

<p style="text-align: center;">FINAL ACTION MEMO Planning Commission Work Session and Regular Meeting of March 25, 2025</p>	
<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. Bivins; Ms. Firehock; Mr. Murray; Mr. Clayborne; and Mr. Moore. Staff members present were Michael Barnes, David Benish, Rebecca Ragsdale, Kevin McDermott, Jodie Filardo, Bart Svoboda, Francis MacCall, Andy Herrick, and Carolyn Shaffer 	
2. Work Session	<u>Clerk:</u> None
2a. CPA202100002 AC44: Community Facilities and Infrastructure Staff presented and received feedback on the draft Community Facilities and Infrastructure chapter of the Comprehensive Plan (David Benish)	
Recess from Work Session	
3. Reconvene for Public Hearing	
4. Public Comments	
5. Consent Agenda: Approval of Minutes for March 11, 2025 Action: On motion of Commissioner Firehock, seconded by Commissioner Clayborne, the Planning Commission approved the minutes of the March 11, 2025 meeting by a vote of 7:0	<u>Clerk:</u> Post to website
6. Public Hearing	
6a. ZMA202300018 Albemarle Business Campus Amendment - NMD Amendment #2 MAGISTERIAL DISTRICT(S): Scottsville, Samuel Miller TAX MAP/PARCEL(S): 076000000046AA, 076000000046AB, 07600000005400 LOCATION: Property on the north side of 5th Street, across from the Albemarle County Office Building – 5th Street, from Wahoo Way to Old Lynchburg Road, and on the east side of Old Lynchburg Road	<u>Clerk:</u> None, pending deferral

<p>from 5th Street to Country Green Road.</p> <p>PROPOSAL: Amend the Code of Development and application plan for permitted residential density, minimum non-residential square footage, various building form and permitted use requirements in Blocks 2-4, and permitted yard encroachments in Blocks 4 and 5. Additionally, an amendment to the proffers.</p> <p>PETITION: Request to amend the Code of Development, application plan, and proffers associated with ZMA202100014 in accordance with Sections 20A and 8.5.5.3(e) of the Zoning Ordinance.</p> <p>ZONING: NMD Neighborhood Model District - residential (minimum of two housing types) mixed with commercial, service, and industrial uses; in accordance with ZMA202100014.</p> <p>OVERLAY DISTRICT(S): EC – Entrance Corridor, Steep Slopes – Managed, AIA – Airport Impact Area</p> <p>PROFFERS: Yes</p> <p>COMPREHENSIVE PLAN: Community Mixed Use – residential (up to 34 units/acre), community scale retail, service and office uses, places of worship, schools, public and institutional uses; in Neighborhood 5; in the Southern and Western Urban Neighborhoods Master Plan area.</p> <p>(Syd Shoaf, Kevin McDermott presenting)</p> <p>Action: On motion of Commissioner Firehock, seconded by Commissioner Missel, by a vote of 7:0, the Planning Commission deferred ZMA2023-18 Albemarle Business Campus Amendment – NMD Amendment #2 at the request of the applicant to come back to the Planning Commission on the next available date after the final VDOT land dedication is finalized. This item will need to be re-advertised once a date has been finalized.</p> <p>SP202400024 Spring Hill Farm</p> <p>6b. MAGISTERIAL DISTRICT: Samuel Miller</p> <p>TAX MAP/PARCEL: 05800-00-00-095E0</p> <p>LOCATION: Grassmere Road/Ivy Depot Road/Loblolly Lane/Dick Woods Road (Rt 637), approximately 0.5 miles from the intersection of Route 637 and Interstate 64</p> <p>PROPOSED: Special Use Permit</p>	<p>Clerk: Reschedule on May 27, 2025 PC agenda.</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------

<p>amendment to allow creation of additional residential lots of 21+ acres from a 349-acre parcel</p> <p>ZONING CATEGORY/GENERAL USAGE: RA Rural</p> <p>COMPREHENSIVE PLAN LAND USE/DENSITY: Rural Areas (Rebecca Ragsdale)</p> <p>Action: On motion of Commissioner Firehock, seconded by Commissioner Carrazana, by a vote of 7:0, the Planning Commission deferred SP2024-24 Spring Hill Farm at the request of the applicant, to come back to the Planning Commission on May 27, 2025.</p>	
<p>7. Committee Reports:</p> <p>Commissioner Moore: provided an update on the Places29 Rio Community Advisory Committee meeting.</p> <p>Commissioner Murray: provided an update on the Crozet Community Advisory Committee meeting.</p> <p>Commissioner Missel: provided an update on the Pantops Community Advisory Committee meeting.</p>	<u>Clerk:</u> None.
<p>8. Review of Board of Supervisors Meeting: February 26, 2025; March 5, 2025; March 12, 2025; and March 19, 2025.</p> <p>Mr. Barnes reviewed the above Board of Supervisors meetings.</p>	<u>Clerk:</u> None.
<p>9. Discussion on May 6, 2025, extra PC Work Session Meeting at 6:00 PM</p> <p>The PC agreed to the calling of a special meeting on May 6, 2025, at 6:00 p.m.</p>	<u>Clerk:</u> None.
<p>10. New Business:</p>	<u>Clerk:</u> None.
<p>11. Old Business:</p>	<u>Clerk:</u> None.
<p>12. Items for follow-up</p>	<u>Clerk:</u> None.
<p>Adjournment:</p> <p>Adjourn to April 8, 2025, at 4:00 p.m. The meeting adjourned at 9:45 p.m.</p>	