

**PLANNING COMMISSION**  
**FINAL**  
**November 24, 2020**  
**6:00 P.M.**  
**ELECTRONIC MEETING**

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A(14); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster. Opportunities for the public to access and participate in the electronic meeting will be posted on the [www.albemarle.org/community/county-calendar](http://www.albemarle.org/community/county-calendar) when available.

1. Call to order and establish quorum.
2. Consent Agenda (on next sheet).
3. Public Hearing.

**a. [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)

**4. Action Item**

**a. [ZMA201900004 Breezy Hill](#)**

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)

5. Committee Reports.
6. Review of Board of Supervisors Meeting: November 18, 2020
7. Old Business/New Business.  
Staff will discuss the [draft 2021 meeting schedule](#).
8. Items for follow-up.

**ADJOURNMENT** — 8:00 p.m.

***THE NEXT PLANNING COMMISSION MEETING SCHEDULED FOR DECEMBER 1, 2020 HAS BEEN CANCELLED DUE TO NO ITEMS. THE NEXT PLANNING COMMISSION MEETING WILL BE A JOINT WORK SESSION WITH THE BOARD OF SUPERVISORS HELD TUESDAY, DECEMBER 8, 2020.***

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## CONSENT AGENDA

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THERE ARE NO ITEMS SCHEDULED ON THE CONSENT AGENDA