FINAL ACTION MEMO Planning Commission Meeting of February 4, 2020	
AGENDA ITEM/ACTION	**FOLLOW-UP ACTION**
1. **Call to Order**. • Meeting called to order at 6:00 p.m. by Chair Bivins. • PC members present were Mr. Bivins, Chair; Ms. More; Mr. Dotson; Mr. Clayborne; Mr. Randolph; and Mr. Carrazana (UVA Rep.). • PC members absent: Ms. Firehock, Vice-Chair; Mr. Keller. • Staff members present were David Benish, Mariah Gleason, Tori Kanellopoulos, Jodie Filardo, Amelia McCulley, Bart Svoboda, Francis MacCall, Kevin McDermott, Frank Pohl, Margaret Maliszewski, Andy Herrick and Carolyn Shaffer	
2. **Other Matters Not on the Agenda from the Public**	Clerk: No action required
3. **Consent Agenda** 3a. **SUB 201900148 Avon Industrial Park - Preliminary Plat** MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 09000000003500 LOCATION: 1900-1995 Snow Point Lane, Charlottesville, VA 22902 (multiple addresses) PROPOSAL: Request for initial site plan approval to subdivide a parcel such that each of the nine existing buildings are on separate parcels. No residential units proposed. ZONING: LI – Light Industrial – industrial, office, and limited commercial uses (no residential use) ENTRANCE CORRIDOR: Yes OVERLAY DISTRICT: None COMPREHENSIVE PLAN: Office/R&D/Flex/Light Industrial – professional office, commercial; research and development, design, development of prototypes, engineering; light manufacturing, fabrication, distribution if with a non-industrial use in Neighborhood 4 of the Southern and Western Urban Neighborhoods Master Plan. (Mariah Gleason)	Clerk: None

3b.	Final PC Committee Membership List for 2020	Clerk: Share PC Committee Membership List with Clerk for the Board of Supervisors.
3c.	Approval of Minutes: November 19, 2019 & January 14, 2020. Approved by a vote of 5:0, Vice-Chair Firehock and Mr. Keller were absent.	Clerk: Upload to website.
4.	**Public Hearing Items**	
4a.	**SP201900006 Boyd Tavern Market** MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 09400-00-00-03900 LOCATION: Parcel located approximately 200 feet southwest from the intersection of State Route 616 (Black Cat Road) and Mechunk Road. Parcel has frontage along State Route 616. The northern portion of the parcel is adjacent to the I-64 interchange at Exit 129. PROPOSAL: Proposal for new 4,000 square foot gross-floor-area-maximum auto service station with five fuel pumps under two canopies, convenience store and restaurant on the approx. 3.28-acre portion of the site that is zoned C-1 Commercial and fronts on State Route 616 (Black Cat Road). PETITION: Automobile service station, convenience store, and restaurant per Zoning Ordinance 18-22.2.2(16)(a)(b)(c) on an approx. 3.28-acre portion of a parcel totaling 12.486 acres. No dwelling units are proposed. ZONING: This parcel is zoned both: RA Rural Area - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); and C-1 Commercial – retail sales and service; residential by special use permit (15 units/ acre). OVERLAY DISTRICT(S): Entrance Corridor; Steep Slopes – Critical 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). POTENTIALLY IN MONTICELLO VIEWSHED: Yes. (Tori Kanellopoulos)	Clerk Forward Planning Commission recommendations to Board of Supervisors ahead of Board's public hearing. Staff: Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.

	Action: The Commission recommended denial of SP201900006, The Market at Boyd Tavern, for the following reasons discussed at the meeting: the proposed development is not consistent with the Comprehensive Plan; fuel sales do not appear to be an ancillary use; and there are potential negative impacts to adjacent and nearby properties. Denial recommended by a vote of 5:0. Vice-Chair Firehock and Mr. Keller were absent.	
4b.	**ZMA201900015 Child Development Center** MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 078000000058K0 LOCATION: 1395 Stony Point Rd Charlottesville VA, 22911-3501 PROPOSAL: Rezone property for commercial use to allow the establishment of a childcare center serving up to 124 children. PETITION: Rezone 3.607 acres from R-1 Residential, which allows residential uses at a density of 1 unit per acre to C-1 Commercial which allows retail sales and service and residential uses at a density of 15 units per acre by special use permit. The applicant has proposed proffers to accompany this rezoning which include limiting the types of commercial uses permitted on this property in the future and reducing the setback requirements. ZONING: R-1 Residential - 1 unit/acre OVERLAY DISTRICT(S): Entrance Corridor, Flood Hazard Overlay District PROFFERS: Yes COMPREHENSIVE PLAN: Urban Density Residential – residential (6-34 du/acre), religious assembly uses, schools and childcare, institutional. Secondary commercial/retail, offices AND Parks & Green Systems – stream buffers, floodplain, and steep slopes, privately owned open space, natural areas in Neighborhood 3 of the Pantops Master Plan Area. POTENTIALLY IN MONTICELLO VIEWSHED: Yes (Mariah Gleason)	Clerk: Forward Planning Commission recommendations to Board of Supervisors ahead of Board's public hearing. Staff: Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.

	Motion: Mr. Clayborne moved to recommend approval of ZMA201900015, Child Development Center, for the favorable reasons stated in the staff report and proposed proffers. There was no second for this motion. **Action:** The Commission recommended denial of ZMA201900015, for the reasons outlined by staff in the staff report. Denial recommended by a vote of 4:1, Mr. Clayborne voted no. Vice-Chair Firehock and Mr. Keller were absent.	
5.	Committee Reports: None	
6.	**Review of Board of Supervisors Meeting**	
7.	**New Business**	None
8.	**Items for follow-up.**	None
9.	Adjourn to February 11, 2020 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. The meeting adjourned at 10:01 p.m.	