FINAL ACTION MEMO Planning Commission Meeting of February 18, 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. Firehock, Vice-Chair; Mr. Keller; Ms. More; Mr. Dotson; Mr. Randolph; and Mr. Carrazana (UVA Rep.) • PC member absent: Mr. Clayborne • Staff members present were David Benish, Jodie Filardo, Amelia McCulley, Andy Reitelbach, Stacy Pethia, Michaela Accardi, J.T. Newberry, Andy Herrick and Carolyn Shaffer	
2. **Other Matters Not on the Agenda from the Public**	Clerk: No action required
3. **Consent Agenda** Minutes of February 4, 2020 meeting were approved by a vote of 6:0 (Clayborne absent)	Clerk: Post to website
4. **Public Hearing**	
4a. **ZMA201900014 Commercial Development TMP #61-134A** MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 061000000134A0 LOCATION: East side of 1400 block of Seminole Trail (US 29), immediately south of Fashion Square Mall. PROPOSAL: Request for approval of an Application Plan for an undeveloped property within an existing Planned Development Shopping District (PDSC), to allow new commercial development to occur in two phases. PETITION: The undeveloped 0.9-acre parcel is currently zoned PDSC, which allows for shopping centers, retail sales, and service uses, as well as residential uses by special use permit (15 units/acre). The proposed zoning would remain PDSC. Approval of an Application Plan is requested pursuant to Sections 8.5 and 33.15.A.2 to allow new commercial development to occur in two phases pursuant to Sections 25.2.1, 22.2.1, 23.2.1, and 24.2.1. No residential units are proposed at this time with this proposal. ZONING: PDSC – Planned Development Shopping Center OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Managed, and Airport Impact Area.	Clerk Forward Planning Commission recommendation to Board of Supervisors ahead of Board's public hearing. Staff: Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.

	ENTRANCE CORRIDOR (EC): Yes PROFFERS: No COMPREHENSIVE PLAN: Places 29 Master Plan; Rio/29 Small Area Plan – "Flex" future land use designation, which is an area intended to allow a flexibility of uses including residential, commercial, retail, office, institutional, and employment uses, and intended to have buildings with heights of 2-5 stories built close to the street with pedestrian access and relegated parking. (Michaela Accardi) **Action:** The Commission recommended approval of ZMA201900014 (Commercial Development) with the noted revisions outlined in the staff report, by a vote of 6:0 (Clayborne absent)	
4b.	**SP201900007 Tandem Friends School Pavilion** MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL: 091000000002A0 LOCATION: 279 Tandem Lane, Charlottesville, VA 22902 PROPOSAL: Addition of a pavilion-type building for dining and meeting space at an existing private school campus. PETITION: Request to amend existing special use permit SP201500021 to permit the construction of an approximately 4,500-square foot pavilion-type building for use as dining and meeting space at an existing private school campus on a 24.508-acre parcel. No increase in student enrollment is proposed. No dwelling units are proposed. ZONING: R-1 Residential – 1 unit per acre. OVERLAY DISTRICT(S): Entrance Corridor; Airport Impact Area; Steep Slopes - Managed COMPREHENSIVE PLAN: Neighborhood Density Residential – residential (3-6 units/acre); supporting uses such as places of worship, schools, public and institutional uses and small-scale neighborhood serving retail and commercial; in Neighborhood 4 in the Southern and Western Urban Neighborhoods Master Plan area. (Andy Reitelbach) **Action:** The Commission recommended approval of SP201900007, Tandem Friends School Pavilion, with conditions as stated in the staff report, by a vote of 6:0 (Clayborne absent)	Clerk Forward Planning Commission recommendation to Board of Supervisors ahead of Board's public hearing. Staff: Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.

5.	**Work Session**	
5a.	**ZMA201900003 Albemarle Business Campus (Formerly Royal Fern)** MAGISTERIAL DISTRICT(S): Samuel Miller, Scottsville TAX MAP/PARCEL(S): 076000000046A0, 076000000046F0, 07600000005400 LOCATION: Property on the northwest side of 5th Street across from the Albemarle County Office Building – 5th Street, from Wahoo Way to Old Lynchburg Road, on the east side of Old Lynchburg Road from 5th Street to Country Green Road, and on the west side of Old Lynchburg Road from Country Green Road to Mountainwood Road. PROPOSAL: Rezone two parcels of land and a portion of a third parcel of land from R2 Residential, R10 Residential, and CO, Commercial Office, to PUD, Planned Unit Development district. A maximum of 128 residential units, with a mix of multi-family units and single-family attached units, and a maximum of 225,000 square feet of non-residential space are proposed. PETITION: Request to rezone 10.17 acres from R2 Residential, which allows residential units at a density of 2 units per acre; 0.58 acres from CO Commercial Office, which allows offices, supporting commercial and service, and residential by special use permit (15 units per acre); and 2.88 acres from R10 Residential, which allows residential units at a density of 10 units per acre, to PUD, Planned Unit Development district, which allows residential (3-34 units per acre) mixed with commercial, service, and industrial uses. A maximum of 128 residential units is proposed for a gross density of approximately 25.2 units/acre. A maximum of 225,000 square feet of non-residential space is proposed. Associated with this request are requests for special exceptions to modify the acreage requirement for a Planned Unit Development zoning district; to waive the requirement for the issuance of building permits for eighty (80) percent of the dwelling units prior to the issuance of the building permits for shopping center uses; to waive the requirement for the issuance of building permits for eighty (80) percent of the dwelling units prior to the issuance of the building permits for commercial/service uses; and to waive the requirements of gross floor area for uses in the commercial/service areas. ZONING: R-2 Residential - 2 units/acre; R-10 Residential - 10 units/acre; and CO Commercial Office – offices, supporting	Clerk: None Staff: Review Commission's input with applicant.

	commercial and service; residential by special use permit (15 units/ acre). OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Managed, Airport Impact Area PROFFERS: Yes 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; and Urban Density Residential – residential (6.01-34 units/acre); supporting uses such as places of worship, schools, public and institutional uses, neighborhood scale commercial, office, and service uses, in Neighborhood 5 of the Southern and Western Urban Neighborhoods Master Plan area. (Andy Reitelbach) Recess, meeting resumed at 8:53 pm	
6.	**Presentation**	
6a.	**Housing Policy Status Report** Work to update the County's affordable housing policy began in October 2019. The community engagement phase wrapped up in December 2019, and staff has been working with a nine-member stakeholder committee to review community feedback and draft a series of policy recommendations and implementation strategies. Staff is presenting an update of the work completed to date, as well as outlining the next steps in the process. (Stacy Pethia)	Clerk: None.
7.	Committee Reports: **Commissioner More:** Crozet CAC met last week. The Crozet Sports Complex made a presentation. Another presentation was from Chris Fuller about Bamboo Grove. **Commissioner Randolph:** Would like the group to take a look at the Washington Post Tuesday Opinion Column.	
8.	**Review of Board of Supervisors Meeting –** February 5, 2020 – Mr. Benish gave a brief overview of the meeting.	
9.	**Old Business / New Business**	None
10.	**Items for follow-up.**	None
	Adjourn to March 10, 2020 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. The meeting adjourned at 9:26 p.m.	