FINAL ACTION MEMO Planning Commission Meeting of May 19, 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. Dotson; Mr. Keller, Mr. Clayborne; Mr. Randolph. • PC members absent were Ms. More; Mr. Carrazana (UVA Rep.) • Staff members present were David Benish, Charles Rapp, Jodie Filardi, Tori Kanellopolous, Megan Nedostup, Bart Svoboda, Amelia McCulley, Andy Reitelbach, Andy Herrick and Carolyn Shaffer	
2. **Consent Agenda** Approval of Minutes from the May 5, 2020 meeting. Approved with a vote of 6:0 (Commissioner More absent)	Clerk: Post to website
3. **Items Requesting Indefinite Deferral** 3a. **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 nonresidential uses; Greenspace – public parks, open space, environmental features. Megan Nedostup **APPLICANT REQUESTS INDEFINITE DEFERRAL.** **Action:** The Commission recommended deferral of SP-2019-02 Pleasant Green. Passed with a vote of 6:0, (Commissioner More was absent).	Clerk: None Staff: None

4.	**Public Hearing Items**	
4a.	**ZMA-2018-18 and SP-2018-23 River's Edge** PROJECT: ZMA201800018 and 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 and central water 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 **Action:** The Commission recommended approval of ZMA-2018-18 River's Edge with the finding that the use of a central system to provide connection to the nearby public sewer systems is in substantial accord with the Comprehensive Plan.. Approved with a vote of 56:1, (Commissioner More was absent, Commissioner Randolph Nay).	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 approval of SP-2018-23, with the conditions outlined in the staff report. Approved with a vote of 5:1 (Commissioner More absent, Commissioner Randolph Nay)	
4b.	**ZMA-2019-12 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	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	

	approval of ZMA-2019-12 Hollymead Corner with the revisions as recommended by staff in their presentation and with an addition of a footnote to Table A stating in Block 1 the addition of 25,000 sq ft resulting from this rezoning shall be office uses only. Approved with a vote of 6:0, (Commissioner More was absent).	
5.	**Committee Reports:** None.	
6.	**Review of Board of Supervisors Meeting –** Boyd Tavern goes before the Board tomorrow night.	
7.	**New Business / Old Business** Introduction of Daniel Bailey, new Commissioner who is replacing Commissioner Dotson in June 2020.	None
8.	**Items for follow-up.**	None
9.	Adjourn to June 2, 2020 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. The meeting adjourned at 8:05 p.m.	