

FINAL ACTION MEMO Planning Commission Regular Meeting of January 28, 2025	
<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 6:00 p.m. by Chair Missel. PC members present were Mr. Missel; Mr. Carrazana; Mr. Clayborne, Mr. Murray; Ms. Firehock; Mr. Bivins; and Mr. Moore. Staff members present were Michael Barnes, Rebecca Ragsdale, Francis MacCall, Jodie Filardo, Kevin McDermott, Syd Shoaf, Richie DeLoria, and Carolyn Shaffer 	
2. Work Session - POSTPONED UNTIL FEBRUARY 11, 2025 2a. CPA202100002 AC44 Parks, Rec & Open Space Staff presented and sought feedback on the entire draft Parks, Recreation, and Open Space chapter. (Tonya Swartzendruber)	Clerk: None
3. Public Comments	
4. Consent Agenda: None	Clerk: None
5. Public Hearing 5a. ZMA202300005 Berkmar Flats MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 04500000008100; 04500000008200; 045000000082A0 LOCATION: 2175 Woodburn Road PROPOSAL: Rezone three parcels to allow a maximum of 54 residential units. PETITION: Rezone 3.621 acres from the R-6 Residential Zoning District, which allows residential uses at densities up to six units/acre, to R-15 Residential, which allows residential uses at densities up to 15 units/acre. A maximum of 54 multi-family dwelling units is proposed, at a gross and net density of 15 units/acre. ZONING: R-6 Residential – 6 units/acre OVERLAY DISTRICT(S): AIA – Airport Impact Area and Steep Slopes – Managed PROFFERS: Yes COMPREHENSIVE PLAN: Office/R&D/Flex/Light Industrial – commercial, professional office; research and development, design, testing of prototypes; manufacturing, assembly, packaging; residential is a	Clerk: Forward the Planning Commission's findings to the Board of Supervisors.

<p>secondary use (no maximum density). In Neighborhood 1 in the Places29 Master Plan area. (Syd Shoaf)</p> <p>Action: On motion of Commissioner Moore, seconded by Commissioner Clayborne, by a vote of 7:0 the Planning Commission recommended approval of ZMA2023-05 Berkmar Flats for the updated site plan and the reasons discussed at the meeting.</p> <p>5b. SP202400009 K-9 Hotel MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL: 04800-00-00-077A3 LOCATION: 3225 Gilbert Station Road PROPOSAL: A request for a special use permit for a new commercial kennel and associated parking on a 5-acre parcel with a capacity of up to 12 dogs within an approximately 640 square foot indoor kennel and with an approximately 1,560 sf outdoor run. Associated with this request is a special exception application in accordance with Section 5.1 (a) to reduce the required setbacks from residential properties under Section 5.1.11. PETITION: Sections 10.2.2.17 and 5.1.11 of the Zoning Ordinance to allow a commercial kennel. ZONING: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) ENTRANCE CORRIDOR: No OVERLAY DISTRICT: None 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 2 in the Comprehensive Plan. (Syd Shoaf)</p> <p>Action: On motion of Commissioner Clayborne, seconded by Commissioner Bivins, by a vote of 7:0 the Planning Commission recommended approval of SP2024-04 K-9 Hotel with the conditions stated in the staff report but to increase the square footage from 650 to 1,200.</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>
<p>6. Committee Reports:</p> <p>Commissioner Moore: provided an update on the Places29 Rio CAC and C-TAK.</p> <p>Commissioner Missel: provided an update on the Agriculture Forestal District Committee meeting.</p>	<p><u>Clerk:</u> None.</p>

	Commissioner Firehock: provided an update on the 5 th & Avon CAC.	
7.	Review of Board of Supervisors Meeting: Mr. Barnes reviewed the January 15 & 22, 2025, 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 February 11, 2025, at 4:00 p.m. The meeting adjourned at 9:00 p.m.	