote of 6:0 (Commissioner Firehock absent), the Planning Commission deferred ZMA2023-02 Oak Bluff Development indefinitely, at the request of the applicant.</p> <p>5b. AFD2024-01 Ivy Creek District Review Periodic (10-year) review of the Ivy Creek Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 44, parcels 18, 19, 19A, 19B, 20, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 21A1, 21A2, 21A3, 21C (part), 21C1 (part); Tax map 45, parcels 5F, 5F4. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (James Van Vranken)</p> <p>Action: On motion of Commissioner Bivins, seconded by Commissioner Clayborne, by a vote of 4:2 (Commissioners Missel and Carrazana opposed, Commissioner Firehock absent), the Planning Commission recommended renewal of the Ivy Creek District for a 10-year period, with the staff-recommended removals.</p>	<p><u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this review.</p>
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5c.

AFD2024-02 Hardware District Review

Periodic (5-year) review of the Hardware Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 72, parcel 51C; Tax map 73, parcels 38, 41A, 41B1, 41B2, 42, 42A, 43, 44; Tax map 74, parcels 6H, 6N, 26, 28, 28B; Tax map 75, parcels 4A, 5; Tax map 86, parcels 16, 16A, 16C, 16D, 16F, 16F1, 16F2, 16H, 27, 27A, 27B, 27C; Tax map 87, parcels 10, 13A1, 13A2, 13E (part), 16A; Tax map 88, parcels 2A, 3M, 3R, 3T, 3U, 3V, 6A, 20A, 20B, 20C, 20D, 20F, 23, 23E, 23F, 24, 24A, 24B, 26B2, 29, 40, 42; Tax map 99, parcels 10 (part), 29, 52, 52B. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.
(James Van Vranken)

Action: On motion of Commissioner Murray, seconded by Commissioner Clayborne, by a vote of 4:2 (Commissioners Missel and Carrazana opposed, Commissioner Firehock absent), the Planning Commission recommended renewal of the Hardware District for a 5-year period, with the requested withdrawal and staff-recommended removals.

5d.

AFD2024-03 Eastham District Review

Periodic (10-year) review of the Eastham Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 46, parcels 91B, 91C, 91E; Tax map 47, parcel 17B; Tax map 63, parcels 1, 1A, 1A1, 2, 4, 14G, 14H, 14I, 26, 26A, 27, 28, 28A, 30F, 30G, 41A, 41A1, 41A2. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.
(James Van Vranken)

Action: On motion of Commissioner Clayborne, seconded by Commissioner Murray, by a vote of 4:2 (Commissioners Missel and Carrazana opposed, Commissioner Firehock absent), the Planning Commission recommended renewal of the Eastham District for a 5-year period, with the staff-recommended removals.

5e.

AFD2024-04 Pasture Fence Mountain District Review

Periodic (10-year) review of the Pasture Fence Mountain Agricultural and Forestal District, as required in section 15.2-4311 of the Code of

Clerk:

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<p>Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 13, parcels 1, 5, 8, 10, 12A, 12B. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (James Van Vranken)</p> <p>Action: On motion of Commissioner Murray, seconded by Commissioner Clayborne, by a vote of 6:0 (Commissioner Firehock absent), the Planning Commission recommended renewal of the Pasture Fence Mountain District for a 10-year period.</p> <p>5f. AFD2024-05 North Fork Moorman's River District Review Periodic (10-year) review of the North Fork Moorman's River Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 4, parcels 1, 2, 3, 4. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (James Van Vranken)</p> <p>Action: On motion of Commissioner Carrazana, seconded by Commissioner Murray, by a vote of 6:0 (Commissioner Firehock absent), the Planning Commission recommended renewal of the North Fork Moorman's River District for a 10-year period.</p> <p>5g. AFD2024-06 Free Union District Review Periodic (5-year) review of the Free Union Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 7, parcels 6, 7, 8A, 9, 9A, 9B, 9B1, 9C, 26B, 33; Tax map 16, parcels 4B, 4C, 13A, 13D, 15A, 15C, 15E, 15G, 16B, 17, 26, 30B, 36, 37, 52B1, 52B2, 54; Tax map 17, parcels 8C, 17C, 18H, 20A2, 22; Tax map 29, parcels 1D, 1H (part), 31A. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas. (James Van Vranken)</p> <p>Action: On motion of Commissioner Murray, seconded by Commissioner Clyborne, by a vote of 4:2 (Commissioners Missel and Carrazana opposed, Commissioner Firehock absent), the Planning Commission recommended renewal of the Free Union District for a 10-year period, with the staff-recommended removals.</p>	<p><u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this review.</p> <p><u>Clerk:</u> Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this review.</p>
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5h. **AFD2024-07 Carter's Bridge District Review**
Periodic (5-year) review of the Carter's Bridge Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 101, parcels 55A, 60; Tax map 102, parcels 17A, 17B, 17B1, 17C, 17D, 18, 19, 19A, 19C, 20B; Tax map 111, parcel 48; Tax map 112, parcels 1, 3, 15, 15A, 16E, 16E1, 16E2, 16F2, 16J, 16K, 18H, 19E, 19F, 20, 21, 33A, 37D; Tax map 113, parcels 1, 1A, 6A, 11F, 11F1, 11F2, 11F3, 11H, 11I, 11J, 11K; Tax map 114, parcels 2, 25A, 30, 31B, 31C, 31D, 57, 57C, 57D, 67C, 67D, 67E, 67F, 67I (part); Tax map 122, parcels 4, 4A, 6, 7, 8, 9, 10, 12, 12D1, 12D2, 12E, 12N, 18, 18D, 33, 33A, 36 (part); Tax map 123, parcel 13B. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.
(James Van Vranken)

Action: On motion of Commissioner Clayborne, seconded by Commissioner Murray, by a vote of 4:2 (Commissioners Missel and Carrazana opposed, Commissioner Firehock absent), the Planning Commission recommended renewal of the Carter's Bridge District for a 5-year period, with the requested withdrawals and staff-recommended removals.

5i. **AFD2024-11 Jacobs Run District Review**
Periodic (5-year) review of the Jacobs Run Agricultural and Forestal District, as required in section 15.2-4311 of the Code of Virginia. The district is composed of the following described lands, identified by parcel identification number: Tax map 18, parcel 16C; Tax map 19, parcels 25, 25A; Tax map 19A, parcels 9, 22, 31; Tax map 20, parcels 6J, 6S; Tax map 30, parcel 32B; Tax map 31, parcels 1, 1B, 4K, 8, 8E, 16, 16B, 44C, 44G2, 45, 45B. The area is designated as Rural Area in the Comprehensive Plan and the included properties are zoned RA Rural Areas.
(James Van Vranken)

Action: On motion of Commissioner Moore, seconded by Commissioner Clayborne, by a vote of 4:2 (Commissioners Missel and Carrazana opposed, Commissioner Firehock absent), the Planning Commission recommended renewal of the Jacobs Run District for a 10-year period, with the requested withdrawals and staff-recommended removals.

Clerk:

Forward the Planning Commission's recommendation to the Board of Supervisors ahead of the Board's public hearing on this review.

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6.	Committee Reports:	Clerk: None.
7.	Review of Board of Supervisors Meeting: Mr. Barnes reviewed the December 11, 2024, Board of Supervisors meeting.	Clerk: None.
8.	AC44 Update. Mr. Barnes provided an update.	Clerk: None.
9.	Old Business:	Clerk: None.
10.	New Business: Commissioner Carrazana asked staff to re-examine applicable standards for traffic impact analyses.	Clerk: None.
11.	Items for follow-up	Clerk: None.
	Adjournment: Adjourn to January 14, 2025, at 6:00 p.m. The meeting adjourned at 10:55 p.m.	