

**FINAL ACTION MEMO**  
**Planning Commission Meeting of July 7, 2020**

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. <b>Call to Order.</b></p> <ul style="list-style-type: none"> <li>• Meeting called to order at 6:00 p.m. by Chair Bivins.</li> <li>• PC members present were Mr. Bivins, Chair; Ms. More; Mr. Dotson; Mr. Keller; Mr. Clayborne; Mr. Randolph; and Mr. Carrazana (UVA Rep.).</li> <li>• PC Member absent were Ms. Firehock</li> <li>• Staff members present were David Benish, Megan Nedostup, Jodie Filardi, Amelia McCulley, Kevin McDermott, Frank Pohl, Stacy Pethia, Bart Svoboda, Andy Herrick and Carolyn Shaffer</li> </ul>	
<p>2. <b>Consent Agenda</b>            Approval of Minutes: 06/16/2020 and 06/23/2020            Approved with a vote of 6:0 (Firehock absent)</p>	<p><u>Clerk:</u>            Post to the website.</p>
<p>3. <b>Public Hearing</b></p> <p>3a. <b>ZMA201900004 Breezy Hill</b>            MAGISTERIAL DISTRICT: Scottsville TAX MAP/PARCEL(S): 094000000001A0; 094000000000500; 094000000000600; 094000000000800; 0940000000008A0; 0940000000008C0; 094000000004800; 0940000000048A0            LOCATION: South side of Richmond Road (US 250), east of Glenmore Subdivision between Hacktown Road and Running Deer Drive.            PROPOSAL: Rezone multiple properties for a maximum of 160 residential units.            PETITION: Rezone a total of approximately 84 acres from Rural Areas zoning district, which allows agricultural, forestal, and fishery uses as well as residential uses (0.5 unit/acre density), to R4 Residential, which allows residential uses (4 units/acre density) with the potential for additional units if bonus factors are applied. 160 residential units (maximum) are proposed at a gross density of approximately 1.9 units/acre and a net density of approximately 2.5 units/acre.            OVERLAY DISTRICT(S): ENTRANCE CORRIDOR, FLOOD HAZARD, and STEEP SLOPES – MANAGED and – PRESERVED.            ENTRANCE CORRIDOR (EC): Yes            PROFFERS: Yes            COMPREHENSIVE PLAN: Village of Rivanna Comp Plan Area. “Neighborhood Density Residential (Low)” – residential uses (2 units or less/acre) and supporting uses such as places of worship, schools, public and institutional</p>	<p><u>Clerk</u> Forward Planning Commission recommendations to Board of Supervisors ahead of Board’s public hearing.</p> <p><u>Staff:</u> Prepare Summary of Planning Commission Action for Board of Supervisors public hearing.</p>

<p>uses; and “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. (Megan Nedostup)</p> <p><b>Action:</b> The Planning Commission recommended denial of ZMA-2019-04 Breezy Hill for the reasons stated in the staff report, with a vote of 6:0 (Firehock absent)</p> <p><b>Action:</b> The Planning Commission recommended denial for the sidewalk modification request for ZMA-2019-04 Breezy Hill for the reasons stated in the staff report, with a vote of 6:0 (Firehock absent)</p> <p><b>Action:</b> The Planning Commission recommended denial of the strip modification request for ZMA-2020-04 Breezy Hill for the reasons stated in the staff report, with a vote of 6:0 (Firehock absent)</p> <p><b>Action:</b> The Planning Commission recommended denial of the curb and gutter exception request for ZMA-2019-04 Breezy Hill for the reasons stated in the staff report, with a vote of 6:0 (Firehock absent)</p>	
<p>4. <b>Committee Reports:</b></p>	
<p>5. <b>Review of Board of Supervisors Meeting – July 1, 2020</b></p>	
<p>6. <b>Old Business/New Business:</b></p>	
<p>7. <b>Items for follow-up</b></p>	
<p>8. Adjourn to July 14, 2020 at 6:00 p.m., Auditorium, Second Floor, County Office Building, 401 McIntire Road, Charlottesville, Virginia. The meeting adjourned at 8:30 p.m.</p>	