

DRAFT ACTION MEMO
Planning Commission Meeting of September 3, 2019

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. Call to Order. • Meeting called to order at 6:00 p.m. by Chair Keller. • PC members present were Chair Keller, Vice-Chair Bivins, Ms. More, Ms. Spain, Ms. Firehock, Ms. Riley, Mr. Dotson, and Mr. Carrazana (JVA Rep.). • Staff members present were David Benish, Daniel Butch, Kevin McDermott, Tim Padalino, Andy Herrick and Carolyn Shaffer	
2. Other Matters Not on the Agenda from the Public	<u>Clerk:</u> No action required
3. Consent Agenda Approval of 8/13/19 PC Minutes	<u>Clerk:</u> Upload minutes to website
4. Public Hearing Items DEFERRED INDEFINITELY 4a. <u>ZMA201800012 Galaxie Farm</u> MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 09100000000900; 09100000001500 LOCATION: 193 Galaxie Farm Lane PROPOSAL: Rezone property from residential to a higher density residential development with a mixture of unit types. PETITION: Rezone 13.36 acres from R1 Residential zoning district, which allows residential uses at a density of 1 unit per acre to Planned Residential Development (PRD) that allows residential (3 – 34 units/acre) with limited commercial uses. A maximum of 72 units are proposed for a gross density of approximately 6 units per acre and a net density of 7 units per acre. OVERLAY DISTRICT(S): Entrance Corridor; Steep Slopes- Managed and Preserved; Scenic Byways PROFFERS: Yes 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; Parks and Green Systems – parks, playgrounds, play fields, greenways, trails, paths, recreational facilities and equipment, plazas, outdoor sitting areas, natural areas, preservation of stream buffers, floodplains and steep slopes adjacent to rivers and streams in the Southern Neighborhood 4 within the Southern and Western Urban Area Master Plan. MONTICELLO VIEWSHED: No (Megan Nedostup) Action: Deferred with a vote of 7:0	<u>Clerk:</u> <u>Staff:</u>

4b. **CPA201900002 Charlottesville Albemarle MPO 2045 Long Range Transportation Plan**
The Albemarle County Planning Commission will hold a public hearing on September 3, 2019 at 6:00 PM in the Auditorium of the County Office Building, 401 McIntire Road, Charlottesville, Virginia, to consider amending Chapter 10- Transportation of the Albemarle County Comprehensive Plan by formally incorporating recommendations from the Charlottesville-Albemarle Metropolitan Planning Organization's 2045 Long Range Transportation Plan update. Completed by the Charlottesville-Albemarle Metropolitan Planning Organization (CA-MPO), the 2045 Long Range Transportation Plan (LRTP) is an update to the 2040 LRTP. The MPO's 2045 LRTP is a federally-mandated plan outlining the region's long-range transportation vision identifying projects that the region anticipates undertaking in the City of Charlottesville and the urbanized area of Albemarle County for the next 20 years. The MPO Policy Board held a public hearing to gather public comment on the draft LRTP at the April 2019 meeting and again at the May 2019 meeting after which the 2045 LRTP was adopted. A copy of the full text of the 2045 Long Range Transportation Plan is available online at Thomas Jefferson Planning District Commission's website and in the office of the Clerk of the Board of Supervisors and on file in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. (Daniel Butch)

Action: Adopt Resolution to Approve Amending the Albemarle County Comprehensive Plan, CPA201900002 to formally incorporate recommendations from the 2045 Long Range Transportation Plan and amend chapter 10 – Transportation Appendix A.10.9.

Approved with a vote of 7:0

4c. **CPA201900003 Thomas Jefferson Planning District Commission 2040 Rural Long Range Transportation Plan**
The Albemarle County Planning Commission will hold a public hearing on September 3, 2019 at 6:00 PM in the Auditorium of the County Office Building, 401 McIntire Road, Charlottesville, Virginia, to consider amending Chapter 10- Transportation of the Albemarle County Comprehensive Plan by formally incorporating recommendations from the Thomas Jefferson Planning District Commission's 2040 Rural Long Range

Clerk:
Prepare Resolution

Staff:

Clerk:
Prepare Resolution

Staff:

Transportation Plan update. Completed by the Thomas Jefferson Area Planning District Commission (TJPDC), the 2040 Rural Long Range Transportation Plan (RLRTP) is an update to the 2035 RLRTP. The 2040 RLRTP focuses on the transportation network in the County's rural area identifying projects that address the regional needs and deficiencies. On July 17, 2018 the Rural Transportation Technical Committee made a resolution to the TJPDC for a recommendation of support of the 2040 RLRTP. On August 2, 2018 the TJPDC adopted the Resolution endorsing the 2040 RLRTP. A copy of the full text of the 2040 Rural Long Range Transportation Plan is available online at Thomas Jefferson Planning District Commission's website and in the office of the Clerk of the Board of Supervisors and on file in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia. (Daniel Butch)

Action: Adopt Resolution to Approve Amending the Albemarle County Comprehensive Plan, CPA201900003 to formally incorporate recommendations from the 2040 Rural Long Range Transportation Plan and amend chapter 10 – Transportation Appendix A.10.19.

Approved with a vote of 7:0

- 4d. **SP201800011 The Regents School of Charlottesville** MAGISTERIAL DISTRICT: Samuel Miller TAX MAP/PARCEL(S): 07500000006600 and 07600000001700 LOCATION: Reservoir Road, approximately 900 feet west of the intersection with Fontaine Ave. Ext. and across the street from Foxhaven Farm Road PROPOSAL: Special Use Permit application to construct and operate a private school for an initial maximum student enrollment of 280 students, and for a potential future maximum student enrollment of 468 students. The proposed campus would include multiple academic buildings, gymnasium, theater, administrative office building, and outdoor athletic field. Proposal includes two Special Exception requests related to proposed outdoor athletic lighting. No residential units proposed. PETITION: Section 13.2.2(5) Private School ZONING: R1 Residential (1 unit/acre) with private schools allowed by special use permit OVERLAY DISTRICT(S): Managed Steep Slopes; Preserved Steep Slopes; Airport Impact Overlay; Entrance Corridor COMPREHENSIVE PLAN LAND

Clerk:

Staff:

Present to BOS September 18, 2019.

USE/DENSITY: 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 6 / Western Urban Neighborhood. (Tim Padalino) Action/Motion: Move for approval of the special use permit amendment SP201800011 with the recommendations listed in the Staff Report updated in 9/3/19. Approved with a vote of 7:0. Action/Motion: Move to recommend approval to special exception request to allow the maximum height of the proposed light poles to be modified (increased) to seventy feet, with the following conditions: 1) The maximum permissible heights of the poles supporting outdoor athletic lighting at The Regents School's athletic field is seventy feet. 2) Outdoor lighting of the Regents School's athletic field shall not continue past 10:00 pm. Approved with a vote of 7:0.	
5. Committee Reports: None	
6. Review of Board of Supervisors Meeting – August 21, 2019	The following items were approved by the BOS: ZMA201000018 Crozet Square (Barnes Lumber) ZMA201800003 Southwood Phase 1, and ZMA201800013 Rio West
7. Old Business	Joint BOS/SB is Sept 17th @ 3:30 in Room 241.
8. New Business	Upcoming PC Schedule handed out.
9. Items for follow-up.	None
10. Adjourn to September 17, 2019 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. The meeting adjourned at 9:40 p.m.	