FINAL ACTIONS Planning Commission Meeting of November 13, 2018	
November 14, 2018	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order.** • Meeting called to order at 6:00 p.m., by Chair Keller. Commissioners present were Spain, Vice-Chair Riley, More, Dotson, Chair Keller and Carrazana, UVA Rep. Absent were Bivins and Firehock. • Also present were Tim Padalino, Rachel Falkenstein, Sharon Taylor, Andrew Gast-Bray and Andy Herrick.	
2. **Other Matters Not on the Agenda from the Public.** • None.	
3. **Public Hearing Items.** **CPA-2018-00004 Rio29 Small Area Plan** - The Albemarle County Planning Commission held a public hearing on November 13, 2018 at 6:00 PM in the Auditorium of the County Office Building, 401 McIntire Road, Charlottesville, Virginia, to consider proposed amendments to the Land Use Plan section of the Albemarle County Comprehensive Plan and Places29 Master Plan by replacing portions of the existing profiles of Neighborhood 1, Neighborhood 2, consisting of an approximately 1/2 mile radius from the Rio Road and Route 29 intersection. The Small Area Plan establishes new land use policies, guidelines, recommendations, goals and strategies for future development within the Plan area. The Plan would establish the following for the Rio29 Plan area: a vision for the development and redevelopment of the area and supporting recommendations; place types with form and use recommendations; a plan for the transportation network and its integration with the place types; a plan for open space, trails and natural resource protection and enhancement, a plan for implementation	Staff: Finalize Resolution of Intent and forward to the Board of Supervisors for public hearing on December 12, 2018. Next Steps: Staff to finalize the draft Plan in preparation for BOS public hearing and begin scoping next steps for Plan implementation.

	and supporting community facilities and infrastructure. A copy of the full text of the Rio29 Small Area Plan is on available online and on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. (Rachel Falkenstein) • **ADOPT**, by a vote of 5:0, (Firehock, Bivins absent) the Resolution of Intent in attachment C of the staff report to recommend approval of the Rio29 Small Area Plan as shown in attachment 1.	
4.	**Work Session.** **CPA-2018-00006 Birdwood Mansion and Grounds** This work session will focus on potential amendments to portions of the Southern and Western Urban Neighborhoods Master Plan which directly relate to the Birdwood property, including the "Future Land Use" section and the "Other Areas of Importance" subsection. This Comp Plan Amendment process follows the recent completion of the Birdwood Area B Study, which was formally endorsed by the Planning and Coordination Council (PACC) on September 20, 2018. (Tim Padalino) • HELD Work Session. The Commission reviewed and discussed proposed **(draft)** amendments to the (S+W) Southern and Western Urban Neighborhoods and provided feedback and direction to staff. **NO FORMAL ACTION TAKEN.** (See Minutes for comments).	**Next Steps**: Staff to schedule work session with Board of Supervisors (tentatively January 16, 2019) and then public hearing with each body. The community meeting is scheduled tentatively on Monday, December 20, 2018. Staff will continue to work with the applicant to address issues identified by the Commission.
6	**Committee Reports** Commissioner Keller reported: • Attended Rivanna River Flyover thanks to Rivanna Conservation Alliance and we are working to have those images available. Commissioner Dotson announced upcoming meetings:	

• CIP Oversight 101 to be held on Friday, 11/15/18 at 10 a.m. in room 241. • November 20 and November 28, 2018, the Oversight Committee will have its two annual meetings to give its input on the CIP before it goes back to County Executive to move forward to the BOS. Commissioner Riley reported: • Attended Focus Group for the Affordable Housing Needs Assessment with Tim Keller with consultant, Anita Morrison from PES and Ron White. It should be completed and shared with the various jurisdictions by the end of December with a set of brief recommendations to each county and the city following in first quarter.	
6. **Review of Board of Supervisors Meeting –** November 7, 2018. Mr. Gast-Bray reviewed the actions taken on above date.	
7. **Old Business.** • None	
8. **New Business** a. **Fontaine Master Plan (Luis Carrazana)** Presentation on Fontaine Master Plan for informational purposes. **No Formal Action taken.** **Chair Keller announced**: • The next meeting will be on Tuesday, November 20, 2018 in the Auditorium at 6:00 p.m. • There will be no meeting on Tuesday, November 27, 2018.	
9. **Items for Follow-Up** None	
10. **Adjournment** Adjourn to November 20, 2018 Albemarle County Planning Commission meeting, 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. • The meeting adjourned at 8:26 p.m.	

/sct

Attachment 1 – CPA-2018-00004 Rio29 Small Area Plan – Adopted Resolution of Intent

ATTACHMENT 1

CPA-2018-00004 Rio29 Small Area Plan – Adopted Resolution of Intent

RESOLUTION TO APPROVE RIO29 SMALL AREA PLAN (CPA2018-00004)

WHEREAS, Chapter 8 of the Places29 Master Plan, a component of the Albemarle County Comprehensive Plan adopted by the Board of Supervisors on June 10, 2015, recommends the preparation of a Small Area Plan for the area around the intersection of US 29 and Rio Road; and

WHEREAS, as recommended by the Places29 Master Plan, County staff has developed a proposed Rio29 Small Area Plan that would amend the Land Use Plan section of the Albemarle County Comprehensive Plan and Places29 Master Plan by replacing portions of the existing profiles of Neighborhood 1 and Neighborhood 2, consisting of an approximately 1/2 mile radius from the Rio Road and Route 29 intersection; and

WHEREAS, the proposed Rio29 Small Area Plan would establish new land use policies, guidelines, recommendations, goals and strategies for future development within the Plan area; and

WHEREAS, the proposed Rio29 Small Area Plan would establish the following for the Rio29 Plan area: a vision for the development and redevelopment of the area and supporting recommendations; place types with form and use recommendations; a plan for the transportation network and its integration with the place types; a plan for open space, trails and natural resource protection and enhancement; and a plan for implementation and supporting community facilities and infrastructure; and

WHEREAS, the Albemarle County Planning Commission has duly advertised and held a public hearing to consider the proposed Rio29 Small Area Plan; and

WHEREAS, the Planning Commission has carefully considered the proposed Rio29 Small Area Plan and its related analysis and other information provided by County staff, and the information and comments provided by the public; and

WHEREAS, the Planning Commission concludes that approval of CPA 2018-00004 is appropriate and consistent with the coordinated, adjusted, and harmonious development of Albemarle County and, in accordance with present and probable future needs and resources, CPA 2018-00004 will best promote the health, safety, morals, order, convenience, prosperity, and general welfare of all inhabitants of the County.

NOW, THEREFORE, BE IT RESOLVED that, upon consideration of the foregoing, and for the purposes articulated in Virginia Code § 15.2-2223, the Albemarle County Planning Commission hereby recommends approval of the Rio29 Small Area Plan (CPA 2018-00004), as recommended by staff.