

**FINAL AGENDA**  
**WORK SESSION AND REGULAR MEETING**  
**JANUARY 28, 2025, 4:00 P.M.**  
**LANE AUDITORIUM, COUNTY OFFICE BUILDING**  
**401 MCINTIRE ROAD**

The public can access and participate in the meeting through information posted on the Albemarle County website, specifically on the Planning Commission homepage and the Albemarle County calendar. During the meeting, there will be opportunities for public comment on specific agenda items where input is invited.

1. Call to order and establish quorum.

## 2. WORK SESSION POSTPONED UNTIL FEBRUARY 11, 2025 AT 4:00 PM

**a. CPA202100002 AC44 Comp Plan Update – AC44: Parks, Rec & Open Space**

Staff will present and seek feedback on the entire draft Parks, Recreation, and Open Space chapter.  
(Tonya Swartzendruber)

**Recess/Reconvene 6:00 p.m.**

3. Establish Quorum
4. Public Comment on matters pending before the Commission but not listed for a Public Hearing on this agenda.
5. Consent Agenda (on next sheet).
6. Public Hearing.

**a. ZMA20230005 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 secondary use (no maximum density). In Neighborhood 1 in the Places29 Master Plan area.  
(Syd Shoaf)

**b. SP20240004 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)

7. Committee Reports.
8. Review of Board of Supervisors Meeting: January 15 & 22, 2025
9. AC44 Update
10. New Business.
11. Old Business.
12. Items for follow-up.

Adjournment

**THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, FEBRUARY 11, 2025 @ 6:00 PM**

**CONSENT AGENDA**

3. FOR APPROVAL (by recorded vote):

- a. None