

FINAL ACTION MEMO
Planning Commission Meeting of November 24, 2020

<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 Bivins. • PC members present were Mr. Bivins, Chair; Ms. Firehock, Vice-Chair; Ms. More; Mr. Bailey; Mr. Keller; Mr. Randolph; Mr. Clayborne. • PC Member absent were Mr. Carrazana (UVA Rep.) • Staff members present were: Charles Rapp, Margaret Maliszewski, Megan Nedostup, Kevin McDermott, Jodie Filardi, Amelia McCulley, Andy Herrick and Carolyn Shaffer 	
2. Consent Agenda None	<u>Clerk:</u>
3. Pubic Hearing	
3a. SP202000014 1680 Seminole Trail PROJECT: SP202000014 1680 Seminole Trail Auto Dealership MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 06100-00-00-120T0 LOCATION: 1680 Seminole Trail PROPOSAL: Establish outdoor sales/storage/display of vehicles on approximately .71 acres. PETITION: Outdoor storage, display and/or sales serving or associated with a permitted use within the Entrance Corridor Overlay under Section 30.6.3.a.2.b of zoning ordinance. No dwelling units proposed. ZONING: HC Highway Commercial – commercial and service; residential by special use permit (15 units/acre); EC Entrance Corridor Overlay District – overlay to protect properties of historic, architectural or cultural significance from visual impacts of development along routes of tourist access. AIA Airport Impact Area: Yes COMPREHENSIVE PLAN: Core Area within Rio 29 Small Area Plan - area intended to have a mixture of uses including residential, commercial, retail, office, institutional and employment uses. Buildings with heights of 3-6 stories, built close to the street, with pedestrian access and relegated parking. (Margaret Maliszewski)	<u>Clerk</u> None <u>Staff:</u>
Action: The Planning Commission recommended approval of SP20200014: 1680 Seminole Trail Outdoor Sales, Storage and	

<p>Display with the conditions stated in the staff report.</p> <p>Approved with a vote of 7:0</p>	
<p>4. Action Item:</p> <p>4a. <u>ZMA201900004 Breezy Hill</u></p> <p>PROJECT: ZMA201900004 Breezy Hill MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 094000000001A0; 09400000000500; 09400000000600; 09400000000800; 094000000008A0; 09400000004800; 094000000048A0 LOCATION: South side of Richmond Road (US 250), east of Glenmore Subdivision between Hacktown Road and Running Deer Drive. PROPOSAL: Rezone multiple properties for a maximum of 130 residential units. PETITION: Rezone a total of approximately 84 acres from Rural Areas zoning district, which allows agricultural, forestal, and fishery uses as well as residential uses (0.5 unit/acre density), to R4 Residential, which allows residential uses (4 units/acre density). 130 residential units (maximum) are proposed at a gross density of approximately 1.5 units/acre and a net density of approximately 2 units/acre. OVERLAY DISTRICT(S): ENTRANCE CORRIDOR, FLOOD HAZARD, and STEEP SLOPES – MANAGED and – PRESERVED. ENTRANCE CORRIDOR (EC): Yes PROFFERS: Yes COMPREHENSIVE PLAN: Village of Rivanna Comp Plan Area. “Neighborhood Density Residential (Low)” – residential uses (2 units or less/acre) and supporting uses such as places of worship, schools, public and institutional uses; and “Parks and Green Systems” – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams. (Megan Nedostup)</p> <p>Action: The Planning Commission recommended denial of ZMA-2019-04 Breezy Hill with the stated stated in the staff report.</p> <p>Denied with a vote of 7:0</p>	
<p>5. Committee Reports:</p> <p>Commission Keller: CTAC met last week, reviewing the smart scale process to include more public input. Woolen Mills area bike/pedestrian crossing.</p>	

<p>Commissioner Firehock: CIP met today the committee will be focusing on projects for the next 2 years instead of 5 years.</p>	
<p>6. Review of Board of Supervisors Meeting: November 18, 2020 Mr. Rapp gave a brief overview of the last meeting.</p>	
<p>7. Old Business/New Business:</p>	
<p>8. Items for follow-up Tentative 2021 PC Schedule</p>	
<p>Adjourn to December 8, 2020 at 6:00 p.m., Virtual Meeting. The meeting adjourned at 7:33 p.m.</p>	