

**PLANNING COMMISSION
FINAL AGENDA
APRIL 12, 2022
6:00 P.M.
LANE AUDITORIUM, COUNTY OFFICE BUILDING
401 MCINTIRE ROAD**

The opportunities for the public to access and participate in the hybrid meeting are posted on the Albemarle County website on the Planning Commission home page and on the Albemarle County calendar. Participation will include the opportunity to comment on those matters for which comments from the public will be received.

1. Call to order and establish quorum.
2. Other Matters Not Listed on the Agenda from the Public.
3. Consent Agenda (on next sheet).
4. Public Hearing.
 - a. [ZMA202100014 Albemarle Business Campus](#)
MAGISTERIAL DISTRICT(S): Samuel Miller, Scottsville
TAX MAP/PARCEL(S): 076000000046AB, 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, and on the east side of Old Lynchburg Road from 5th Street to Country Green Road.
PROPOSAL: Amend the Code of Development and the application plan for Albemarle Business Campus to change the permitted uses, the square footage, the lot and building regulations, and the green space and amenities in Blocks 2-5.
PETITION: Request to amend the Code of Development and the application plan associated with ZMA201900003 Albemarle Business Campus to change the permitted uses and regulations in Blocks 2-5, which are located on two parcels that total 8.55 acres, to include the following: allow parking structures as a permitted use; permit an additional 25,000-square feet of non-residential square footage for a total of 125,000 square feet; increase the minimum non-residential square footage from zero square feet to 20,000 square feet; permit an additional 15-feet of building height to a maximum of 75 feet; reduce the primary front setbacks from five feet to zero feet; reduce the maximum single building footprint from 40,000 to 30,000 square feet; remove the stepback requirement; remove a note limiting the building footprints of R&D/Flex and Light Industrial buildings; and reorganize the layout of the green space and amenity areas. No change in the density, number, or location of dwelling units is proposed. Sections 20A and 8.5.5.3(e) of the Zoning Ordinance.
ZONING: NMD Neighborhood Model District - residential (minimum of two housing types) mixed with commercial, service, and industrial uses; in accordance with ZMA201900003.
OVERLAY DISTRICT(S): EC – Entrance Corridor, Steep Slopes – Managed, AIA – 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; in Neighborhood 5; in the Southern and Western Urban Neighborhoods Master Plan area. (Andy Reitelbach)
5. Committee Reports.
6. Review of Board of Supervisors Meeting: April 6, 2022
7. Old Business/New Business.
8. Items for follow up.

ADJOURNMENT - 8:00 p.m.

THE NEXT PLANNING COMMISSION MEETING WILL BE SCHEDULED FOR TUESDAY, APRIL 26, 2022.

CONSENT AGENDA

- a.** Approval of Minutes: March 15, 2022