PLANNING COMMISSION
FINAL
MAY 19, 2020
6:00 P.M.
ELECTRONIC MEETING

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A (6); 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 Albemarle County website at www.albemarle.org/calendar **when available.**

1. Call to order and establish quorum.

2. Consent Agenda (on next sheet).

3. Item Requesting Indefinite Deferral.

   a. **SP201900002 Pleasant Green**
   MAGISTERIAL DISTRICT: White Hall
   TAX MAP/PARCEL: 05600-00-00-11500; 055C0-03-00-000A0; 056A1-01-00-02600; 056A1-01-00-030A0; 055C0-03-00-000A1 LOCATION: Southwest of Cling Lane and northeast of Peach Tree Drive and Orchard Drive PROPOSAL: Amendment to SP2016-003 West Glen for relocation and construction of stream crossing of Powell's Creek with box culvert and roadway in floodplain. PETITION: Fill in the Flood Hazard Overlay under section 30.3.11 ZONING: R-6 Residential – 6 units/acre OVERLAY DISTRICT: FH – Flood Hazard Overlay COMPREHENSIVE PLAN: Neighborhood Density Residential – 3-6 units /acre, supporting uses such as religious institutions, schools and other small-scale non-residential uses; Greenspace – public parks, open space, environmental features.(Megan Nedostup)
   APPLICANT REQUESTS INDEFINITE DEFERRAL.

4. Public Hearings.

   a. **ZMA201800018 & SP201800023 River's Edge**
   MAGISTERIAL DISTRICT: Rivanna
   TAX MAP/PARCEL(S): 032000000005A0 and 032000000005A1
   LOCATION: 2260 and 2256 Rivers Edge Lane. Route 29 North, approximately 0.20 miles north from the intersection of Lewis and Clark Drive and Route 29.
   PROPOSAL: Rezone two properties from Rural Areas (RA) to Planned Residential Development (PRD). Request for a special use permit for the disturbance of preserved steep slopes to accommodate the development of private facilities (entrance and accessway) for the proposed rezoning development. PETITION: Rezone 32.52 acres from Rural Areas (RA), which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) to Planned Residential Development (PRD) that allows residential (3 – 34 units/acre) with limited commercial uses. A maximum of 100 units are proposed for a gross density of approximately 3 units/acre, and a net density of 12 units/acre. A special use permit for the disturbance of preserved slopes for "Private facilities on preserved slopes" pursuant to Zoning Ordinance Section 30.7.4.b.2. Request for central sewerage system per County Code Section 16-102. ZONING: Rural Areas (RA) OVERLAY DISTRICT(S): Entrance Corridor; Steep Slopes- Managed and Preserved; Flood Hazard Overlay; Airport Impact Area COMPREHENSIVE PLAN: Neighborhood Density Residential- residential use (3–6 units/acre); supporting uses such as religious institutions, schools, and other small-scale non-residential uses; Privately Owned Open Space; Environmental Features- privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features; in the Hollymead Area of Places29 Master Plan. (Tori Kanellopolous)

b. **ZMA201900012 Hollymead Corner**
MAGISTERIAL DISTRICT: Rio
TAX MAP/PARCEL(S): 032000000041D3; 032000000041D4; 032000000041D5; 032000000041D6
LOCATION: Property on the south side of Timberwood Boulevard between its intersections with Connor Drive and Seminole Trail (Route 29), within Hollymead Town Center, Area C, Block I
PROPOSAL: Amend the Code of Development, the proffers, and the application plan for Hollymead Town Center Area C to increase the maximum non-residential square footage allowed in Block I of Area C by 25,000 square feet and to increase the overall "not to exceed" maximum non-residential square footage for Area C by 25,000 square feet. PETITION: Request to amend the Code of Development, the proffers, and the application plan associated with ZMA200100020, ZMA201300004, and ZMA201700005, Hollymead Town Center Area C, to increase the maximum non-residential square footage permitted in Block I by 25,000 square feet from 67,000 square feet to 92,000 square feet and to increase the maximum "not to exceed" non-residential square footage for Area C by 25,000 square feet from 353,000 square feet to 378,000 square feet. Block I of Area C contains 6.76 acres, and all of Area C contains 37.1 acres. No change to the zoning district is proposed. No dwelling units are proposed for Block I. Sections 25A and 8.5.5.3(e) of the Zoning Ordinance. ZONING: PD-MC, Planned Development Mixed Commercial - large-scale commercial uses; residential by special use permit (15 units/acre); ZMA200100020, ZMA201300004, and ZMA201700005. OVERLAY DISTRICT(S): Entrance Corridor, Steep Slopes – Managed, Airport Impact Area PROFFERS: Yes COMPREHENSIVE PLAN: Commercial Mixed Use – commercial, retail, employment uses, with supporting residential (no maximum density), office, or institutional uses, within the Community of Hollymead of the Places29 Master Plan. (Andy Reitelbach)

5. Committee Reports.

6. Review of Board of Supervisors Meeting – May 6, 2020

7. Old Business/New Business.

8. Items for follow-up.

Adjournment—8:00 p.m.
THE NEXT PLANNING COMMISSION MEETING WILL BE HELD TUESDAY, JUNE 2, 2020.

CONSENT AGENDA

a. Approval of Minutes: May 5, 2020